INTERNATIONAL CODE COUNCIL

PERFORMANCE CODE® for Buildings and Facilities

This is a preview of "ICC PC-2018". Click here to purchase the full version from the ANSI store.
**PREFACE**

**Introduction**

Internationally, the design and regulatory community has embraced the need for a code that emphasizes performance requirements rather than prescriptive requirements. This need is not unique to the international community. As such, the *International Code Council Performance Code® for Buildings and Facilities* (ICCPC®), in this 2018 edition, is designed to meet this need through model code regulations that safeguard the public health and safety in all communities, large and small.

The *International Code Council Performance Code® for Buildings and Facilities* clearly defines the objectives for achieving the intended levels of occupant safety, property protection and community welfare. The code provides a framework to achieve the defined objectives in terms of tolerable levels of damage and magnitudes of design events, such as fire and natural hazards.

The concepts covered by this code are not intended to be any different in scope than those covered by the 2018 edition of the *International Codes®* (I-Codes®) published by the International Code Council® (ICC®). However, this code is distinctly different from the other *International Codes*, which, in many cases, direct the user to a single solution to address a safety concern for a building or facility. The ICCPC allows the user to achieve various solutions, systematically. It should be noted that the family of *International Codes*, including the *International Building Code®, International Energy Conservation Code®, International Existing Building Code®, International Fire Code®, International Fuel Gas Code®, International Green Construction Code®, International Mechanical Code®, International Plumbing Code®, International Private Sewage Disposal Code®, International Property Maintenance Code®, International Residential Code®, International Swimming Pool and Spa Code®, *International Wildland-Urban Interface Code®* and *International Zoning Code®, is considered to provide an acceptable solution that will comply with the ICCPC. Conversely, this code provides a procedure to address design and review issues associated with the alternative materials and methods sections of the codes cited above.

It is strongly recommended that users of this code consult the User’s Guide located in the second portion of this publication to gain additional insight into the provisions of this code.

The *International Code Council Performance Code® for Buildings and Facilities* provisions provide many benefits, including the model code development process, which offers an international forum for design professionals, code officials and other interested parties to discuss performance code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

The I-Codes, including this *International Code Council Performance Code®, are used in a variety of ways in both the public and private sectors. Most industry professionals are familiar with the I-Codes as the basis of laws and regulations in communities across the U.S. and in other countries. However, the impact of the codes extends well beyond the regulatory arena, as they are used in a variety of nonregulatory settings, including:

- Voluntary compliance programs such as those promoting sustainability, energy efficiency and disaster resistance.
- The insurance industry, to estimate and manage risk, and as a tool in underwriting and rate decisions.
- Certification and credentialing of individuals involved in the fields of building design, construction and safety.
- Certification of building and construction-related products.
- U.S. federal agencies, to guide construction in an array of government-owned properties.
- Facilities management.
- “Best practices” benchmarks for designers and builders, including those who are engaged in projects in jurisdictions that do not have a formal regulatory system or a governmental enforcement mechanism.
Development

This 2018 edition presents the code as originally issued, with changes reflected in the 2003 through 2015 editions and further changes approved by the ICC Code Development Process through 2017. A new edition such as this is promulgated every 3 years.

This code is intended to establish provisions consistent that adequately protect public health, safety and welfare; that do not unnecessarily increase construction costs; that do not restrict the use of new materials, products or methods of construction; and that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Maintenance

The International Code Council Performance Code for Buildings and Facilities is kept up to date through the review of proposed changes submitted by code enforcement officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The ICC Code Development Process reflects principles of openness, transparency, balance, due process and consensus, the principles embodied in OMB Circular A-119, which governs the federal government’s use of private-sector standards. The ICC process is open to anyone; there is no cost to participate, and people can participate without travel cost through the ICC’s cloud-based app, cdpAccess®. A broad cross section of interests are represented in the ICC Code Development Process. The codes, which are updated regularly, include safeguards that allow for emergency action when required for health and safety reasons.

