

The following is intended as a useful short checklist for use of the International Building Code for the design of a building prior to any design work. Designing With The Codes™ will reduce non-compliance at plan review and provide a communication tool for mutual understanding of the issues with the owner and all other parties to the design and construction of the building.

The section numbers reference the 2006 Edition of the IBC.

Classify the building according to:

- 302 Occupancy
- 601 Type of Construction
- 602 Location on the property
- 503 Floor area
- 503 Height and;
- 503 Number of stories

Analyze the physical properties of the building:

- 508 Identify any fire walls or fire areas
- 502 Determine the following
 - Area of each story of each building
 - Grade elevation
 - Building height in feet above grade
 - Building height in stories

Analyze basic site conditions:

- 704 Separation distances from exterior walls to assumed and common property lines
- Appendix D - Fire District location and application

Determine allowable

- 504 height modifications
- 506 area modifications

Determine minimum Construction Type allowable for each:

- 503 Occupancy Classification and
- 503 Building size, design and location.

- 302 Check detailed occupancy and
- 1101 Accessibility requirements.

601 Check detailed construction requirements for fire protection of structural components

- 705 Fire walls
- 704 Exterior walls
- 706 Interior bearing walls
- 601 Columns, beams, girders, trusses, arches
- 711 Floor-ceiling and roof-ceiling assemblies

Check detailed requirements for mixed use separations or non-separated protection

- 508.2 Check incidental use protection
- 508.3.1 Accessory use areas (<10% total SF)

Check detailed fire protection requirements

- 707 Vertical openings
- 708 Interior walls and partitions
- 715 Protection of wall openings
- 712 Penetration, fire-blocking, firestopping, and draftstopping
- 801 Finishes and coverings
- 719 Insulation
- Miscellaneous items

Check detailed requirements for means of egress

- 1018 Exits: Number, arrangement, capacity, protection
- 1014 Exit access: Arrangement, capacity, protection
- 1024 Exit Discharge
- 1020 Stairway enclosure and construction
- 1008 Doors and hardware
- 1007 Accessible Means of Egress
- 1009 Stairways
- 1011 Illumination and identification
- Special and miscellaneous requirements
- Occupancy related requirements

Check protection systems requirements

- Check requirements for
 - 903 sprinklers,
 - 905 standpipes, and
 - 904 other required extinguishing systems
- 906 Check requirements for alarm systems
- Review design and detailed construction requirements as related to standards

Check other requirements as necessary:

- Use of public property
- 1007, 3002, 707, 1607, 3006, 2702 Elevators
- 1205 Light, 2801 ventilation, and IPC sanitation
- 715 & 2406 Hazardous glazing
- 1405 & 1503 Weather protection and flashings

CAUTION: This checklist is not a complete reference and is not intended to replace due diligence for complete code research for a project. These references are to serve only as a starting point for complete code review and should not be construed as the total solution to design of a project. **Other codes and standards adopted by the local authorities must also be researched and the most restrictive requirements applied.**