

Code Analysis for Plan Submittal

The Regional Building Department (RBD) requires the architect provide a code analysis on all commercial and multifamily projects based on Use or Occupancy, General Building Limitations, Types of Construction, Fire-resistant Materials and Construction, Interior Finishes, Fire Protection Systems, Means of Egress, Accessibility, and Interior Environment.

This document is an overview of only a portion of the total number of code issues required for building planning of a proposed project. For example, IBC 106.1.2 Means of egress states “the construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. The construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.” This is also an ideal place to highlight fire-separation requirements, and in building sections, etc.

The following code analysis information is required on all **commercial plans** to the Regional Building Department for review and approval:

Analysis Items

2006 Code References

- | | |
|--|---|
| 1. Code Editions Used in Design | Based on Locally Adopted Codes
See General Requirements pamphlet by RCRBD
Call Department for Snow Load at project site |
| 2. Use and Occupancy Classification and
Special Detailed Requirements Based on Use and Occupancy | IBC Chapter 3 and 4 |
| 3. General Building Heights and Areas
Square foot breakdown for each individual use
Include allowable area calculations per IBC 506
Include mixed occupancy calculations per IBC 508, if applicable | IBC Chapter 5 |
| 4. Type of Construction
A table specific to the fire resistive construction requirements
Specify areas receiving spray applied fire protection, if required | IBC Chapter 6 |
| 5. Fire Protection | IBC Chapters 7 Through 9 |
| 6. Means of Egress
A table of Occupant Load breakdown for each use IBC 1004.1
Include allowable travel distance per IBC 1016
Include number of exits and continuity per IBC 1019, if applicable | IBC Chapter 10 |
| 7. Accessibility
Generally considered scoping requirements where and # required
Reference ICC/ANSI A117.1-2003 for technical requirements | IBC Chapter 11 |
| 8. Design Loads Used in Structural Design | Roof snow load, floor load, wind speed and exposure, seismic design data, flood design |
| 9. Special inspection(s) Required
Indicate type of inspections
List approved agency to perform each inspection | IBC Chapter 17 |