

Instructor Information

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IRC Administration

Based on 2018 IRC
Chapter One
provisions



PREFERRED
EDUCATION
PROVIDER





Hammurabi's Code – 1772 BC

**282 statutes of
which 6 deal with
construction**

228. If a builder has built a house for a man, and finished it, he shall pay him a fee of two shekels of silver, for each SAR built on.

229. If a builder has built a house for a man, and has not made his work sound, and the house he built has fallen, and caused the death of its owner, that builder shall be put to death.

230. If it is the owner's son that is killed, the builder's son shall be put to death.

231. If it is the slave of the owner that is killed, the builder shall give slave for slave to the owner of the house.

232. If he has caused the loss of goods, he shall render back whatever he has destroyed. Moreover, because he did not make sound the house he built, and it fell, at his own cost he shall rebuild the house that fell.

233. If a builder has built a house for a man, and has not keyed his work, and the wall has fallen, that builder shall make that wall firm at his own expense.



Definitions

R201.2 Interchangeability. Words used in the present tense include the future; words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

R201.3 Terms defined in other codes. Where terms are not defined in this code such terms shall have the meanings ascribed in other code publications of the International Code Council.

R201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

Definitions Continued

[RB] ACCESSORY STRUCTURE. A structure that is accessory to and incidental to that of the dwelling(s) and that is located on the same lot.

[RB] ADDITION. An extension or increase in floor area, number of stories or height of a building or structure. For the definition applicable in Chapter 11, see Section N1101.6.

[RB] ALTERATION. Any construction, retrofit or renovation to an existing structure other than repair or addition that requires a permit. Also, a change in a building, electrical, gas, mechanical or plumbing system that involves an extension, addition or change to the arrangement, type or purpose of the original installation that requires a permit. For the definition applicable in Chapter 11, see Section N1101.6.

Definitions Continued

[RB] APPROVED. Acceptable to the building official.

[RB] APPROVED AGENCY. An established and recognized agency that is regularly engaged in conducting tests, furnishing inspection services or furnishing product certification, and has been approved by the building official. For the definition applicable in Chapter 11, see Section N1101.6.

[MP] APPROVED SOURCE. An independent person, firm or corporation, approved by the building official, who is competent and experienced in the application of engineering principles to materials, methods or systems analyses.

Definitions Continued

[RB] BUILDING. Any one- or two-family dwelling or portion thereof, including townhouses, used or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, or any accessory structure. For the definition applicable in Chapter 11, see Section N1101.6.

[RB] BUILDING, EXISTING. Existing building is a building erected prior to the adoption of this code, or one for which a legal building permit has been issued.

[RB] BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative. For the definition applicable in Chapter 11, see Section N1101.6.

Definitions Continued

[RB] DWELLING. Any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.

[RB] DWELLING UNIT. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. For the definition applicable in Chapter 11, see Section N1101.6.

Definitions Continued

[RB] HISTORIC BUILDING. A building or structure that is one or more of the following:

1. Listed, or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register-listed, or a state-designated or locally designated historic district.

Definitions Continued

[RB] LISTED. Equipment, materials, products or services included in a list published by an organization acceptable to the code official and concerned with evaluation of products or services that maintains periodic inspection of production of listed equipment or materials or periodic evaluation of services and whose listing states either that the equipment, material, product or service meets identified standards or has been tested and found suitable for a specified purpose. For the definition applicable in Chapter 11, see Section N1101.6.

Definitions Continued

[RB] LODGING HOUSE. A one-family dwelling where one or more occupants are primarily permanent in nature, and rent is paid for guestrooms.

[RB] LOT. A portion or parcel of land considered as a unit.

[RB] LOT LINE. A line dividing one lot from another, or from a street or any public place.

[RB] PERMIT. An official document or certificate issued by the building official that authorizes performance of a specified activity.

[RB] PUBLIC WAY. Any street, alley or other parcel of land open to the outside air leading to a public street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and that has a clear width and height of not less than 10 feet (3048 mm).

[RB] REPAIR. The reconstruction, replacement or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

Definitions Continued

[RB] STORY. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

[RB] STORY ABOVE GRADE PLANE. Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is either of the following:

1. More than 6 feet (1829 mm) above grade plane.
2. More than 12 feet (3658 mm) above the finished ground level at any point.

Definitions Continued

[MP] THIRD-PARTY CERTIFICATION AGENCY. An approved agency operating a product or material certification system that incorporates initial product testing, assessment and surveillance of a manufacturer's quality control system.

[MP] THIRD-PARTY CERTIFIED. Certification obtained by the manufacturer indicating that the function and performance characteristics of a product or material have been determined by testing and ongoing surveillance by an approved third-party certification agency. Assertion of certification is in the form of identification in accordance with the requirements of the third-party certification agency.

Definitions Continued

[RB] TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

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Administration General Provisions

Legal Aspects

Codes are developed by a private not for profit corporation made up of individual members and developed through a consensus process which reserves final code change votes to representative members of the organization who are appointed by their jurisdiction to vote on proposals.

Until a code is adopted, it is not a legally binding document requiring compliance of those within the industry.

Adoption

The codes provide a document available for use by jurisdictions to use in their adoption. It is important that codes be adopted in accordance with legally accepted practice.

