



# BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

(This information to be copied and placed on drawings)

## 1. GENERAL INFORMATION

Name of Project \_\_\_\_\_  
 Address \_\_\_\_\_  
 Proposed Use \_\_\_\_\_  
 Owner or Authorized Agent \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_  
 Contractor \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ State License No \_\_\_\_\_

## 2. LEAD DESIGN PROFESSIONAL \_\_\_\_\_

Designer	Name	License #	Phone
Architectural	_____	_____	_____
Civil	_____	_____	_____
Electrical	_____	_____	_____
Fire Alarm	_____	_____	_____
Plumbing	_____	_____	_____
Mechanical	_____	_____	_____
Sprinkler-Standpipe	_____	_____	_____
Structural	_____	_____	_____
Letter of Supervision Provided	Yes _____	No _____	

### 2.1 Special Inspections – IBC Section 1704.1.1

Building Permit Requirements: The permit applicant shall submit a statement of Special Inspections prepared by the Registered Design Professional in charge and in accordance with IBC Section 107.1. As a condition for permit issuance, this statement shall include a list of materials and work requiring special inspections by this section, the inspections to be performed, list of individuals, approved agencies and firms intended to be retained for conducting such inspections.

\_\_\_\_\_ Yes \_\_\_\_\_ No

If no, explain \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 2.2 STATEMENT OF SPECIAL INSPECTIONS

PROJECT NAME: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_

PERMIT NUMBER: \_\_\_\_\_

PERMIT APPLICANT: \_\_\_\_\_

PERMIT APPLICANT ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_

OWNER ADDRESS: \_\_\_\_\_

### REGISTERED DESIGN PROFESSIONALS:

ARCHITECT: \_\_\_\_\_

GEOTECHNICAL ENGINEER: \_\_\_\_\_

STRUCTURAL ENGINEER: \_\_\_\_\_

MECHANICAL ENGINEER: \_\_\_\_\_

ELECTRICAL ENGINEER \_\_\_\_\_

A Statement of Special Inspections shall be submitted as a condition for the issuance of a permit in accordance with the International Building Code, Chapter 17. The Statement of Special Inspections shall include a Schedule of Special Inspections for the above-referenced project, as well as identify the individuals, agencies, or firms intended to be retained for conducting the Special Inspections.

The Special Inspector (s) shall keep records of all inspections and shall furnish interim inspection reports to the building official and to the registered design professional in responsible charge and at a frequency agreed upon by the permit applicant and building official prior to the start of work. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the building official and the registered design professional in charge prior to the completion of that phase of the work. A Final Report of Final Inspections documenting required Special Inspections and correction of any discrepancies noted in the inspections shall be submitted by each agent at the completion of that phase of work.

The minimum frequency of interim report submittals shall be not less than:

Monthly       Bi-Monthly       Upon completion       Per Attached  
Schedule

The Special Inspection Program does not relieve the Contractor of the responsibility to comply with the Contract Documents. Jobsite safety, means and methods of construction are solely the responsibility of the Contractor.

\_\_\_\_\_  
Owner's Signature      Date

\_\_\_\_\_  
Building Official Signature      Date

## 2.3 SCHEDULE OF SPECIAL INSPECTIONS

<b>SPECIAL INSPECTIONS SCHEDULE</b>						
CODE SECTION	SPECIAL INSPECTOR	INSPECTION	REQUIRED		FREQUENCY OF INSPECTION	
			YES	NO	CONTINUOUS	PERIODIC
1704.2		FABRICATOR				
1704.3		STEEL CONSTRUCTION				
1704.4		CONCRETE				
1704.5		MASONRY				
1704.6		WOOD				
1704.7		SOILS				
1704.8		PILE FOUNDATIONS				
1704.9		PIER FOUNDATIONS				
1704.10		WALL PANELS & VENEERS				
1704.11		SPRAYED FIRE RESISTANT MATERIALS				
1704.12		EXTERIOR INSULATION & FINISH SYSTEMS				
1704.13		SPECIAL CASES				
1704.14		SMOKE CONTROL				