In order to ensure that organizations with a direct and material interest in the codes have a voice in the process, the ICC has developed partnerships with key industry segments that support the ICC’s important public safety mission. Some code development committee members were nominated by the following industry partners and approved by the ICC Board:

- American Institute of Architects (AIA)
- International Association of Fire Chiefs (IAFC)
- National Association of Home Builders (NAHB)
- National Association of State Fire Marshals (NASFM)

The code development committees evaluate and make recommendations regarding proposed changes to the codes. Their recommendations are then subject to public comment and council-wide votes. The ICC’s governmental members—public safety officials who have no financial or business interest in the outcome—cast the final votes on proposed changes.

The contents of this work are subject to change through the code development cycles and by any governmental entity that enacts the code into law. For more information regarding the code development process, contact the Codes and Standards Development Department of the International Code Council.

While the I-Code development procedure is thorough and comprehensive, the ICC, its members and those participating in the development of the codes disclaim any liability resulting from the publication or use of the I-Codes, or from compliance or noncompliance with their provisions. The ICC does not have the power or authority to police or enforce compliance with the contents of this code.
Code Development Committee Responsibilities
(Letter Designations in Front of Section Numbers)

In each code development cycle, proposed changes to this code are considered at the Committee Action Hearings by nine different code development committees. The committee responsible for each section of this code is noted by the bracketed letter in front of that section. For example, proposed changes to code sections that have [BS] in front of them (e.g., [BS] 501.1) are considered by the IBC—Structural Code Development Committee during the Committee Action Hearings in the 2019 (Group B) code development cycle.

The letter classifications corresponding to the code development committee responsible for hearing code change proposals for that section are as follows:

[A] = Administrative Code Development Committee;

[BE] = IBC—Means of Egress Code Development Committee;

[BF] = IBC—Fire Safety Code Development Committee;

[BG] = IBC—General Code Development Committee;

[BS] = IBC—Structural Code Development Committee;

[CE] = Commercial Energy Conservation Code Development Committee;

[F] = International Fire Code Development Committee;

[M] = International Mechanical Code Development Committee; and


For the development of the 2021 edition of the I-Codes, there will be two groups of code development committees and they will meet in separate years.
Code change proposals submitted for this code will be heard by the code development committees noted in brackets [ ] in the text of the code. Because different committees hold Committee Action Hearings in different years, proposals for this code will be heard by committees in both the 2018 (Group A) and 2019 (Group B) code change cycles.

For example, Section [A] 102.1 is the responsibility of the Administrative Code Development Committee. As noted in the preceding table, that committee will hold its Committee Action Hearings in 2019 to consider code change proposals for the chapters for which it is responsible. Therefore, any proposals received for Section [A] 102.1 will be assigned to the Administrative Code Development Committee and will be considered in 2019, during the Group B code change cycle.

As another example, Section [BG] 802.1 is designated as the responsibility of the IBC—General Development Committee, which is part of the Group A portion of the hearings. This committee will hold its Committee Action Hearings in 2018 to consider code change proposals for the chapters for which it is responsible. Therefore, any proposals received for Section [BG] 802.1 will be assigned to the IBC—General Development Committee for consideration in 2018.

It is very important that anyone submitting code change proposals understands which code development committee is responsible for the section of the code that is the subject of the code change proposal. For further information on code development committee responsibilities, please visit the ICC website at www.iccsafe.org/scoping.
Marginal Markings

Solid vertical lines in the margins within the body of the code indicate a technical change from the requirements of the 2015 edition. Deletion indicators in the form of an arrow (▲) are provided in the margin where an entire section, paragraph, exception or table has been deleted or an item in a list of items or a table has been deleted.

Adoption

The International Code Council maintains a copyright in all of its codes and standards. Maintaining copyright allows the ICC to fund its mission through sales of books, in both print and electronic formats. The ICC welcomes adoption of its codes by jurisdictions that recognize and acknowledge the ICC’s copyright in the code, and further acknowledge the substantial shared value of the public/private partnership for code development between jurisdictions and the ICC.

The ICC also recognizes the need for jurisdictions to make laws available to the public. All I-Codes and I-Standards, along with the laws of many jurisdictions, are available for free in a nondownloadable form on the ICC’s website. Jurisdictions should contact the ICC at adoptions@iccinside.org to learn how to adopt and distribute laws based on the International Code Council Performance Code in a manner that provides necessary access, while maintaining the ICC’s copyright.