Courts have invalidated codes for:

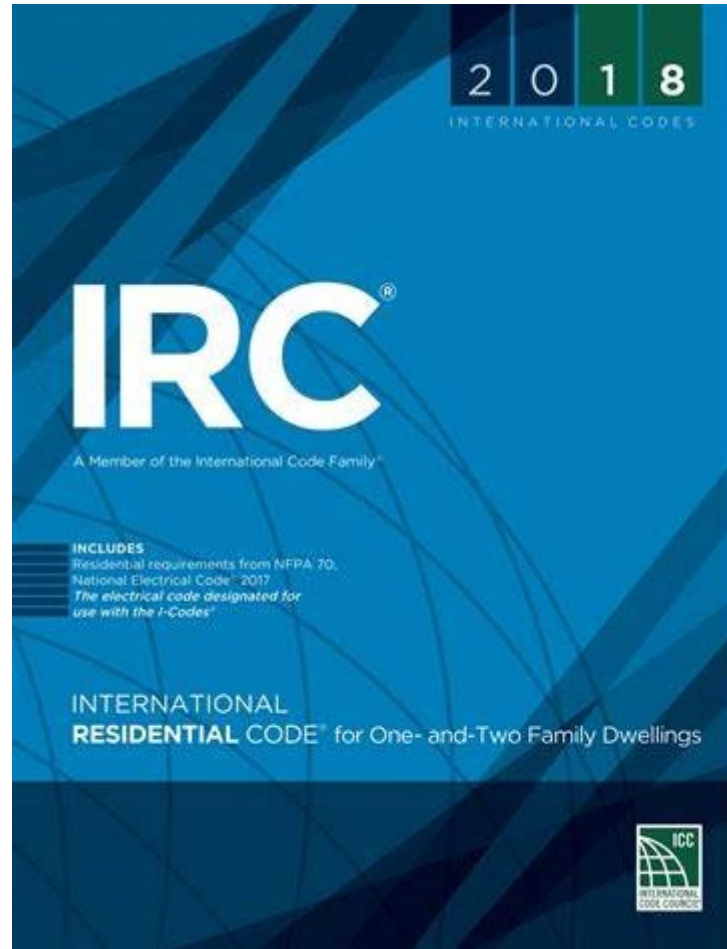
- Not stating the specific year for the code adopted.
- Not allowing products, methods or materials that are equal to those allowed within the code.



Adoption Continued

- Adopting by local ordinance includes:
 - Edition and title of the IRC
 - Purpose and scope
 - Effective date for ordinance
 - Insertion of local information and criteria into code text:
 - Name of the jurisdiction
 - Design criteria
 - Building sewer depths

The IRC is a comprehensive, stand-alone code that includes provisions for structural elements; fire and life safety; a healthy living environment; energy conservation; and mechanical, fuel gas, plumbing and electrical systems.



Applicability

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and 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.



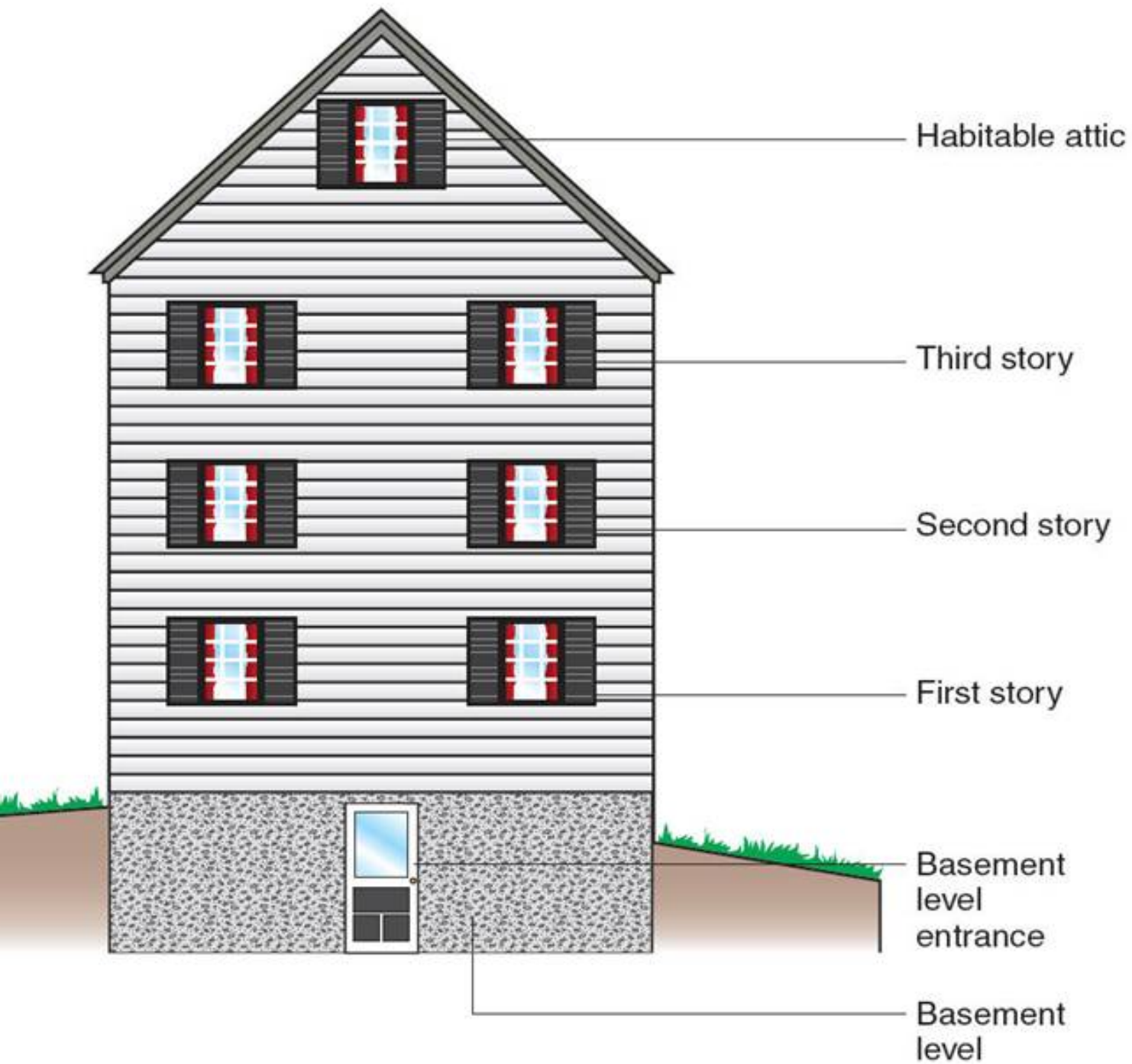
FIGURE 1-4 Detached single-family dwelling regulated by the IRC



