

EFFECTIVE USE OF THE INTERNATIONAL BUILDING CODE

While not all inclusive, the following format may be used as a general guideline for use and application of the International Building Code.

- Determine the structures occupancy group(s) that most nearly resemble the intended use - according to fire safety and relative hazard. See Sections 302.1 and 303 through 312.
- Determine if incidental uses within the building are to be separated and/or protected per Table 508.2, or if they are to be classified as a separate occupancy per Section 508.2.1. If separate occupancies, they must comply with the mixed occupancy provisions of Section 508.2.1.
- For buildings having mixed occupancy groups, see Section 508.3. Determine if the building, or portion thereof, is designed to be separated, non-separated, accessory, or a combination of these per Section 508.3. For separated uses, check occupancy separations per Section 508.3.1.3 and Table 508.3.3.
- Determine the type of construction of the building by the construction materials used - and the fire-resistance-rating of the structural components of the building. See Sections 602.2 through 602.5.
- Determine location of the building on the property to verify distances to lot lines and other buildings (by the certificate of survey or site plan). See Section 702.1 for the definition of “fire separation distance”. See Table 602 for the fire-resistance-rating requirements of exterior walls based on the fire separation distance. Also see Section 704.8 for the maximum allowable area of exterior wall openings based on the actual fire separation distance.
- Calculate the allowable floor area(s) of the building - for both the “per-floor” area and the “total” building area. See Sections 503, 504, 505, 506 & 507. Also see Section 508.3.1.2 for accessory occupancies, Section 508.3.2.2 for “non-separated” occupancies, and Section 508.3.3.2 for “separated” occupancies.
- Compute the height and number of stories of the building using the definition of Basement, Grade Plane, Building Height, Story Height, and Mezzanine - per Section 502.1. See Table 503 for the maximum height and number of stories permitted based on the occupancy group and type of construction. See Section 504 for height modifications and Section 509 for Special Provisions.
- Review the building for compliance with the occupancy requirements of Sections 303 through Section 312. Also verify special detailed requirements based on “special uses” and “occupancies” as identified in Sections 402 through Section 420.
- Review the building for conformity with “type of construction” requirements in Section 602 and Table 601. If using type I or II construction, see Section 603 for the use of combustible materials. For fire-resistance-rated construction, see Chapter 7.
- Determine the design occupant load per Section 1004.1.
- For conformance with Means of Egress provisions, see IBC Chapter 10.
- Review the building for other detailed code regulations in Chapters 4, 7 through 10, 12 through 29, and 31 through 33.
- See MN Rule 1305 for amendments to the IBC. (The 1305 Rules are not optional. If applicable, they must be incorporated into the design.)
- See MN Rule 1303 “Minnesota Provisions” previously found in MN Rule 1300 (i.e. restroom facilities in public accommodations, minimum frost protection depth, space for commuter vans, recycling space, ground snow load, bleacher safety...)
- Review the building for conformity with structural engineering regulations and requirements for materials of construction. See Chapters 16 through 25.
- Review the building compliance with the “accessibility provisions” of Minnesota Rule 1341.