

# AIBD 7 - IRC 106.1 (11286)

IRC: R106.1

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## 2024 International Residential Code

**R106.1 Submittal documents.** Submittal documents consisting of *construction documents*, and other data shall be submitted in two or more sets, or in a digital format where allowed by the *building official*, with each application for a *permit*. 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 ~~prepared~~ 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 reviewing of *construction documents* is not necessary to obtain compliance with this code.

**Reason:** The first proposed modification is to remove the serial comma after the first instance of 'construction documents', as there are only two items in the list. The first proposed substantive 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." The verb 'prepared' is replaced with 'provided' in recognition that some supplemental documents, such as product certifications and manufacturer's installation instructions, are existing documents that only need to be supplied to the building official to satisfy the requirement. 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.

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.

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:** The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

**Justification for no cost impact:**

The proposed modification seeks to clarify the original intent of this subsection.