FIGURE 1-5 Townhouses



Dwellings



Dwellings

- Separate means of egress to the outdoors for each dwelling unit
 - 1 exterior exit door
 - Egress travel distance is not regulated
- No limit on size of dwellings
- 2-family dwellings require fire-resistant separations



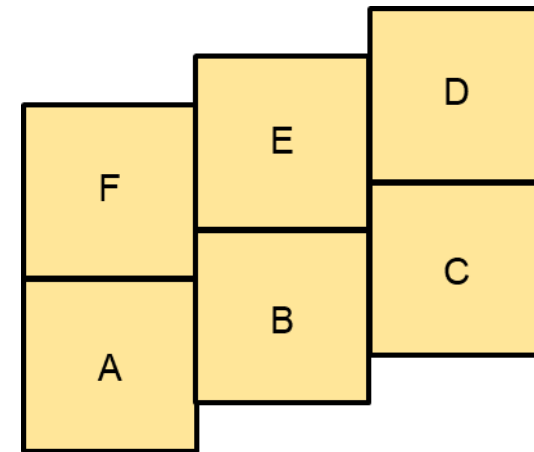
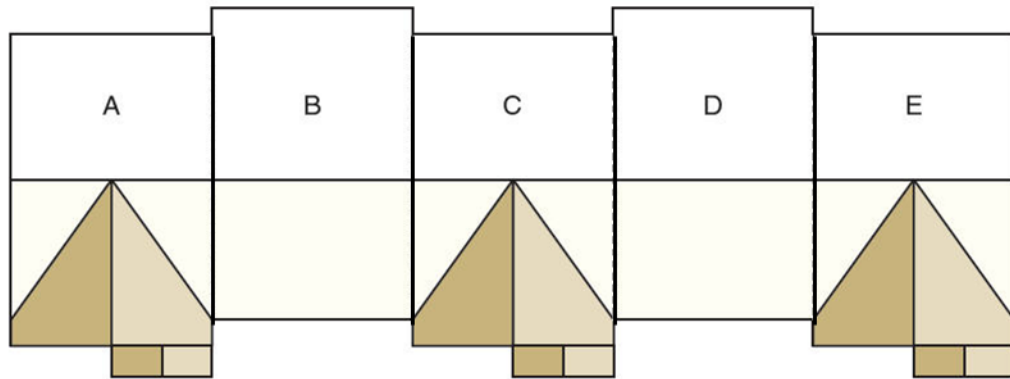
Also Allowed Under the 2018 IRC

Exception: The following shall be permitted to be constructed in accordance with this code where provided with a residential fire sprinkler system complying with Section P2904:

1. Live/work units located in townhouses and complying with the requirements of Section 419 of the International Building Code.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
4. A care facility with five or fewer persons receiving medical care within a dwelling unit.
5. A care facility for five or fewer persons receiving care that are within a single-family dwelling fewer persons receiving medical care within a dwelling unit.
5. A care facility for five or fewer persons receiving care that are within a single-family dwelling.

Townhouses

- Minimum of 3 townhouses
- No maximum on the number of townhouses
- Fire-resistant separations between townhouses
- Townhouses open on front and back



Accessory Buildings

- The IRC regulates accessory buildings
 - Use incidental and accessory to dwelling
 - On same lot as dwelling
 - Unlimited area
 - ≤ 3 stories AGP



Existing Buildings

- Existing buildings permitted to continue without change
 - Maintained per code under which they were constructed
- The IRC regulates additions, alterations and repairs to an existing building
- Appendix J offers compliance alternatives for construction on existing buildings
 - Work categorized as repair, renovation, alteration or reconstruction



Intent

The code establishes minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment, and provides safety to fire fighters and emergency responders during emergency operations.



IRC 102.1

- ✓ Specific provisions of code outweigh general provisions.
- ✓ Where specific provisions conflict the strictest shall apply.

IRC 102.2

The building code does not override any governmental laws, statutes or ordinances.



IRC 102.4

Codes reference a large number of
“Standards”

Referenced standards are considered a part of the code when the code is adopted.

Code hold precedence over the standard.

Code does not hold precedence if it requires that a product not be installed in accordance with its listing.