## SPECIAL INSPECTIONS SCHEDULE

CODE SECTION	SPECIAL INSPECTOR	INSPECTION	REQUIRED		FREQUENCY OF INSPECTION	
			YES	NO	CONTINUOUS	PERIODIC
1705.1		STATEMENT OF SPECIAL INSPECTIONS				
1706.1		WIND REQUIREMENTS				
1706.2		STRUCTURAL WOOD				
1706.3		COLD-FORMED STEEL LIGHT FRAME CONSTRUCTION				
1706.4		WIND-RESISTING COMPONENTS				
1707.1		SEISMIC RESISTANCE				
1707.2		WELDING				
1707.3		STRUCTURAL WOOD				
1707.4		COLD-FORMED STEEL FRAMING				
1707.5		PIER FOUNDATIONS				
1707.6		ANCHORAGE OF STORAGE RACKS & ACCESS FLOOR 8 FT				
1707.7		ARCHITECTURAL COMPONENTS				
1707.8		MECHANICAL & ELECTRICAL COMPONENTS				
1708.9		SEISMIC ISOLATION SYSTEM				

**3. GENERAL CODE DATA**

**3.1 Building and Fire Codes used in design (Check all that apply)**

<input type="checkbox"/> 2009 International Building Code	<input type="checkbox"/> 2009 International Plumbing Code
<input type="checkbox"/> 2008 National Electrical Code	<input type="checkbox"/> 2009 International Property Maintenance Code
<input type="checkbox"/> 2009 International Mechanical Code	<input type="checkbox"/> 2009 International Fire Code
<input type="checkbox"/> 2009 International Residential Code	<input type="checkbox"/> 2009 International Existing Building Code

**3.2 Construction Description**

<input type="checkbox"/> New Construction	<input type="checkbox"/> Renovation (Existing Bldg.)	<input type="checkbox"/> Tenant Build-out
<input type="checkbox"/> Alteration	<input type="checkbox"/> Addition	

**Scope of Work - Building:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Scope of Work - Electrical:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Scope of Work - Mechanical:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Scope of Work - Plumbing:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3.2.1 Existing Buildings**

The building will remain in operation during construction  Yes  No

If yes, add provisions for rigid safety barriers and dust barriers to protect the public during construction in accordance with the applicable provisions of IBC Chapter 33. Yellow safety tape not acceptable.

**3.2.2 Renovations**

Is the work in this building or space a change of occupancy?  Yes  No

### 3.2.3 Historic buildings

This building is a Historic Building  Yes  No

### 3.2.4 Compliance Alternatives-Section 3412

Provide building evaluations when existing building does not meet current codes and renovations will not meet all requirements of current building code. Provide evaluation of existing building and a second evaluation reflecting those design features chosen by the Architect/Engineer to give the building a positive score for fire safety, means of egress, and general safety. Call Chief Building Inspector if you are not sure whether evaluation is required or not. Include Summary sheet (Tables in 3412) on drawings including applicable calculations.

## 4. BUILDING DATA

Construction Type  IA  IB  IIA  IIB  IIIA  
 IIIB  IV  VA  VB

Mixed construction  No  Yes Types \_\_\_\_\_

Sprinklers  No  Yes  Partial  
System Type  13  13R  13D

Standpipes  No  Yes  Wet  Dry Class  Combined

Building Height  Feet  Number of Stories  Unlimited per \_\_\_\_\_  
Mezzanine:  No  Yes

High Rise  No  Yes

Atrium  No  Yes

Basement  No  Yes

## 5. OCCUPANCY CLASSIFICATION

Assembly 303  A-1  A-2  A-3  A-4  A-5  
 Business 304  
 Education 305  
 Factory Industrial 306  F-1  F-2  
 High-Hazard 307  H-1  H-2  H-3  H-4  H-5  
 Institutional 308  I-1  I-2  I-3  I-4  
 I-3 Use Condition  1  2  3  4  5  
 Mercantile 309  
 Residential 310  R-1  R-2  R-3  R-4

Storage 311       S-1       S-2       High-piled  
 Utility and Miscellaneous 312  
 Parking Garage 406.2     Open 406.3     Enclosed 406.4     Repair 406.6

### 5.1 Special Occupancy: 509 and 406

S-2 Enclosed Parking Garage w/ S-2 open parking above  
 Unlimited height for B, M and R  
 Parking Beneath R       R-2 Type III A       R-2 Type II A  
 Open parking beneath A, I, B, M and R  
 S-2 enclosed parking with A, B, M or R above

5.2 Mixed Occupancy     No  Yes                      Separation \_\_\_\_\_ Hr

Exception \_\_\_\_\_

Identify whether you are using the provisions of Non-Separated Uses or Separated Uses by placing an "X" below by your design choice.

