

PART

1

Administration

Chapters 1 and 2



- **Chapter 1** Scope and Administration
- **Chapter 2** Definitions

The provisions of Chapter 1 address the application, enforcement and administration of subsequent requirements of the code. In addition to establishing the scope of the *International Building Code*® (IBC®), the chapter identifies which buildings and structures come under its purview. A building code, as with any other code, is intended to be adopted as a legally enforceable document to safeguard health, safety, property and public welfare. A building code cannot be effective without adequate provisions for its administration and enforcement. Chapter 2 provides definitions for terms used throughout the IBC. Codes, by their very nature, are technical documents, and as such, literally every word, term and punctuation mark can add to or change the meaning of the intended result. ■

CHAPTER 1

Format of Administrative Provisions

110.3.5

Type IV Connection Protection

110.3.7

Inspection of Weather-Exposed Balconies

202

Definition of Atrium

202

Definition of Change of Occupancy

202

Definition of Impact Protective System

202

Definition of Mass Timber

202

Definition of Nailable Substrate

202

Definition of Penthouse

202

Definition of Puzzle Room

202

Definition of Structural Members

Chapter 1

Format of Administrative Provisions

CHANGE TYPE: Clarification

CHANGE SUMMARY: Numerous revisions in format have occurred in *International Building Code* (IBC) Chapter 1 in order to provide for consistent language throughout the administrative provisions found in each of the International Codes® (I-Codes®).

2021 CODE TEXT:

SECTION 103

DEPARTMENT OF BUILDING SAFETY CODE COMPLIANCE AGENCY

103.1 Creation of enforcement agency. The Department of Building Safety [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment. The building official shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, ~~the other~~ related technical officers, inspectors, ~~plan reviewers~~ and other employees. Such employees shall have powers as delegated by the building official. ~~For the maintenance of existing properties, see the International Property Maintenance Code.~~



Photo courtesy of the City of Folsom, California, Building Services Department

Front counter at building department.

SECTION 107
SUBMITTAL CONSTRUCTION DOCUMENTS

SECTION 113
BOARD MEANS OF APPEALS

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

113.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

113.4 Administration. The building official shall take immediate action in accordance with the decision of the board.

(These are several examples of extensive format and text changes that establish consistent language throughout the administrative provisions of Chapter 1 in each of the I-Codes.)

CHANGE SIGNIFICANCE: Chapter 1 of the IBC, as well as the other I-Codes, provides guidance in both the administration of the code compliance agency and the application of the technical provisions found within the codes. Establishment of departmental duties and responsibilities includes those related to the issuance of permits, the review of submittal documents, the inspection of buildings and other activities that ensure compliance with the code. In addition, the application of the code requirements as related to scope and intent, interpretations and policies, alternate methods and materials, and the relationship of codes and referenced standards is set forth. Numerous revisions in format have occurred in the IBC in order to provide for consistent language throughout the Chapter 1 administrative provisions found in each of the I-Codes.

Although each of the I-Codes has unique provisions established in Chapter 1 to address the administration and application functions specific to the scope of the individual code, many other provisions are consistent throughout the various I-Codes. It is well recognized that the ICC develops and publishes a broad “family of codes” to address the needs of jurisdictions in the regulation of buildings and structures.

It is therefore appropriate to provide as much consistency as possible in the application of all of the I-Codes, as most administrative and enforcement matters are the same for any code. While those matters unique to a specific code have typically remained unchanged, a number of editorial and organizational changes have been made to the administrative chapter (Chapter 1) in each of the I-Codes.

In an effort to provide consistency in presentation, a template was developed for each of the areas being revised. As an example, in Section 103 the section title “Code Compliance Agency” has replaced various terms that have been used in various I-Codes to identify the jurisdictional agency assigned to enforce the code. In the IBC, this agency was previously described as the Department of Building Safety; in the *International Fire Code* (IFC), it has been the Department of Fire Prevention; in the *International Mechanical Code* (IMC), it was the Department of Mechanical Inspection; and so on. The new terminology is generic in nature to represent the inclusion of all aspects of the code administration function under one agency.

CHANGE TYPE: Addition

CHANGE SUMMARY: A new inspection has been established, applicable only to Type IV-A, IV-B and IV-C construction, that deals with connections where fire-resistance is provided by wood cover.