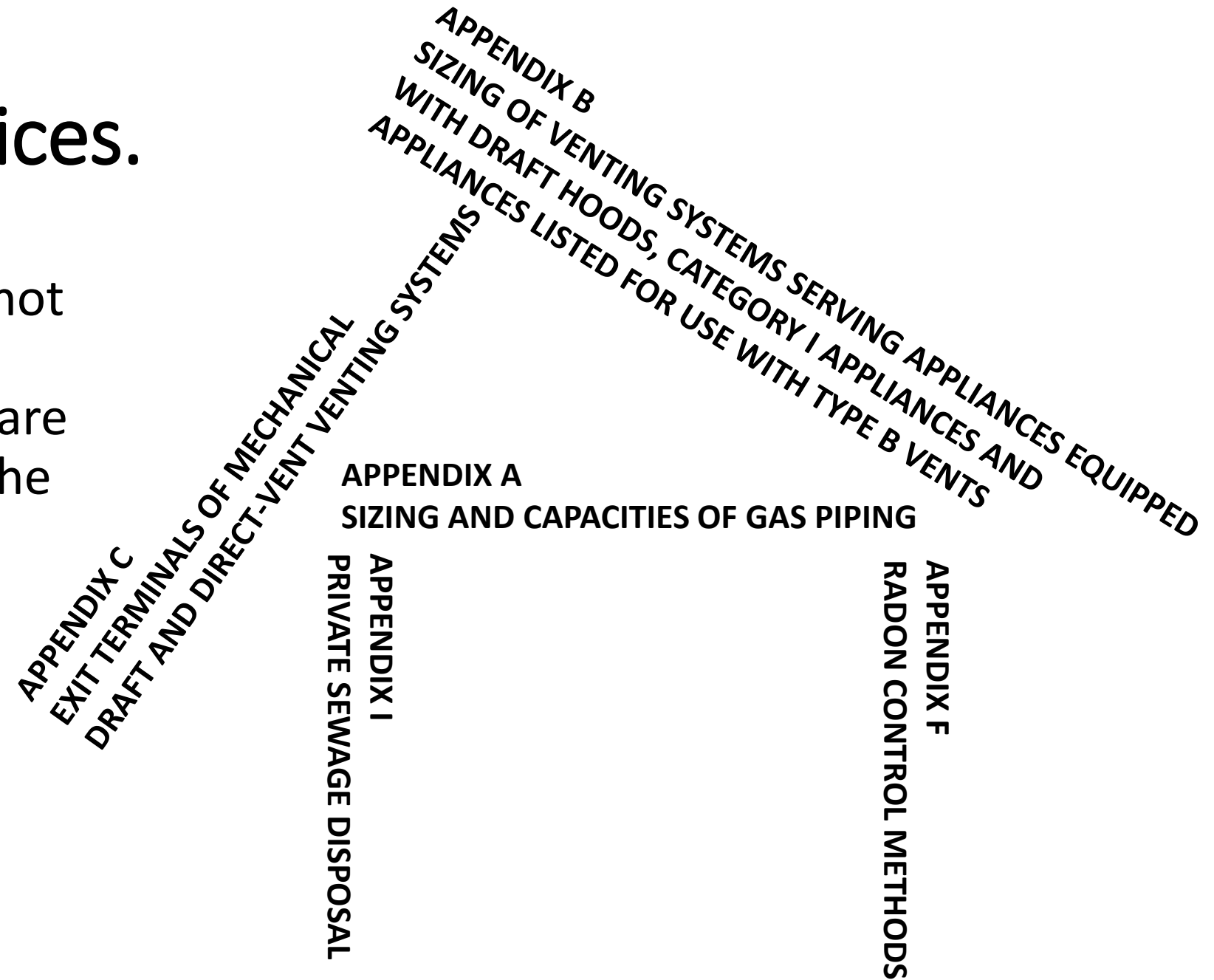
R102.4.2

Where standards and codes conflict the Code is the governing factor.



R102.5 Appendices.

Appendix Chapters are not enforceable by the jurisdiction unless they are specifically adopted in the enabling legislation.



IRC 102.6

A court of competent jurisdiction may hold that a portion of the code is illegal or void.

This does not make the code as a whole invalid.

It only reflects the particular portion of the code determine to not be constitutionally sound.



R102.7

Legal occupancy of a structure may continue in accordance with the code under which it was constructed unless:

1. It violates IPMC
2. It violates IFC existing structure provisions
3. The building official determines it is a hazard to safety and welfare of occupants and public.



R102.7.1



Additions must comply with new construction provisions.

Additions, alterations and repairs do not trigger a requirement for full compliance of existing structure.

Test your Knowledge

A building code is adopted by a jurisdiction as _____.

- a. a referenced standard
- b. a guideline
- c. a resolution
- d. law

Test Your Knowledge

A prescriptive code _____.

- a. describes exactly what methods and materials are to be used during construction
- b. allows flexibility during construction
- c. permits only licensed contractors or designers in the jurisdiction
- d. specifies the minimum qualifications of the building safety staff