To facilitate adoption, the jurisdiction must establish the following performance groups for new and/or existing use groups or specific buildings or facilities for the application of this code (see Chapter 3).

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EFFECTIVE USE OF THE INTERNATIONAL CODE COUNCIL PERFORMANCE CODE FOR BUILDINGS AND FACILITIES

The purpose of the International Code Council Performance Code® for Buildings and Facilities (ICCPC) is to promote innovative, flexible and responsive solutions that optimize the expenditure and consumption of resources while preserving social and economic value. This approach is unique to the structure of a performance-based code.

The methodology employed in performance-based codes focuses on outcomes. In other words, a performance code approach would identify and quantify the level of damage that is acceptable during and after a fire, earthquake or other event. Generally, but not in all cases, the current prescriptive code focuses on solutions that achieve a certain outcome. The difficulty is that the outcome is unclear. Therefore, when a design is proposed that is different from the prescriptive code, it is often difficult to determine whether the approach will be equivalent. There may be other more appropriate and innovative solutions available. A performance-based code creates a framework that both clearly defines the intent of the code and provides a process to understand quantitatively what the code is trying to achieve. Without this framework, the new techniques would be fairly difficult to accomplish and new methods of construction take longer to implement.

The code is organized into four major parts:

- Part I—Administrative (Chapters 1–4)
- Part II—Building Provisions (Chapters 5–15)
- Part III—Fire Provisions (Chapters 16–22)
- Part IV—Appendices (A–E)

Part I—Administrative. Part I of the document contains four chapters in which common approaches were found for both building and fire. Chapter 1 contains administrative provisions such as intent, scope and requirements related to qualifications, documentation, review, maintenance and change of use or occupancy. Also, provisions for approving acceptable methods are provided. Chapter 2 provides definitions specific to this document.

Chapter 3, Design Performance Levels, sets the framework for determining the appropriate performance desired from a building or facility based on a particular event, such as an earthquake or a fire. Specifically, the user of the code can more easily determine the expected performance level of a building during an earthquake. In the prescriptive codes, the required performance is simply prescribed with no method provided to determine or quantify the level of the building’s or facility’s performance.

Chapter 4 deals with the topics of reliability and durability and how these issues interact with the overall performance of a building or facility over its life. This issue has always been relevant to codes and standards but becomes more obvious when a performance code requires a designer to regard buildings as a system. Reliability includes redundancy, maintenance, durability, quality of installation, integrity of the design and, generally, the qualifications of those involved within this process.

Parts II and III—Building and Fire. Parts II and III provide topic-specific qualitative statements of intent that relate to current prescriptive code requirements. As noted, Parts II and III are building and fire components, respectively. The building and fire components were not fully integrated because of concerns relating to how such a document might be used. For instance, a fire department might want to utilize the document for existing buildings or facilities but would not be able to adopt chapters dealing with issues such as structural stability or moisture. Therefore, the code is designed so that a fire department could adopt Parts I and III only. When Part II is adopted,
the entire document should be adopted. Part III should always be included in the adoption of this code.

Generally, such topic-specific qualitative statements are the basic elements missing from prescriptive codes. The statements follow a particular hierarchy, described below.

**Objective.** The objectives define what is expected in terms of societal goals or what society “demands” from buildings and facilities. Objectives are topic-specific and deal with particular aspects of performance required in a building, such as safeguarding people during escape and rescue.

**Functional Statement.** The functional statement explains, in general terms, the function that a building must provide to meet the objective or what “supply” must be provided to meet the “demand.” For example, a building must be constructed to allow people adequate time to reach a place of safety without exposure to untenable conditions.

**Performance Requirement.** Performance requirements are detailed statements that break down the functional statements into measurable terms. This is where the link is made to the acceptable methods.

