




2015 Residential Code Question Of The Week

A skylight is defined by the IRC as glass or other glazing material installed at a minimum slope of ____ .

- a. 15 degrees from the vertical 
- b. 30 degrees from the vertical
- c. 15 degrees from the horizontal
- d. 30 degrees from the horizontal


[RB] SKYLIGHT AND SLOPED GLAZING. Glass or other transparent or translucent glazing material installed at a slope of 15 degrees (0.26 rad) or more from vertical. Glazing materials in skylights, including unit skylights, tubular day-lighting devices, solariums, sunrooms, roofs and sloped walls are included in this definition.





2015 Commercial Code Question Of The Week

Which of the following uses is not considered a Group B occupancy?

- a. convenience store 
- b. motor vehicle showroom
- c. car wash
- d. college classroom building

SECTION 304 BUSINESS GROUP B

304.1 Business Group B. Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

- Airport traffic control towers
- Ambulatory care facilities*
- Animal hospitals, kennels and pounds
- Banks
- Barber and beauty shops
- Car wash
- Civic administration
- Clinic, outpatient*
- Dry cleaning and laundries: pick-up and delivery stations and self-service
- Educational occupancies for students above the 12th grade
- Electronic data processing
- Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities not more than 2,500 square feet (232 m²) in area.
- Laboratories: testing and research
- Motor vehicle showrooms
- Post offices
- Print shops
- Professional services (architects, attorneys, dentists, physicians, engineers, etc.)
- Radio and television stations
- Telephone exchanges
- Training and skill development not in a school or academic program (this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics and similar uses regardless of the ages served, and where not classified as a Group A occupancy).

SECTION 309 MERCANTILE GROUP M

309.1 Mercantile Group M. Mercantile Group M occupancy includes, among others, the use of a building or structure or a portion thereof for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public. Mercantile occupancies shall include, but not be limited to, the following:


- Department stores
- Drug stores
- Markets
- Motor fuel-dispensing facilities
- Retail or wholesale stores
- Sales rooms

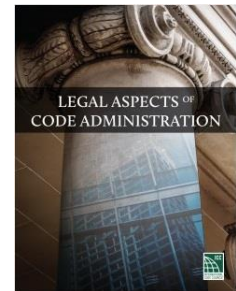
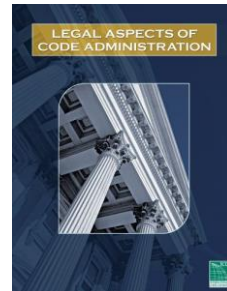




2015 Permit Technician Question Of The Week

One of the most common areas of potential liability in the department of building safety is _____.

- a. records retention
- b. plans examination 
- c. policy administration
- d. administrative guidelines



Plans Examination

One of the most frightening areas of potential liability in the enforcement of the building code is the examination of building plans by members of the building code department. If a building collapses, if there is some kind of structural defect, or if inappropriate materials are used in a building, owners are increasingly likely to sue the building code department. Obviously, in major urban areas where skyscrapers with one hundred stories or more are being constructed, the possible liability of a building code official or a plans examiner can be staggering.

To perform the function of a plans examiner, the building code department must have a qualified expert in the area. Although the IBC does not specifically make mention of particular requirements for the position of plans examiner, the importance of the job requires an individual with a background in structural engineering or an architect with experience in the design and construction of buildings. IBC Section 106.3 requires the code official to examine the submitted construction documents. It is sometimes difficult to find well-qualified people to assume these responsibilities. While the private sector can pay more to persons with these qualifications, building code departments are not notorious for high salaries. Even so, it is important that the most highly qualified personnel be employed. Some courts may impose liability building department even though Section 106.1 of the IBC requires that a licensed professional engineer or architect stamp the plans submitted by the applicant. The reliance by the building code official and his or her department on the stamp of a licensed architect or engineer, however, is insufficient in many states today. The department must have its own qualified personnel determine whether or not plans are acceptable.

The division of plans examination within a building code department must be thorough in everything it does. A small mistake could mean the loss of many lives and the imposition of legal liability. It is very important that every detail be checked and double checked prior to the issuance of a permit. Notes and records should be kept of the plans examiner's impressions as the examination is conducted. Those notes and records should be kept in the master file on the particular property in question. A standard plan review form should be used for every plan review.