Non-Separated Mixed Occupancy                      (508.3)

The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

Separated Mixed Occupancy                                      (508.4)

Each portion of the building shall be individually classified as to use and shall be completely separated from adjacent areas by fire barrier walls or horizontal assemblies or both having a fire-resistance rating determined in accordance with **Table 508.4** for the uses being separated. For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

Incidental Use Areas                                      (Table 508.2.5)

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$

## 6. ALLOWABLE AREA AND HEIGHT-TABLE 503

### 6.1 Allowable Area

Allowable area \_\_\_\_\_ Sq. Ft

Actual area \_\_\_\_\_ Sq. Ft

Attach area increase calculations per Section 506, if applicable. For unlimited areas, provide applicable paragraph number in Section 507.

## 6.2 Allowable Height

Allowable height \_\_\_\_\_Ft  
 Allowable no. of stories \_\_\_\_\_  
 Actual building height \_\_\_\_\_Ft  
 Actual no. of stories \_\_\_\_\_

## 7. OCCUPANT LOAD

Occupant Load /floor = \_\_\_\_\_persons

Note: Include occupant load calculations for the following types of projects; institutional, assembly, educational, multistory projects, large complex projects, and mixed occupancies.

## 8. FIRE PROTECTION REQUIREMENTS

### 8.1 Table 601

Building Element	Req'd Rating	UL No.*
Structural frame, Including columns, girders, trusses	_____	_____
Bearing Walls		
Exterior	_____	_____
Interior	_____	_____
Non-bearing walls and partitions		
Exterior	_____	_____
Interior	_____	_____
Floor Construction (Including supporting beams and joists)	_____	_____
Roof construction (Including supporting beams and joists)	_____	_____

### 8.2 Other Rated Elements

Element	Required	UL* Hourly Rating	Number
Interior Walls			
Bearing	_____	_____	_____
Non-bearing	_____	_____	_____
Ceiling-Floors	_____	_____	_____
Beams	_____	_____	_____
Columns	_____	_____	_____
Ceiling-Roofs	_____	_____	_____
Shafts-Exit	_____	_____	_____
Shafts-Other	_____	_____	_____
Corridor Separation	_____	_____	_____
Occupancy Separation	_____	_____	_____
Party/Fire Wall			



Separation: \_\_\_\_\_  
 Smoke Barrier \_\_\_\_\_  
 Separation: \_\_\_\_\_  
 Tenant Separations: \_\_\_\_\_  
 \* Or other approved agencies

**FOOTNOTES**

1. All fire rated walls shall be identified on plans by hatching, shading, etc.; show legend.
2. Identify code section when using any special exceptions, etc.  
 Reproduce full UL or other approved agencies details or reproductions of rated assemblies/penetrations on the drawings.

**8.3 Draftstopping**

Draftstopping in floor (717.3) \_\_\_ Yes \_\_\_ No

Draftstopping in attic (717.4) \_\_\_ Yes \_\_\_ No

**8.3.1 Distance to Property Line from Exterior Wall (Table 602)**  
 (Site Plan/Reference Plan required)

Fire Separation Distance \_\_\_\_\_ Ft

Fire Resistance Rating \_\_\_\_\_ Hrs

**8.4 Life Safety Systems**

1006.3	Emergency Lighting:	___ No	___ Yes
1011.1	Exit Signs:	___ No	___ Yes
907	Fire Alarm:	___ No	___ Yes
907.2.6.2.3	Smoke Detection Systems:	___ No	___ Yes
1008.1.10	Panic Hardware:	___ No	___ Yes

**9. EXIT REQUIREMENTS**

**9.1 Exit Access (1014 & Table 1021.1)**

No. of exits required \_\_\_\_\_

No. of exits furnished \_\_\_\_\_

**9.2 Means of egress width (1005.1)**

Units of Exit required \_\_\_\_\_ inches

Units of Exit furnished \_\_\_\_\_ inches

Stair width units required \_\_\_\_\_ inches

Stair width units provided \_\_\_\_\_ inches

**9.3 Diagonal Rule**

Meets 1015.2.1 \_\_\_ Yes \_\_\_ No

**9.4 Travel Distance (Table 1016.1)**

Allowable Travel Distance \_\_\_ Ft

Actual Travel Distance (Maximum) \_\_\_ Ft

**9.5 Spaces with one means of egress (1015.1)**

For buildings with one means of egress, I have checked the occupant load and the common path of travel against the requirements of IBC 1015.1.

\_\_\_ Yes \_\_\_ No.

**10. LIFE SAFETY PLAN**

Provided \_\_\_ Yes \_\_\_ No (If yes, Drawing No.)

**11. ACCESSIBILITY (Chapter 11)**

Design conforms to IBC Chapter 11 ICC A117.1-2003. \_\_\_ Yes \_\_\_ No

If no, explain condition that will not allow building to be accessible.