**Part IV—Appendices.** Part IV contains the appendices to the code document. Each of the appendices relates to specific provisions of this code and is discussed within the User’s Guide as applicable.
GUIDE TO THE USE OF THE INTERNATIONAL CODE COUNCIL
PERFORMANCE CODE FOR BUILDINGS AND FACILITIES

Procedural Steps for New Buildings

The following process is an outline for a performance-based design for an entire project or in combination with a prescriptive approach. This procedure for performance-based design extends from design preparation through issuance of a Certificate of Occupancy. The steps are as follows:

1. Preparation of a concept report in accordance with Section 103.3.4.2.1 by a qualified design professional.
2. Design preparation by a design team headed by a qualified principal design professional.
3. Coordination and verification via the principal design professional as a design team leader, with other design professionals, owners and contractors, when applicable.
4. Submit plans and supporting documents to the code official that shall identify which portions of the design are performance based and which portions are based on the prescriptive code. The submittal must include deed restrictions proposed to cover future maintenance requirements and special conditions for the life of the building.
5. Plan review is to be conducted by the code official staff when qualified for performance-based design.
   5.1. When staff is deemed not qualified for a proposed project, acquire qualified contract review services.
   5.2. Peer review is an optional approach for obtaining an additional review that is supplemental to the plan review.
6. The code official verifies that applicable prescriptive code provisions and performance-based objectives are met. When special inspections are required, ensure that documentation is complete.
7. The code official approves plans and issues a permit.
8. The holder of the permit is responsible to construct in accordance with approved plans and documents.
9. The code official ensures that qualified inspection services are provided and documented where required in accordance with the performance-based code and other applicable codes, and testing requirements are met as follows:
   9.1. Phase inspections [reference International Building Code (IBC®) and other International Codes].
   9.2. Special inspection (reference IBC).
   9.3. Testing where required by design documents.
   9.4. Documentation that all requirements are met.
10. Issue Certificate of Occupancy with applicable conditions, where required by the approved design documents.
Procedural Steps for Existing Buildings

For significant remodeling, alterations and additions, the design professional shall:

1. Examine applicable design documents, deed restrictions and maintenance requirements to determine building requirements where the original design is performance based in nature; prepare a concept report in accordance with Section 103.3.4.2.1.

2. Any features based on a performance approach need to be clearly differentiated from features of a building or facility designed using a prescriptive approach.

3. Verify compliance with the operations and maintenance manual.

4. Prepare a report specifying impact and requirements for the proposed design.

5. Prepare design documents based upon applicable performance, prescriptive or combination of code provisions and specify which codes are applicable for each portion of the design, including any steps to correct identified deficiencies.

6. Submit reports to the code official for review and acceptance, similar to procedural steps for a new building.

For change of use with no proposed physical alteration, the design professional shall:

1. Document existing building features and systems that impact fire or emergency performance.

2. Verify compliance with the operations and maintenance manual.

3. Prepare appropriate design fire scenarios pertinent to the building or facility and actual use, considering existing mitigation strategies and protection features.

4. Evaluate performance against Section 304, Maximum Level of Damage to Be Tolerated.

5. Prepare a report detailing impact; design and test systems to the objectives in Part III of this code.

6. Submit for review and approval in accordance with Chapter 1.
Flow Chart

The following chart is provided to give guidance as to how the *International Code Council Performance Code for Buildings and Facilities* is intended to work. Essentially, this chart walks the user through the steps of applying the code. These steps begin with understanding the administrative process and the objectives of the ICCPC and eventually determining the acceptable methods used to design, construct, test, inspect and maintain the building or facility.

International Code Council Performance Code
for Buildings and Facilities

- **Administrative Provisions**
- **Design Performance Levels**
  - **Objectives**
  - **Functional Statement**
  - **Performance Requirements**
- **Section 103 Acceptable Methods**

**Code**

**Not in Code**

**Prescriptive Codes**

- **Solution**

**Authoritative Documents and Design Guides**

- **Performance Criteria**
- **Verification**
- **Documentation**

**Other Design Documents**

- Measurable-example design load, heat flux
- Testing, modeling, etc.

