

Study Session

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2015 IBC Chapters 1 and 35 Administration

OBJECTIVE: To obtain an understanding of the administrative provisions of the *International Building Code*® (IBC®), including the scope and purpose of the code, duties of the building official, issuance of permits, inspection procedures, special inspections, existing buildings and referenced standards.

REFERENCE: Chapters 1 and 35, 2015 *International Building Code*

KEY POINTS:

- What is the purpose and scope of the *International Building Code*?
- What are the limitations for use of the *International Residential Code*® (IRC®)?
- When materials, methods of construction or other requirements are specified differently in separate provisions, which requirement governs?
- When there is a conflict between a general requirement and a specific requirement, which provision is applicable?
- When do the provisions of the appendices apply?
- What is the relationship between the I-Codes® and the referenced standards? How are any conflicts between the IBC and referenced standards to be addressed?
- What are the powers and duties of the building official in regard to the application and interpretation of the code? Right of entry?
- Under which conditions may the building official grant modifications to the code?
- How may alternative materials, designs and methods of construction be approved?
- What determinations must be made for the building official to grant modifications to provisions addressing flood hazard areas?
- When is a permit required? What types of work are exempted from permits?
- Is work exempted from a permit required to comply with the provisions of the code?
- What is the process outlined for obtaining a permit?
- Which documents must be submitted as part of the permit application process? What information is required on the construction documents?
- Which conditions or circumstances would bring the validity of a permit into question?
- When does a permit expire? What must occur when a permit expires prior to completion of a building?

- KEY POINTS:** • For what is a registered design professional responsible? When is such an individual required?
(Cont'd)
- What submittal documents must be provided with each permit application? Under what conditions are submittal documents not required?
 - What information is required on the construction documents? What special requirements apply to fire protection system shop drawings, means of egress layouts and exterior wall envelopes?
 - What specific information must be included on a site plan?
 - What is the process for the review and approval of construction documents? How are phased approvals to be addressed?
 - What is the role of a design professional in responsible charge? When is such an individual to be utilized?
 - What is a deferred submittal? What is the process for deferring the submittal of construction documents?
 - What is the time limit of a permit for a temporary structure? To what criteria must a temporary structure comply?
 - How are permit fees to be established? How is work started prior to permit issuance addressed?
 - What types of inspections are specifically required by the code? When are inspections required?
 - Are third-party inspection agencies permitted to perform the required inspections?
 - Who is responsible for notifying the building official that work is ready for an inspection? Who must provide access for the inspection to take place?
 - How shall an inspection be recorded? What if the inspection is failed?
 - When is a certificate of occupancy required? For what reasons is revocation permitted?
 - When may a temporary certificate of occupancy be issued?
 - What is the purpose of a board of appeals? Who shall serve on the board?
 - Which limitations are placed upon the authority of the board of appeals?
 - When should a stop work order be issued?
 - What code publication is applicable to existing buildings?
 - What are referenced standards? How are they used in the IBC?

Topic: Scope

Category: Administration

Reference: IBC 101.2

Subject: General Requirements

Code Text: *The provisions of the International Building Code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures. See the exception for dwellings, townhouses and related accessory structures regulated by the *International Residential Code*.*

Discussion and Commentary: The *International Building Code* is intended to regulate the broad spectrum of construction activities associated with buildings and structures. General provisions allow for a comprehensive overview of regulations; however, where more specific circumstances exist, any applicable specific requirements will take precedence.

Fundamental purposes of the provisions of the
International Building Code:

- Safety of building occupants
- Stop panic
- Safety of fire fighters and emergency responders
- Safety and protection of others' property
- Safety and protection of own property