**11.1 ACCESSIBLE PARKING**

Total Parking Spaces \_\_\_\_\_

Total Accessible Parking Spaces \_\_\_\_\_

Total Accessible Van Parking \_\_\_\_\_

**12. DESIGN LOADS**

Classification of Building \_\_\_\_\_ Category/Use Group \_\_\_\_\_ (I, II, III, IV)

Live Load Roof \_\_\_\_\_ PSF

Attic \_\_\_\_\_ PSF

Mezzanine \_\_\_\_\_ PSF

Floor \_\_\_\_\_ PSF

Wind Load: Basic speed \_\_\_\_\_ MPH (3-second gust, ASCE-7-98 Edition)

Exposure \_\_\_\_\_ Importance Factor \_\_\_\_\_

Internal Pressure Coefficient \_\_\_\_\_

Components & Cladding \_\_\_\_\_

Building will be designed as \_\_\_ Enclosed building \_\_\_ Unenclosed Building

Wind Borne Debris Region (1609.1.2)

This building will use impact resistant glass per 1609.1.2. \_\_\_\_ Yes \_\_\_\_ No

This building will use wood structural panels per exception 1609.1.2. \_\_\_\_ Yes \_\_\_\_ No

This building will use shutters. \_\_\_\_ Yes \_\_\_\_ No

Load-Bearing Values of Soils (1806)

Allowable soil bearing \_\_\_\_\_ pounds / sq. ft.

Soil Report \_\_\_\_ Yes \_\_\_\_ No.

Earthquake Design

Seismic Design Load Controls \_\_\_\_\_ Yes \_\_\_\_ No

If seismic design controls, furnish data required in 1603.1.5.

**13. SPECIAL DETAILED REQUIREMENTS**

I have reviewed the special detail requirements in Chapter 4 as indicated below and incorporated the provisions into my design.

REQUIREMENT	APPLICABLE (Yes or N/A)
402 Covered Mall building	_____
403 High rise buildings	_____
404 Atriums	_____
405 Under Ground buildings	_____
406 Motor-vehicle Related Occupancies	_____
407 Group I-2	_____
408 Group I-3	_____
409 Motion Picture Projection Rooms	_____
410 Stages & Platforms	_____
411 Special Amusement Buildings	_____
412 Aircraft Related Occupancies	_____
413 Combustible Storage	_____
414 Hazardous Materials	_____
415 Groups H-1, H-2, H-3, H-4, & H-5	_____
416 Application of flammable finishes	_____
417 Drying Rooms	_____
418 Organic Coatings	_____

**14. FLOOD REQUIREMENTS (IBC 1612)**

All projects located in a Special Flood Hazard Area shall comply with the City of Mobile Storm Water Management and Flood Control Ordinance.

**14.1 Special Flood Hazard Area**

Yes  No

**14.2 Flood Zone**

Base Flood Elevation (BFE) \_\_\_\_\_

Minimum Finish Floor Elevation (MFFE) \_\_\_\_\_

**14.3 Flood proofing Requirements**

Yes  No

**14.4 Flood Proofing Certificate provided**

Yes  No

**14.5 Flood Proofing Plan included**

Yes  No

**14.6 Flood Openings Requirements**

Yes  No

Total net area of flood openings \_\_\_\_\_

No. of flood openings \_\_\_\_\_

**14.7 Comments** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*15. QUALITY ASSURANCE FOR WIND REQUIREMENTS (IBC 1706)**

I have reviewed the requirements of IBC Section 1706 and my design incorporates the requirements of this Section of the Code and is reflected on the drawings and in the specifications.

Yes  No

I have notified the Contractor of his responsibility under Section 1706.3.

Yes  No

\*Contractor's Signature: \_\_\_\_\_

At time of permitting

**15. SAFETY GLAZING FOR HAZARDOUS LOCATION**

I have identified on drawings where tempered glass is required in hazardous locations. ( 2406.3)

\_\_\_\_\_Yes      \_\_\_\_\_No

**17. PREFABRICATED METAL BUILDINGS**

Requirements for metal building erection drawings included on drawings \_\_\_\_\_

**18. PRE-ENGINEERED TRUSSES**

Live Loads shown \_\_\_\_\_

Wind Loads shown \_\_\_\_\_

Certification from manufacturer (Sealed) \_\_\_\_\_

**19. FIRE DEPARTMENT REQUIREMENTS**

Required water supply \_\_\_\_\_ gpm @ psi (per Architect/Engineer)

(The Insurance Service Office (ISO) Method; the Iowa State University (ISU) Method; the Illinois Institute of Technology (IIT) Research Institute Method), or the 2009 International Fire Code (Table B105.1).