

# AIBD 2 - IBC 107.1 (11255)

IBC: [A] 107.1

**Proponents:** Jack Butler, Butler & Butler, LLC, American Institute of Building Design (abutler@mpzero.com)

## 2024 International Building Code

**[A] 107.1 General.** Submittal documents consisting of *construction documents*, statement of *special inspections*, geotechnical report and other data shall be submitted in two or more sets, or in digital format where allowed by the *building official*, with each *permit* application. The construction documents shall be prepared by a *registered design professional* where required by the statutes of the *jurisdiction* in which the project is to be constructed. Where *special conditions* exist, the *building official* is authorized to require ~~additional~~ *supplemental construction documents* to be provided to explain how the proposed design complies with this code. Where required by the laws of the *jurisdiction*, a *supplemental construction document* shall be prepared by a *registered design professional*.

**Exception:** The *building official* is authorized to waive the submission of *construction documents* and other data ~~not required to be prepared by a *registered design professional*~~ if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

**Reason:** Many jurisdictions have deployed or plan to implement online building permit application processes that require digital rather than paper plan submittals. This fact is already recognized by the wording of R106.1, which is repeated here.

The second proposed modification reflects the need to recognize the intent of the original term "additional construction documents," which is to demonstrate how the proposed design addresses the special conditions, by replacing "additional" with "supplemental," adding the reason for requesting the supplemental documents, and clarifying who may prepare such documents. The proposed deletion of "registered design professional" recognizes that state professional practice laws determine who may or must prepare these additional construction documents depending on their nature. In addition, the current wording fails to allow the exemptions that exist in the majority of states for non-registered persons and property owners to prepare construction documents for residential and smaller commercial projects, which creates a conflict with these state laws. However, the requirement for a registered design professional to prepare any supplemental document is preserved.

The revised wording in the Exception clause is intended to recognize that it is the nature of the proposed work, and not the person who might prepare an unnecessary construction document, that should determine whether a specific construction document is not necessary for the contemplated project. For example, an interior modification may not need an exterior elevation, which, under the laws of the jurisdiction, might be prepared by anyone. A building official should be able to avoid the submission and subsequent review of any unnecessary construction documents in accordance with the nature of the proposed work.

Two phrases are italicized in the modified section: *special conditions* and *supplemental construction documents*. This font notation reflects the related proposal of new definitions for these terms in order to remove ambiguity that is creating issues in multiple jurisdictions regarding the intent behind these phrases. Services of a registered design professional are often not required by the laws of the jurisdiction when the prescriptive guidance needed is found in the code or in the referenced standards on which that guidance is based and the laws of the jurisdiction provide an exemption for registration in order to prepare such submittals.

**Cost Impact:** Decrease

### **Estimated Immediate Cost Impact:**

Allowing the submittal of digital documents will save permit applicants the cost of printing paper documents and will save the building safety departments the cost of long-term paper storage. There may also be some savings from reducing the number of construction documents that must be prepared by registered design professionals when the laws of the jurisdiction do not require such persons to prepare the documents.

### **Estimated Immediate Cost Impact Justification (methodology and variables):**

Although the savings from not printing construction documents depends on the number of sheets and the local cost of production, the fact that any printing costs may be avoided through electronic submission of the documents is readily apparent. Long-term storage costs of submitted construction documents depends on the retention requirements of the jurisdiction, but clearly accumulate over time as the volume increases. Many jurisdictions are actually converting paper documents to an electronic form in order to avoid these storage costs. Receiving such documents in an original electronic form will additionally avoid the cost of digitization. It can also speed the plan review process.