

AIBD 3 - IBC 107.3.4 (11258)

IBC: [A] 107.3.4

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2024 International Building Code

[A] 107.3.4

Design professionalBuilding designer in responsible charge

~~. Where it is required that documents be prepared by a registered design professional, the~~ The building official shall be authorized to require the *owner* or the *owner's* authorized agent to engage and designate on the *building permit* application a building designer ~~registered design professional~~ who shall act as the ~~registered design professional~~ building designer in responsible charge. If the circumstances require, the *owner* or the *owner's* authorized agent shall designate a substitute ~~registered design professional~~ building designer in responsible charge who shall perform the duties required of the original ~~registered design professional~~ building designer in responsible charge. The *building official* shall be notified in writing by the *owner* or the *owner's* authorized agent if the ~~registered design professional~~ building designer in responsible charge is changed or is unable to continue to perform the duties.

The ~~registered design professional~~ building designer in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and *deferred submittal* items, for compatibility with the design of the building. Where the laws of the jurisdiction require all construction documents to be prepared by a registered design professional, the building designer in responsible charge shall be a registered design professional.

Reason: The original title of the subsection appropriately omits the qualifier "registered"; so, too, should the text. State professional practice laws control who is authorized to produce construction documents and coordinate their delivery to the building official for review as part of the application and construction process. Persons other than registered design professionals are permitted to provide construction documents and oversee construction of residential and small commercial projects in almost all states. Requiring only registered design professionals to fulfill the responsible charge role is contrary to public policy in those states, particularly where the IBC chapter 1 is applied to residential construction. For example, it is common for a non-registered building designer or the property owner to prepare the basic construction documents for residential construction. State laws may require that components of these documents, such as foundations or roof trusses, be prepared by a licensed engineer hired by the building designer. In such cases, the non-registered design professional is the appropriate choice to be in responsible charge of the overall design effort, as the registered design professional would be generally unfamiliar with the overall project. In addition, the scope of their practice might not allow them to oversee other elements of the proposed construction. Requiring the owner to hire a third-party person to act as the owner's agent just to meet the code requirement adds a potential source of confusion rather than offering a means of reducing it. The revised language preserves the requirement for a registered design professional to serve in the role of responsible charge when justified by the laws of the jurisdiction.

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 modification recognizes the existing common practice, allowed in most states, where a non-registered design professional has overall responsibility for the project design but employs registered design professionals for specific subtasks, such as foundation and truss design, in accordance with state professional practice requirements or to address special conditions presented by the project site or a design element.