

BUILDING REVIEWS

The thoroughness and efficiency of a plan review are greatly dependent upon the quality of the documents submitted. Detailed documents that address all applicable code disciplines and comply with the codes enforced by the local jurisdiction are of critical importance.

The following is a brief overview of the information needed to conduct a thorough plan review based on the 2006 *International Codes*™ published by the International Code Council® (ICC)®. This bulletin addresses minimum plan review requirements for building, accessibility, energy and residential plan reviews.

Building Reviews

An ICC Building Plan Review encompasses both architectural, or nonstructural, as well as structural issues. The ICC Building Plan review Record contains more than 300 entries covering approximately 150 sections of the *International Building Code*® (IBC®). In order to avoid potential cost deficiencies as well as time-consuming delays during construction, the following specifications, drawings and details shall be submitted for Building Plan Review.

A proper site plan includes the location of the building being constructed as well as any existing buildings. Distances to lot lines, including imaginary lot lines, and to streets, alleys or other public ways should be included to help in establishing the fire-resistance ratings of exterior walls and permitted area of openings. In order to determine the height of the building, proposed finish grades should also be included on the site plan.

Among the most critical considerations in an ICC Building Plan Review are the proposed occupancies and height/area of a building. Given these elements, the proper type of construction can

be established in accordance with IBC Table 503. In the case of buildings containing more than one occupancy, for example, the design of the structure as a nonseparated mixed-use building or as separate buildings must be clearly indicated on the documents.

Using proper terminology for a building containing elements requiring fire-resistance rating, such as, fire barrier, fire protection, fire wall, smoke barrier, aids the plan reviewer. Also bear in mind that continuity is one of the most commonly overlooked considerations in evaluating rated assemblies. Elements must extend to the proper point and must be supported by fire-resistance rated construction. To substantiate the fire-resistance rating of an element, a tested design number, such as, UL, GA, WHI, or similar information must be submitted as well as detailed sections of the elements to verify the use of combustible and non-combustible materials.

Two of the most fundamental concepts in evaluating means of egress are determining the occupant load and verifying adequate egress routes from the building, which makes submitting a detailed floor plan essential. To verify that the exits have sufficient capacity to handle the proposed occupant load, a door schedule, including type and size, should be included. Exit signs should be provided at all exit doors and emergency egress lighting must be provided throughout

Grays Harbor County
Planning & Building Division
Public Services Department
100 W Broadway Suite 31
Montesano, WA 98563
360-249-5579
360-249-3203 (fax)

pbd@co.grays-harbor.wa.us
www.co.grays-harbor.wa.us