**Solution**
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**Part I—Administrative**

**CHAPTER 1**

**SCOPE AND ADMINISTRATION**

User note:

About this chapter: Chapter 1 establishes the limits of applicability of the code and describes how the code is to be applied and enforced. Chapter 1 is in two parts: Part 1—Scope and Application (Section 101) and Part 2—Administration and Enforcement (Sections 102 and 103). The scope statements encompass all portions of the code and provide an overall understanding of the limits and applications of the document. The administrative section discusses how this code works in terms of the practical application of the code including stakeholder qualifications and responsibilities, document submittals, and review and construction verification techniques to demonstrate that performance code objectives have been satisfied. Additionally, this section emphasizes the importance of the long-term maintenance needs of a performance-based design and the management of changes to those designs, whether such changes are large or small.

**PART 1—SCOPE AND APPLICATION**

**SECTION 101**

**GENERAL**

[A] 101.1 Title. These regulations shall be known as the Performance Code of [NAME OF JURISDICTION], hereinafter referred to as “this code.”

[A] 101.2 Purpose. To provide appropriate health, safety, welfare, and social and economic value, while promoting innovative, flexible and responsive solutions that optimize the expenditure and consumption of resources.

[A] 101.3 Scope.

[A] 101.3.1 Building. Part II of this code provides requirements for buildings and structures and includes provisions for structural strength, stability, sanitation, means of access and egress, light and ventilation, safety to life and protection of property from fire and, in general, to secure life and property from other hazards affecting the built environment. This code includes provisions for the use and occupancy of buildings, structures, facilities and premises, their alteration, repair, maintenance, removal, demolition, and the installation and maintenance of amenities including, but not limited to, such services as the electrical, gas, mechanical, plumbing, energy conservation and building transportation systems.

[A] 101.3.2 Fire. Part III of this code establishes requirements applicable to the use and occupancy of buildings, structures and facilities; and to the prevention, control and mitigation of fire, life safety and property hazards arising from this use and from the storage, handling and use of explosive, flammable and combustible materials, hazardous materials and dangerous operations and processes.


[A] 101.4.1 Building. To provide an acceptable level of health, safety, and welfare and to limit damage to property from events that are expected to impact buildings and structures. Accordingly, Part II of this code intends buildings and structures to provide for the following:

1. An environment free of unreasonable risk of death and injury from fires.
2. A structure that will withstand loads associated with normal use and of the severity associated with the location in which the structure is constructed.
4. Limited spread of fire both within the building and to adjacent properties.
5. Ventilation and sanitation facilities to maintain the health of the occupants.
6. Natural light, heating, cooking and other amenities necessary for the well being of the occupants.
7. Efficient use of energy.
8. Safety to fire fighters and emergency responders during emergency operations.

**PART 2—ADMINISTRATION AND ENFORCEMENT**

**SECTION 102**

**ADMINISTRATIVE PROVISIONS**

[A] 102.1 Objective. To achieve and maintain the level of safety intended by the code.

[A] 102.2 Functional statements.

[A] 102.2.1 Qualifications. Registered design professionals shall possess the knowledge, skills and abilities necessary to demonstrate compliance with this code.
[A] 102.2.2 Construction document preparation. Construction documents required by this code shall be prepared in adequate detail and submitted for review and approval.

[A] 102.2.3 Review. Construction documents submitted in accordance with this code shall be reviewed for code compliance with the appropriate code provisions.

[A] 102.2.4 Construction. Construction shall comply with approved construction documents submitted in accordance with this code, and shall be verified and approved to demonstrate compliance with this code.

[A] 102.2.5 Facilities and premises. Facilities and premises shall comply with approved design construction documents submitted in accordance with this code, and shall be verified and approved to demonstrate compliance with this code.

[A] 102.2.6 Equipment and processes. Equipment and processes and their installation and operation shall comply with approved construction documents submitted in accordance with this code, and shall be verified and approved to demonstrate compliance with this code.

[A] 102.2.7 Materials and contents. Materials and contents shall comply with approved construction documents submitted in accordance with this code, and shall be verified and approved to demonstrate compliance with this code.

[A] 102.2.8 Facility operating policies and procedures. Policies, operations, training and procedures shall comply with approved documents submitted in accordance with this code, and shall be verified and approved to demonstrate compliance with this code.

[A] 102.2.9 Supplemental enforcement. Administrative provisions of the International Code Council’s family of codes regarding plan review, permit issue, inspection and enforcement shall supplement these provisions.