Test Your Knowledge

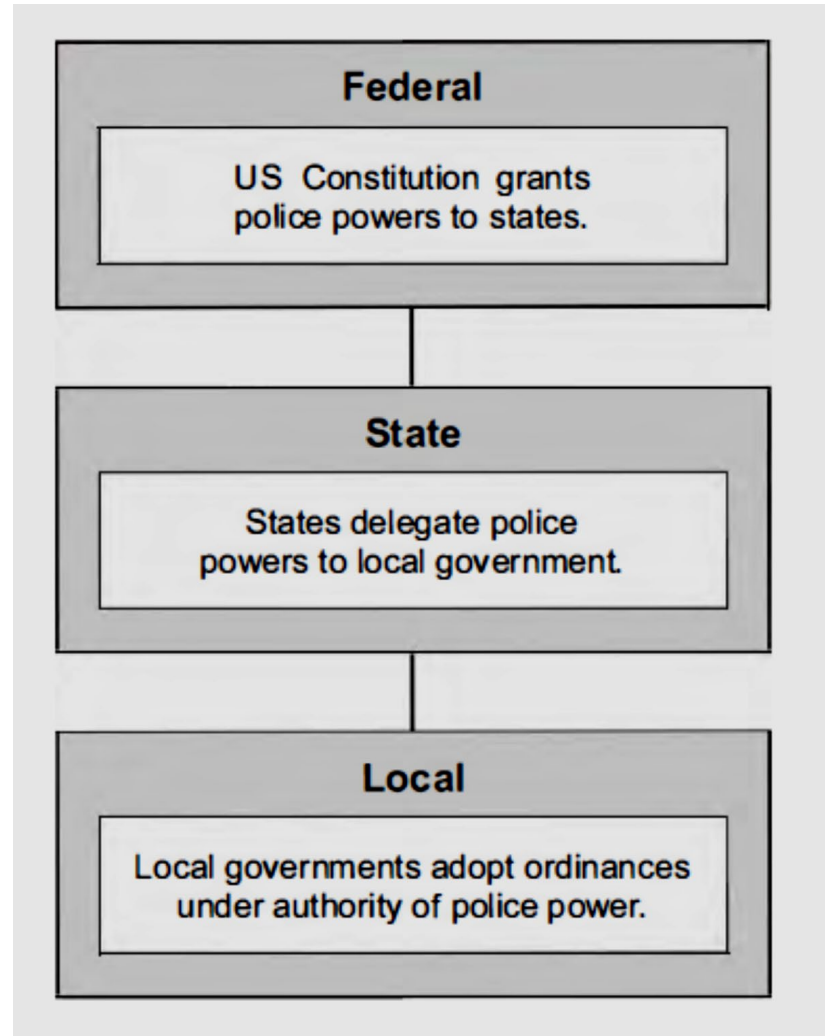
A referenced standard _____.

- a. is an enforceable extension of the code
- b. supersedes the code requirement
- c. does not address installation methods
- d. only applies if specifically adopted

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Administration And Enforcement

Power and Authority





R103

A building official is appointed by the jurisdiction.

He will in turn appoint deputies to assist him in the duties of the division. This will include:

- Inspectors
- plan reviewers
- permit technicians, and
- other ancillary staff



Permit Technician

Permit technicians perform a multitude of building department tasks.

The permit technician is typically the first point of contact when a permit applicant or citizen comes into the building department to apply for a permit, request an inspection or just to ask a code-related or procedural question.

In many jurisdictions a permit tech works over the counter reviews on smaller project.

They always give a full look over of what is included in any plan submission to insure sufficient information is being provided which prevents loss of time in permit issuance.

Permit Tech – Typical Job Requirements

Permit technicians play an important role in the processes of building and construction, though they typically work in offices to perform both technical and clerical tasks for construction companies, usually in building regulation departments and especially for larger employers. They often answer calls, return calls, and meet with others in the industry to gain the proper permits for construction projects. They may also help customers deal with the permitting process, answer questions, and provide other needed information, and guide clients to the proper government offices when they cannot resolve concerns directly. They also set up and plan appointments for inspections of construction projects and resolve zoning issues as necessary.

Permit technicians also prepare and file reports, file blueprints with the appropriate offices, and perform other clerical duties on a regular basis. They often meet with designers and others to develop handouts and other informational material for customers, as well. With so many clerical and technical duties, strong organizational and communication skills are essential in this position, as is the ability to work well with both clients and regulating agencies. Computer skills, filing skills, and other in-office abilities are also important.

Permit Tech – Typical Job Requirements

Permit Technician Tasks

- Issue and track all permits throughout the course of the permitting process.
- Build strong rapport with Town and City Hall personnel and other staff.
Manage, maintain, retrieve, and organize data electronically.
- File blueprints, permits, drawings, and other paper material.
- Coordinate with examiners and inspectors to design and develop customers handouts and checklists.

Plan Reviewer

The purpose of plan review is to verify that the proposed design of a building or structure complies with building codes and related ordinances. Methods used to review plans vary widely and generally depend on the size of the building department and the types of local construction projects.

Inspector

Building inspectors verify compliance with regulations related to the design, construction and use of buildings. They inspect methods and materials used in the construction of new as well as existing structures to ensure that building codes, health and safety regulations, construction standards and zoning ordinances are met.

Building Official

The building official is a law enforcement officer with four basic duties:

1. Review applications and conduct pre-liminary inspection of new construction and equipment installation (if deemed neces-sary);
2. Issue permits;
3. Perform periodic inspections, and;
4. Gain compliance with the code and related ordinances.



**THE ULTIMATE RESPONSIBLE
PARTY.**

R 104

The code provides that The building official has the authority to:

- Enforce the provisions of code
- Interpret the code
- Develop policies and procedures
- for application of the code

Within
intent and
purpose of
code

Note: policies and procedures must comply with the intent of the code and can't otherwise waive code requirements.



Someone has to make the final decision on code between owners, contractors, designers, building department personnel and other interest parties in the construction process.

R104.3 through R104.5

- The building official shall issue notices.
- The building official shall do the required inspection.
- The building official shall carry the required identification.

NOTICE DEPARTMENT OF BUILDINGS

STOP WORK ORDER

City of Chicago
Department of Buildings

Pursuant to Section 13-12-080 of the Municipal Code of Chicago, it is hereby ordered *that all construction work cease immediately at:*
315 N. Dearborn

for violation of the following section(s) of the Chicago Building Code:
Municipal Code Section: *13-12-050* Description: *Interior Alterations Without Permits*

Any person continuing such work in violation of this order shall be prosecuted to the fullest extent of the law. Penalties can include incarceration and fines up to \$5,000 for each offense.