2021 CODE TEXT: **110.3.5 Type IV-A, IV-B and IV-C connection protection inspection.** In buildings of Type IV-A, IV-B and IV-C construction, where connection fire-resistance ratings are provided by wood cover calculated to meet the requirements of Section 2304.10.1, inspection of the wood cover shall be made after the cover is installed, but before any other coverings or finishes are installed.

CHANGE SIGNIFICANCE: The inspection function is arguably the most critical aspect of building department operations. As the construction process moves forward, specified inspections of the work being done must be completed prior to such work becoming concealed and inaccessible for evaluation. A listing of the required inspections, where applicable, begins with a potential preliminary inspection and continues through various stages of the work, ending with a final inspection. The scope of each inspection is indicated and the extent of work to be available for inspection is provided. A new inspection has been established, applicable only to mass timber construction of Types IV-A, IV-B and IV-C, that deals with connections where fire-resistance is provided by wood cover.

Connections of structural members, and their protection to achieve a fire-resistance rating, represent a significant component of mass timber buildings' structural integrity, and therefore warrant a specific new

110.3.5

Type IV Connection Protection



Photo courtesy of American Wood Council

Wood cover protection of structural member connections to achieve a fire-resistance rating.

requirement for building department inspections. Special inspections are not required for this aspect of construction as this field inspection process does not require any special expertise nor special tools for testing that are outside the day-to-day work of building inspectors. These new requirements are parallel to, and generally the same as, the inspection of fire-resistive protection for connections of traditional heavy timber that have been done in the course of building department inspections for more than 100 years. This mandate does not preclude the building official from requiring special inspections in special cases as established in Section 1705.1.1.

It is likely that designers will choose to overlay wood connections using additional wood cover that will protect the underlying wood and steel. This additional thickness of wood can be provided by oversizing the structural element or by adding a collar or other architectural embellishment at the connection. For oversized wood structural elements, the inspector will need to check the approved building plans to determine the required dimensions of the oversized structural element to be used to meet the fire-resistance rating. Where the plans indicate the addition of wood members to protect the connection, the inspector will need to verify that the additional wood members are in place and meet the minimum dimensions set forth in the approved construction documents.

Section 110.3.5, now reformatted as Section 110.3.6, has historically required the inspection of gypsum board when used as a component of fire-resistance-rated assemblies. The connection being protected may be steel-to-mass timber, concrete-to-mass timber, or any other combination of materials. Gypsum board is assigned a fire-resistance-rating time based on board thickness and other performance properties of the product, such as a Type X certification. When the connection protection calls for the addition of gypsum board to add fire-resistance time, the thickness, number of layers and other properties should be inspected.

It is also possible for additional material added at the connection location to be a combination of both gypsum board and wood. Architecturally, the designer may choose to add a $\frac{5}{8}$ -inch Type X gypsum board collar, which is equivalent to 40 minutes of protection, and cover it with a layer of wood trim equivalent to 20 minutes of protection, thus providing 1 hour of protection at the connection location.

CHANGE TYPE: Modification

CHANGE SUMMARY: The inspection currently required for certain weather-exposed balcony and walking surface waterproofing has been modified through the introduction of the defined term “weather-exposed surfaces.”

2021 CODE TEXT: ~~110.3.6~~ **110.3.7 Weather-exposed balcony and walking surface waterproofing.** Where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation have weather-exposed surfaces, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

Exception: Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

CHANGE SIGNIFICANCE: For most buildings, there are a number of inspections mandated by the code that are required to be made during the construction process. Starting with the footing/foundation inspection, followed by framing and other applicable inspections, and finishing with the final inspection, the work is evaluated for compliance with the code while visible and accessible. In some cases, additional inspections are required to address unique conditions where compliance is deemed critical. Examples include inspections of fire- and smoke-resistant penetrations, as well as a variety of special inspections set forth in Chapter 17. The scope of the inspection for weather-exposed balcony and walking surface waterproofing, mandated where applicable, has been modified through the introduction of the defined term “weather-exposed surfaces.”

110.3.7

Inspection of Weather-Exposed Balconies



Photo courtesy of PPAMPicture

Balconies depicted are considered “weather-exposed”.