[A] 102.2.10 Maintenance. Maintenance of the performance-based design shall be ensured through the issuance and renewal of certificates over the life of the building.

[A] 102.2.11 Management of change. Written procedures managing change to original construction documents, system processes, technology, equipment and facilities shall be established and implemented.

[A] 102.2.12 Expected emergency response. Construction documents shall clearly describe the level of response expected by emergency responders.

[A] 102.3 Performance requirements.

[A] 102.3.1 Building owner’s, or the owner’s authorized agent’s, responsibility.

[A] 102.3.1.1 Registered design professional. The owner or the owner’s authorized agent shall have the responsibility of retaining and furnishing the services of a registered design professional, who shall be in responsible charge of preparing and coordinating a complete and comprehensive set of construction documents and other services required to prepare reports and other documents in accordance with this code. If the services required by this section are not provided, the use of this code is prohibited.

[A] 102.3.1.2 Registered design professional in responsible charge. Where the project requires the services of multiple registered design professionals, a registered design professional in responsible charge shall be retained and furnished who shall have the contractual responsibility and authority over all required registered design professional disciplines to prepare and coordinate a complete and comprehensive set of construction documents for the project.

[A] 102.3.1.3 Peer review. The owner or the owner’s authorized agent shall be responsible for retaining and furnishing the services of a registered design professional or recognized expert, who will perform as a peer reviewer, where required and approved by the code official. See Section 102.3.6.3 of this code.

[A] 102.3.1.4 Costs. The costs of special services, including contract review, where required by the code official, shall be borne by the owner or the owner’s authorized agent.

[A] 102.3.1.5 Document retention. The owner or the owner’s authorized agent shall retain on the premises documents and reports required by this code and make them available to the code official upon request.

[A] 102.3.1.6 Maintenance. The owner or the owner’s authorized agent is responsible to operate and maintain a building, structure or facility designed and built under this code in accordance with the bounding conditions and the operations and maintenance manual.

[A] 102.3.1.7 Changes. The owner or the owner’s authorized agent shall be responsible to ensure that any change to the facility, process or system does not increase the hazard level beyond that originally designed without approval and that changes shall be documented in accordance with this code.

[A] 102.3.1.8 Special expert. Where the scope of work is limited or focused in an area that does not require the services of a registered design professional or the special knowledge and skills associated with the practice of architecture or engineering, a special expert may be employed by the owner or the owner’s authorized agent as the person in responsible charge of the limited or focused activity. It is the intent of this code that the individual shall possess the qualification characteristics required in Appendix D.

[A] 102.3.1.9 Occupant requirements. The owner or the owner’s authorized agent is responsible and accountable to ensure that occupants and employees who are required to take certain actions or perform certain functions in accordance with a performance-based design possess the required knowledge and skills and are empowered to perform those actions.

[A] 102.3.2 Registered design professional qualifications. The registered design professional in responsible charge, architects, engineers and other registered design professionals in responsible charge of their discipline as a member of a design team shall be responsible and account-
able to possess the required knowledge and skills to perform design, analysis and verification in accordance with the provisions of this code and applicable professional standards of practice. It is the intent of this code that these individuals possess the qualification characteristics as stated in Appendix D. Qualification statements shall be submitted to the code official for the registered design professional in responsible charge, registered design professionals and special experts to demonstrate compliance with Appendix D.

[A] 102.3.3 Registered design professionals’ and special experts’ responsibilities.

[A] 102.3.3.1 Registered design professional in responsible charge. Where multiple design disciplines are involved, the registered design professional in responsible charge is responsible to ensure that design elements are comprehensive and complete before submittals are made to the code official. During the code review process all designated reports, drawings and construction documents necessary to demonstrate compliance with the code shall be submitted by the registered design professional in responsible charge. The responsibilities of the registered design professional in responsible charge include those of a registered design professional.

[A] 102.3.3.2 Responsibilities. Registered design professionals are responsible to apply the performance requirements and acceptable methods approach in Section 103.3 for performance-based designs where using this code. This code requires design analysis and support documentation to demonstrate the design approach and to verify design objectives and compliance with this code.