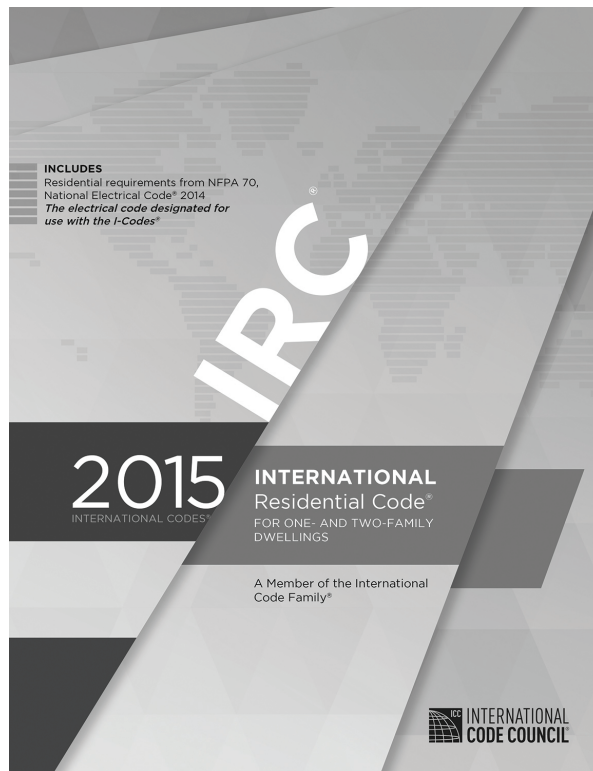
The appendices of the *International Building Code* address a diverse number of issues that may be of value to a jurisdiction in developing a set of construction regulations. It should be noted that the provisions contained in the appendices do not apply unless specifically adopted.

Topic: Dwelling Units
Reference: IBC 101.2, Exception

Category: Administration
Subject: General Requirements

Code Text: *Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with the International Residential Code.*

Discussion and Commentary: Many residential structures are exempt from the requirements of the *International Building Code* and are regulated instead by a separate and distinct document, the *International Residential Code*. The IRC® contains prescriptive requirements for the construction of detached single-family dwellings, detached duplexes, townhouses and all structures accessory to such buildings. Limited to three stories in height with individual egress facilities, these residential buildings are fully regulated by the IRC for building, energy, plumbing, mechanical and electrical provisions.



In addition to the general requirements, a townhouse is also limited by definition in the IRC. To fall under the scope of the IRC, each townhouse must be a single unit from the foundation to the roof, with at least two sides open to the exterior.

Topic: Appendices

Category: Administration

Reference: IBC 101.2.1

Subject: General Requirements

Code Text: *Provisions in the appendices shall not apply unless specifically adopted.*

Discussion and Commentary: The appendix chapters of the IBC address subjects that have been deemed inappropriate as mandatory portions of the code. Rather, the appendices are optional, with each jurisdiction adopting all, some or none of the appendix chapters, depending on its needs for enforcement in any given area. There are various reasons why certain issues are found in the appendices. Often, the provisions are limited in application or interest. Some appendix chapters are merely extensions of requirements set forth in the body of the code. Others address issues that are often thought of as outside of the scope of a traditional building code. Whatever the reason, the appendix chapters are not applicable unless specifically adopted.

IBC Appendix Chapters

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| Appendix A | Employee Qualifications |
| Appendix B | Board of Appeals |
| Appendix C | Group U — Agricultural Buildings |
| Appendix D | Fire Districts |
| Appendix E | Supplementary Accessibility Requirements |
| Appendix F | Rodentproofing |
| Appendix G | Flood-Resistant Construction |
| Appendix H | Signs |
| Appendix I | Patio Covers |
| Appendix J | Grading |
| Appendix K | Administrative Provisions |
| Appendix L | Earthquake Recording Instrumentation |
| Appendix M | Tsunami-Generated Flood Hazard |