David Apers *185*
Inspector General No.
2-22-08 *312-743-3601*
Date Issued Phone Number

This notice shall not be removed without express written approval from the Department of Buildings.



Section 104.6

CONSENT SEARCHES

- Requirements. Consent must be ...
 - Voluntary
 - Actual or Apparent Authority

“It is well-settled that one of the specifically established exceptions to the requirements of both a warrant and probable cause is a search that is conducted pursuant to consent.” Schneckloth v. Bustamonte, 412 U.S. 218 (1973)

The building department has right of entry during normal business hours:

- If agreed amongst parties, or
- By use of a search warrant issued by a court of competent jurisdiction.

104.7 Records.

The building official is responsible for maintaining accurate department records for the time period required for retention of public documents.



R104.8 Liability

The code specifies that the building official cannot be held liable for performing their duties within the codes.

He must act within the color of the law!

Public Duty Doctrine



Criminal Charges???



\$7,000,000!!!!!!!

Public Duty Doctrine

public duty doctrine. noun. : a doctrine in tort law: a government entity (as a state or municipality) cannot be held liable for the injuries of an individual resulting from a public officer's or employee's breach of a duty owed to the public as a whole as distinguished from a duty owed to the particular individual.

R-104.9

Always in Writing!!!!!!!!!!



The building official makes decisions on whether modifications should be approved or not.



Code states “where there are practical difficulties.

No modification in flood hazard areas --- 5 exceptions

R104.11

Building official has authority of approval of alternative materials.

- Equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.
- After evaluation approval must be in writing.
- Disapproval must be in writing.
- Has authority to require testing.



Permits



R105.1 & R105.2

- R 105.1 Permit required
- R 105.2 Exceptions
 1. Accessory structure not over 200 square feet.
 2. Fences not over 7 feet.
 3. Retaining walls that are not over 4 feet high.
 4. On grade water tanks not over 5,000 gallons
With ratio of height to diameter under 2 to 1.
 5. Sidewalks and driveways.

- R 105.2 Exceptions continued
 6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
 7. Prefabricated swimming pools that are less than 24 inches deep.
 8. Swings and playground equipment.
 9. Window awnings supported by an exterior wall not projecting more than 54 inches from the exterior wall and do not require additional support.
 10. Decks not over 200 square feet in area and no more than 30 inches above grade and not attached to a dwelling and do not serve the a required exit.

R105.2 Continued

- Exception to permit – Electrical
 1. Listed cord-and-plug connected temporary decorative lighting.
 2. Reinstallation of attachment plug receptacles but not the outlets therefor.
 3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
 4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
 5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

R105.2 Continued

- Exception to permit – Gas
 1. Portable heating, cooking or clothes drying appliances.
 2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
 3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

R105.2 Continued

- Exception to permit – Mechanical
 1. Portable heating appliances.
 2. Portable ventilation appliances.
 3. Portable cooling units.
 4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
 5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
 6. Portable evaporative coolers.
 7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
 8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

R105.2 Continued

- Exception to permit – Plumbing

1. The stopping of leaks in drains, water, soil, waste or vent pipe; (Replacement of old with new material in vent systems etc. requires permit and inspection per code.)

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

- **Emergency repairs require permit to be applied for on next business day.**
- **Ordinary repairs may be exempt from permit requirements.**
- **Public service companies are exempt from permitting requirements of the code.**

R105.3 Application for permit.

In writing and in detail

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section R106.1.
5. State the valuation of the proposed work.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the building official.

R105.3.1 Action on application.

- The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time.
- Non-conforming documentation of compliance with Laws shall the building to reject the application in writing.
- If satisfied that the proposed work conforms to the requirements of the code, laws and ordinances, the building official shall issue a permit for the project.



R105.1, R110.1, R202 Change of Occupancy

- **Change in Occupancy.**
A change in the use of a building or portion of a building that involves a change in the application of the requirements of the code.



R105.3.2 Time limitation of application

An application for a permit shall be considered abandoned 180 days after the date of filing unless the person to whom permit was granted has started and pursued work with no break in construction greater than 180 days.

The building official may grant one additional 180 day period if a request is submitted in writing giving acceptable justification for the extension request.



R105 - Continued

Building official may revoke a permit:

- On the basis of incorrect, inaccurate or incomplete information.,
- For project violation of any ordinance or regulation or any of
- the provisions of this code.



R105.7 Placement of permit.



R105.9 Preliminary inspection.

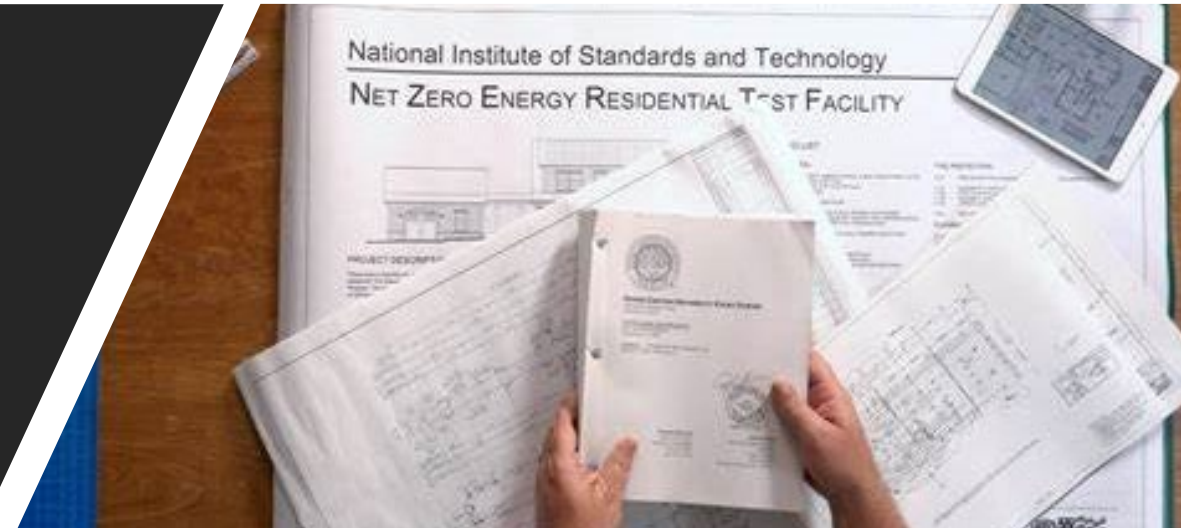
Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.