[A] 102.3.3.3 Supporting documentation. Registered design professionals have the responsibility to provide the appropriate design analysis, research, computations and documentation to demonstrate compliance with applicable performance requirements of this code and applicable prescriptive code provisions.

[A] 102.3.3.4 Acceptable methods. Registered design professionals shall use authoritative documents or design guides to determine testing and verification methods for selecting building materials that are compatible with the building systems approach selected.

[A] 102.3.3.5 References. Registered design professionals are responsible to document applicable design guides or authoritative documents for a performance-based design and demonstrate how these documents are utilized to substantiate design solutions to show compliance with the provisions of this code. The use of documents that are not accepted as authoritative documents or design guides requires substantiation with the code official to obtain acceptance.

[A] 102.3.3.6 Documentation of bounding conditions. The registered design professional shall document all bounding conditions and establish thresholds that determine when changes must be approved by the code official.

[A] 102.3.3.7 Compliance with bounding conditions. The registered design professional shall review the completed construction elements, equipment, furnishings, processes and contents to verify compliance with the bounding conditions and the critical design features identified in the approved construction documents. The code official may require that the registered design professional in responsible charge file a report to verify compliance with the bounding conditions and the critical design features at the completion of the project as a condition of obtaining required certificates.

[A] 102.3.3.8 Special expert. The scope of work of a special expert shall be limited to the area of expertise as demonstrated in the documentation submitted to the code official for review and approval. Where a special expert performs functions of a design, the special expert shall assume the responsibilities of that phase of the design.

[A] 102.3.4 Design documentation.

[A] 102.3.4.1 General. The registered design professional shall prepare appropriate documentation for the project that clearly provides the design approach and rationale for design submittal, construction and future use of the building, facility or process.

[A] 102.3.4.1.1 Required documentation. The documentation for the project shall identify the goals and objectives; the steps undertaken in the analytical analysis; the facility maintenance and testing requirements; and limitations and restrictions on the use of the facility in order to stay within bounding conditions. Where requirements for documentation are specified in applicable engineering or design guides, documentation shall be included in the construction documents. Computer modeling documentation shall comply with Appendix E.

[A] 102.3.4.1.2 Extent of documentation. The level of documentation provided shall be adequate to convey the required information clearly to the involved parties and shall be commensurate with the scope and complexity of the project.

[A] 102.3.4.1.3 Verification of compliance. Documentation shall be prepared that clearly verifies that applicable performance and applicable prescriptive code provisions have been met.

[A] 102.3.4.1.4 Deed restriction. Design features with bounding conditions that require continued maintenance or supervision by the owner or the owner’s authorized agent throughout the life of the building, facility or process as conditions of compliance with the objectives of this code shall be recorded as a deed restriction until released by the code official. Where required by the code official, the deed restriction shall be modified to reflect specific changes.

[A] 102.3.4.1.5 Phased and partial occupancy. The construction documents shall include an evaluation of hazards and proposed resolution of associated risks during construction in advance of a request for phased or partial occupancy.
102.3.4.1.6 Emergency response capabilities. Design documentation shall clearly describe the level of response expected by emergency responders under the direct control of the owner or the owner's authorized agent. Emergency response capabilities, staffing levels, training requirements and equipment availability shall be documented as a bounding condition.

[A] 102.3.4.2 Reports and manuals. Where required by the code official, design documentation shall include a concept report, design report and operations and maintenance manual.

[A] 102.3.4.2.1 Concept report. The concept report shall document the preliminary details of the project, identify the parties involved in the project, and define the goals and objectives to be utilized in the performance-based design analysis. The concept report shall be submitted to the code official as a means of communicating the programming and early schematic phase of a proposed project and to obtain concurrence between the code official and the project design team on the goals and objectives to be utilized in the analysis. The concept report shall address but not be limited to the following:

1. General project information, including schematic layout and site plan.
2. Definition of project scope.
3. Description of building and occupant characteristics.
4. Project goals and objectives.
5. Selected event scenarios.
7. Qualification statements for the registered design professional in responsible charge, registered design professionals and special experts.

