Building Code Summary Checklist

This form details the minimum information we need to review your project for compliance with the building codes. To begin your review, we require that this worksheet be completed and turned in with your Building Permit application.

You are required to include the necessary full-sized sheet(s) with the drawing set, detailing this information. The code summary is required to be an integral part of the drawings, and these code summary pages designated as **CS** (Code Summary) sheets.

BUILDING CODE EDITION: 2021 IBC

SECTION 1 – BUILDING USE OR OCCUPANCY

Identify all use and occupancy classification group(s) in the Building *(i.e., B, M, R-2, A-3, etc.):*						

Check the applicable option for this project:			
☐ **List all occupancy separation fire barrier ratings required** (i.e., B to S-2 = 2hr), IBC 508.4 Include both horizontal and vertical separations	to	=	hr.(s)
	to	=	hr.(s)
	to	=	hr.(s)
☐ **Building is constructed per IBC 508.3 for Non-Separated Uses**	to	=	hr.(s)
	to	=	hr.(s)

List all incidental use areas (per IBC Table 509.1), floor area, and separation to be provided

Room or Area	Floor Area (Square Ft.)	Fire Separation

List all accessory use areas not defined as Incidental Use, and fire barrier requirements (per IBC 508.2)

Room or Area	Floor Area (Square Ft.)	Percentage of floor area on story	Fire Separation

SECTION 2 – BUILDING CONSTRUCTION

List Construction Type(s) used in the design (IA, IIIB, VA, etc.):		
	Allowed	Proposed
Building Height (per IBC Table 504.3)		
Number of Stories (per IBC Table 504.4)		
Are Automatic Sprinklers used for Height Modifications? (per IBC Section 504)		YES ☐ NO ☐

Is there a basement?	YES ☐	NO ☐	If YES, List square footage of basement and grade elevations on CS sheets.

Is an Automatic Sprinkler System Used in Place of 1-Hour Construction per IBC Table 601, footnote d or other fire resistive construction per IBC 601 footnote c.? If you answered yes, please provide locations on CS sheets.	YES ☐	NO ☐

Fire Resistance of Exterior Walls Based on Fire Separation Distance (per IBC Table 705.5)				
	List Wall Location (i.e., North, South, etc.)	Fire Separation Distance:	Rating	Opening Protection
1				
2				
3				
4				

Fire Resistance Rating Requirements (per IBC Table 601)	Rating Required	Rating Provided	Assembly #
Structural Frame			
Bearing Walls - Exterior			
Bearing Walls - Interior			
Nonbearing Walls & Partitions - Exterior			
Nonbearing Walls & Partitions - Interior			
Floor Construction			
Roof Construction			

SECTION 3 – OCCUPANT LOAD AND BUILDING EXITING

If there are multiple IBC Occupancy types on any floor or in the building, provide a separate analysis for each occupancy type. Repeat as necessary.

	Basement	First Floor	Mezzanine	Second Floor	Third Floor	Other Floor(s)
TOTAL Occupant Load						

Number of Exits and Exit Width from Each Level (as applicable):	Number of Exits		Exit Width			
			Stairs		Other Egress Components	
	Required	Provided	Required	Provided	Required	Provided
Basement						
First Floor						
Mezzanine						
Second Floor						
Other Floor(s)						
Are Areas of Refuge Required?					YES ☐	NO ☐

SECTION 4 – BUILDING HEIGHTS AND AREAS: "ALLOWABLE" AND "ACTUAL"

If there are multiple construction types, or if a fire wall divides the building, **provide a separate analysis for each area.** Repeat as necessary.

Area Limitations for Each Proposed IBC Use or Occupancy Group	Occupancy - 1	Occupancy - 2	Occupancy - 3	Occupancy - 4
IBC Use / Occupancy Group IBC Chapter 3 and 4				
Type of Construction (IBC Table 601)				
Fire sprinkler system design type (IBC 903.2) NFPA 13, 13R, 13D, None				
Allowable Building Height in feet above grade plane. (IBC Table 504.3)				
Fire sprinkler Factor (IBC Table 504.4 footnote) NS, S, S13				
Allowable Number of Stories above grade plane. (IBC Table 504.4)				
Fire sprinkler Factor (IBC Table 506.2 footnote) NS, S1, SM				
Allowable Area in Square Feet (IBC Table 506.2)				
Frontage Amount Increase Multiplier (per IBC 506.3 equation 5-4 and 5-5. Provide on CS sheet)				
Actual Floor Area				
Does the Building Qualify for Unlimited Area (per IBC 507)			YES ☐	NO ☐

*If there is more than one occupancy group in the building, provide a "Sum of the Ratios" calculation (per IBC 508.4.2) to show that the proposed building is not over the allowable area.
(Not Required if Building is constructed per IBC 508.3 for Non-Separated Uses)

"Separated Use Sum of the Ratios" Allowable Area Calculation (if applicable)
"Non-Separated Use" Allowable Area Calculation (if applicable)

SECTION 5 – PLUMBING FIXTURE COUNT

(WAC 51-50 – IBC Chapter 29 - Washington State Amendments)

Occupancy Class	Function of Space	Occupant Load Factor (OLF)	Floor area of space	Occupant Load	Water Closets [1]				Lavatories [1]			
					Male		Female		Male		Female	
					Required / Provided		Required / Provided		Required / Provided		Required / Provided	
Ch. 3	(Table 1004.5)		Sq. Ft	Area ÷ OLF								
Total Number of Fixtures												
Number of Accessible Fixtures												

Family or assisted use toilet and bathing rooms (per IBC 1110.2.1)	Required	
	Provided	
Number of Drinking Fountains	Required	
	Provided	
	Accessible	

[1] Equally divide the plumbing occupant load between male and female for determining the number of required plumbing fixtures. Always round up required fixtures to the next whole number.

Code Summary Floor Plans

- Drawing Sheets shall be designated as CS (Code Summary)
- Provide a basic floor plan for each level, showing partitions, stairs, doors with door swings, relites, fixtures, etc. Minimum scale is 1/8" = 1' – 0"
- Clearly label the following:
  - Use of each room or area (i.e., office, sales, conference, kitchen, manufacturing, storage, classroom, lobby, corridor, vertical exit enclosure, etc.)
  - IBC Occupancy classification for each room, area, and floor.
  - Square footage of floor area of each room or area.
  - Occupant load factor used for each room or area and floor.
  - Occupant load of each room or area and floor.
  - Number of required exits for each room or space, and for each floor.
- Provide a total occupant load summary for each floor or level.
- Clearly show all actual and assumed property lines, including those required by IBC 705.3.
- Graphically show the extent and rating of all rated assemblies both vertical and horizontal, including the rating of any required opening protection.
- Clearly show a complete Means of Egress Path and Exit Discharge, including the width, common path of travel, travel distance, diagonal distance of exits, exit signs, and emergency exit pathway lighting (interior and exterior).
- Indicate any doors that are provided with panic hardware and/or magnetic hold-opens.
- Provide accessible information for site and all parts of the building including any stages or platforms. This includes all Braille signs for room identification and exits, Areas of refuge, and emergency communication.
- Provide occupant load sign requirements for all assembly areas.
- Provide interior Wall finish and trim requirements in accordance with IBC Table 803.13.
- Provide complete list of Hazardous Materials and show storage location.