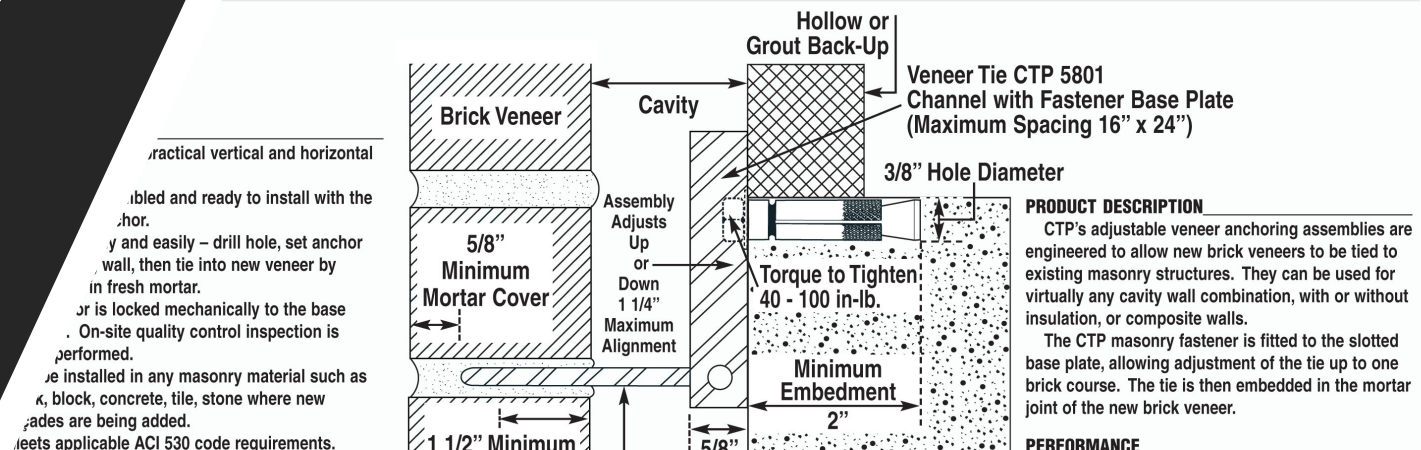
R106.1 Submittal documents.

- Submittal in two copies of documents and other data to be submitted,
- Prepared by registered design if required by state laws.
- Building official may require additional documents by a professional engineer be submitted.
- This may be waived if not required to be by a professional designer and not necessary to insure code compliance.

This cannot be sufficient unless it is a full set of plans detailing code compliance.



VI VENEER TIE ASSEMBLY



R106.1.1 Information on construction documents.

- Must be drawn on suitable material
- May be electronic media if approved by the building official
- Must provide clear and concise information
- Must demonstrate compliance with this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

R106.1.2 Manufacturer's installation instructions.

Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.

**Probably could be located
in a better place within the code**

R106 – Other Required Information

- Pertinent information including, but not limited to, bracing methods, location and length of braced wall panels and foundation requirements of braced wall panels at top and bottom shall be provided. (Foundation and framing structural details.)
- Information showing compliance with flood zone provisions.
- A site plan showing the size and location of new construction and existing structures on the site and distances from lot lines.

R106 - Plan Review

The building official, shall review or cause the plans to be reviewed for compliance with codes, standards, ordinances, etc.

Approval must be in writing or plans stamped with something similar to:

“REVIEWED FOR CODE COMPLIANCE.”

R106 - A Few Additional Items

- The building official may allow a request for phased permitting. This is at the risk of the permit holder.
- Construction must be in accordance with approved construction documents. Submission of plan amendment is required for any changes.
- The building official shall maintain copies of approved construction documents for not less than 180 days from date of completion of the permitted work, **or as required by state or local laws.**

R107 TEMPORARY STRUCTURES AND USES

- The building official is authorized to issue a permit for temporary structures and temporary uses, limited in time of service, not more than 180 days. Extensions for cause are permitted.
- Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, light, ventilation and sanitary requirements to ensure health, safety and general welfare.
- The building official is authorized to give permission to a temporary power supply when the supply has been installed, inspected and certificate of completion has been issued. Installation shall comply with the requirements for temporary lighting, heat or power in NFPA 70.
- The building official can terminate the permit for the structure or use and order the its use to be discontinued.



R108 FEES

- Permit is not valid until fee has been paid.
- Fee is established by ordinance of other legal method of the jurisdiction.
- Building permit valuation based on total project costs including all subtrades.
- Requires payment of all other fees required by law.
- Building official may establish policy on refunds.
- Additional fees may be charged for starting work prior to permit issuance.