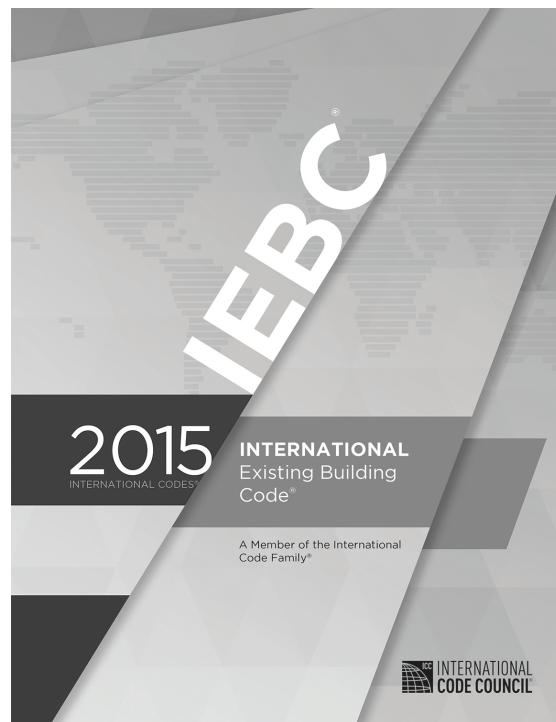
Appendix chapters, where not adopted as a portion of a jurisdiction's building code, may still be of value in application of the code. Provisions in the appendices might provide some degree of assistance in evaluating proposed alternative designs, methods or materials of construction.

Topic: Alternative Compliance
Reference: IBC 101.4.7

Category: General Requirements
Subject: Existing Buildings

Code Text: *The provisions of the International Existing Building Code shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.*

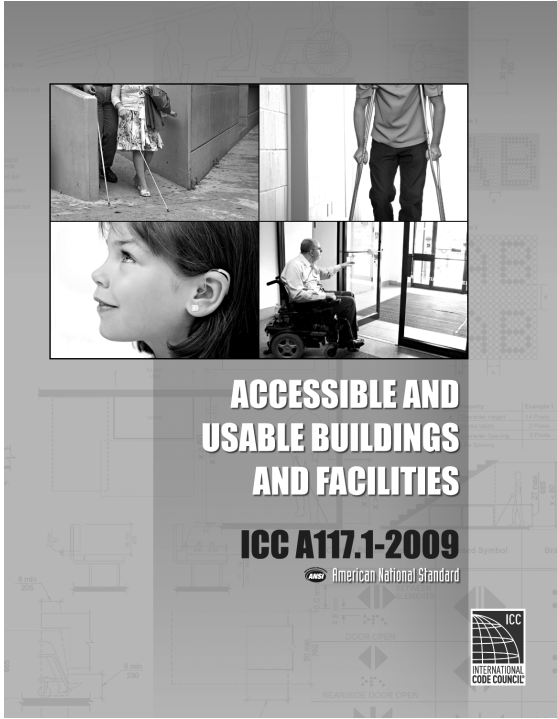
Discussion and Commentary: The *International Existing Building Code* (IEBC), first published by the International Code Council as the 2003 edition, provides a comprehensive approach to the regulation of existing buildings. Where repairs, alterations, change of occupancy or additions to existing buildings are encountered, such work is solely regulated by the IEBC. The IEBC provides three distinct options for a designer dealing with rehabilitation of existing buildings. They include 1) the Prescriptive Compliance Method in IEBC Chapter 4, 2) the Work Area Compliance Method in IBC Chapters 5-13, and 3) the Performance Compliance Method in IEBC Chapter 14.



The IEBC is intended to encourage the use and reuse of existing buildings while adequately protecting public health, safety and welfare. Further founding principles require that the provisions do not unnecessarily increase construction costs; do not restrict the use of new materials, products or methods of construction; and do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Code Text: *The codes and standards referenced in the IBC shall be considered part of the requirements of the IBC to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2. Where conflicts occur between provisions of the IBC and referenced codes and standards, the provisions of the IBC shall apply. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of the IBC or the International Codes listed in Section 101.4, the provisions of the IBC or the International Codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard..*

Discussion and Commentary: The IBC is, for the most part, a performance-based code, relying on numerous referenced standards to assist the builder and code official in its application. Where standards are referenced in the body of the IBC, the applicable portions of the standard relating to the specific code provision under consideration are considered a part of the code. However, where a referenced standard contains requirements that parallel those in the IBC, the requirements of the IBC take precedence.



As an example, ICC A117.1 is the standard referenced by the IBC for the technical provisions regulating the design and construction of facilities for accessibility. The A117.1 standard contains provisions for stairway design; however, accessible stairway provisions are also established in Section 1011 of the IBC. For application purposes, the provisions in the IBC take precedence over those in the referenced standard.