R109 INSPECTIONS

- Foundation
- Plumbing, mechanical, gas and Electric
- Flood plane
- Frame and Masonry
- Fire resistance rated construction
- Others as required by the Building Official
- Final Inspection

Note: Final inspection includes:

- Review of elevation documentation.
- May include review of documentation from inspection agencies used for specific purposes as outlined by code or the building official.

It is the duty of permit holder to request inspections and work may not move forward where it will cover work that has not yet received an inspection approval

R110 – Certificate of Occupancy

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. If an automatic sprinkler system is provided and whether the sprinkler system is required.
9. Any special stipulations and conditions of the building permit.

 **CITY OF SANTA FE**
LAND USE DEPARTMENT – INSPECTIONS & ENFORCEMENT DIVISION
200 Lincoln Avenue, Santa Fe, New Mexico 87501
P. O. Box 909, Santa Fe, NM 87504-0909 • (505) 955-6150 • www.santafenm.gov 

No 0046

◆◆◆ **CERTIFICATE OF OCCUPANCY** ◆◆◆

☒ PERMANENT **RESIDENTIAL** ☐ TEMPORARY EXPIRATION DATE _____

THE FOLLOWING BUILDING OR PORTION THEREOF HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF OCCUPANCY GROUP R AS SPECIFIED BY THE NEW MEXICO BUILDING CODE AS ADOPTED BY THE CITY OF SANTA FE AND FOR COMPLIANCE WITH THE APPLICABLE CHAPTERS OF THE CITY OF SANTA FE MUNICIPAL CODE. USE OF THIS BUILDING OTHER THAN AS ALLOWED BY THE OCCUPANCY GROUP SPECIFIED HEREON IS PROHIBITED BY LAW.

1850 Palacio LN
BUILDING ADDRESS

Gary Ebersole
NAME & ADDRESS OF OWNER

Gary Ebersole
NAME(S) OF LICENSED NEW MEXICO CONTRACTOR(S) OR APPROVED OWNER-BUILDER(S)

14-142
CITY CONSTRUCTION PERMIT NUMBER

[Signature]
NAME OF CITY INSPECTOR

LICENSE TYPE & NUMBER (IF APPLICABLE)
Complete
PORTION OF BUILDING

2/04/15
ISSUE DATE

COMMENTS: _____

NOTE: THIS CERTIFICATE IS NOT AN APPROVAL OF A HOME OCCUPATION BUSINESS. A HOME OCCUPATION BUSINESS WITHIN THIS BUILDING MUST REGISTER WITH THE CITY OF SANTA FE BEFORE COMMENCEMENT. OPERATION OF A HOME OCCUPATION BUSINESS WITHOUT APPROVAL OF THE CITY OF SANTA FE IS PROHIBITED BY LAW.

R110 – Certificate of Occupancy – other issues

- The building official may at their discretion issue a temporary certificate with a maximum period of validity prior to the completion of remaining items and issuance of a permanent certificate of occupancy.
- The building official shall revoke any certificate of occupancy where:
 - It was issued in error
 - When based on incorrect information provided by applicant.
 - When it is determined that the structure or any portion violates codes, standards or ordinances.

R111 – Connection of Service Utilities

A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until approved by the building official.



R- 111.2 . Temporary Connection

The building official has the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel or power.

R- 111

The building official has the authority to disconnect utility services.

In case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section R111.1 or R111.2.

The building official shall notify the serving utility and where possible the owner or the owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action.

If not notified prior to disconnection, the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

R112 - Board of Appeals

- The public has the right of due process to appeal an order, decision or determination of the building official.
- Basis for appeal:
 - The code has been interpreted incorrectly
 - The code does not apply
 - An equivalent alternative was not accepted
- The Board of Appeals has no authority to waive code requirements

R113.1 - Unlawful acts

It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

R-114 – Stop Work Order

Upon notice from the building official that work on any building or structure is being executed contrary to the provisions of this code or in an unsafe and dangerous manner, such work shall be immediately stopped.

- In writing
- Handed to owner or authorized agent
- State what is required to recommence work

R 114.2 - Violation of Stop Work Order

A person who continues any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

Test Your Knowledge

1. The International Residential Code is applicable to single-family dwellings a maximum of _____ stories in above-grade-plane height.

a. one

b. two

c. three

d. four

Test Your Knowledge

2. If there is a conflict in the code between a general requirement and a specific requirement,

the _____ requirement shall apply.

a. general

b. specific

c. least restrictive

d. most restrictive

Test Your Knowledge

3. Provisions of the appendices do not apply unless _____.
- a. specified in the code
 - b. applicable to unique conditions
 - c. specifically adopted
 - d. relevant to fire or life safety

Test Your Knowledge

4. The building official has the authority to grant modifications to the code

_____.

- a. for only those issues not affecting life safety or fire safety
- b. for individual cases where the strict letter of the code is impractical
- c. where the intent and purpose of the code cannot be met
- d. related only to administrative functions

Test Your Knowledge

5. Unless supporting a surcharge, retaining walls having a maximum height of _____ inches, measured from the bottom of the footing to the top of the wall,

do not require a permit.

a. 30

b. 36

c. 48

d. 60

Reference _____

Test Your Knowledge

6. A temporary certificate of occupancy is valid for what period of time?

- a. 30 days
- b. 60 days
- c. 180 days
- d. a period set by the building official

Reference _____

Test Your Knowledge

7. A permit is not required for the installation of a window awning provided the awning projects a maximum of _____ inches from the exterior wall and does not require additional support.

a. 30

b. 36

c. 48

d. 54

Reference _____

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Thank

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