[A] 102.3.4.2.2 Design report. The design report shall document the steps taken in the design analysis, clearly identifying the criteria, parameters, inputs, assumptions, sensitivities and limitations involved in the analysis. The design report shall clearly identify bounding conditions, assumptions and sensitivities that clarify the expected uses and limitations of the performance analysis. This report shall verify that the design approach is in compliance with the applicable codes and acceptable methods and shall be submitted for concurrence by the code official prior to the construction documents being completed. The report shall document the design features to be incorporated based on the analysis. The design report shall address but not be limited to the following:

1. Project scope.
2. Goals and objectives.
3. Performance criteria.
4. Hazard scenarios.
5. Design fire loads and hazards.
6. Final design.
8. Bounding conditions and critical design assumptions.
10. System design and operational requirements.
11. Operational and maintenance requirements.
12. Commissioning testing requirements and acceptance criteria.
15. Preliminary site and floor plans.

[A] 102.3.4.2.3 Operations and maintenance manual. The operations and maintenance manual shall identify system and component commissioning requirements and the required interactions between these systems. The manual shall identify for the facility owner or the owner's authorized agent and the facility operator those actions that need to be performed on a regular basis to ensure that the components of the performance-based design are in place and operating properly. Furthermore, the operations and maintenance manual shall identify the restrictions or limitations placed on the use and operation of the facility in order to stay within the bounding conditions of the performance-based design. The operations and maintenance manual shall be submitted at the time of the construction documents submittal, unless the code official approves another time based on the type of project and data needed for a composite review. The operations and maintenance manual shall address but not be limited to the following:

1. Description of critical systems.
2. Description of required system interactions.
3. Occupant responsibilities.
4. Occupant and staff training requirements.
5. Periodic operational requirements.
6. Periodic maintenance requirements.
7. Periodic testing requirements.
8. Limitations on facility operations (due to bounding conditions).
9. Report format for recording maintenance and operation data.
10. System and component commissioning requirements.

[A] 102.3.5 Design submittal.

[A] 102.3.5.1 General. Applicable construction documents required in Sections 102.3.2, 102.3.3 and 102.3.4 for submittal in this code and other applicable codes under the jurisdiction of the code official shall be submitted to the code official for review. The documents...
shall be submitted in accordance with the jurisdiction’s procedures and in sufficient detail to obtain appropriate permits.

[A] 102.3.5.2 Coordination of construction document. Design documents shall be coordinated by the registered design professional in responsible charge for consistency, compatibility and completeness prior to submittal. Documentation shall be provided to the code official to demonstrate compliance with the performance provisions, including acceptable methods.

[A] 102.3.5.3 Performance-based design features. The construction documents shall clearly indicate those areas of the design that are performance-based and shall be provided to the code official.

[A] 102.3.5.4 Extent of documentation and references. The code official shall be provided with sufficient documentation to support the validity, accuracy, relevance and precision of the proposed methods. Copies of referenced documentation shall be made available to the code official.

[A] 102.3.5.5 Inspections, testing, operation and maintenance. The construction documents shall specify when and where special inspection and testing are required, the standards of acceptance for demonstrating compliance with the construction documents, and operations and maintenance requirements for future use of the building.

[A] 102.3.5.6 Management of change. The submittal shall include appropriate management of change protocol to address how changes in the construction documents will be managed for construction, operation and maintenance activities.

[A] 102.3.6 Review and approval.

[A] 102.3.6.1 Procedures. Document review and approval shall be accomplished in accordance with the code official’s procedures.

[A] 102.3.6.2 Review. The code official shall be responsible to perform a knowledgeable review of the proposed design project to verify compliance with this code, or the code official shall retain competent assistance to perform the review in accordance with acceptable standards of practice.

[A] 102.3.6.3 Contract and peer review. Review may be accomplished by a contract reviewer where the reviewer is assigned by the code official. In addition, the code official may require a peer review process to review design criteria and supporting documents and construction documents.

[A] 102.3.6.4 Approval. After documents and other supporting data are reviewed and approved by the code official to verify compliance with the applicable codes, permits may be issued.

[A] 102.3.7 Permits and inspections.

102.3.7.1 Permits. Prior to the start of construction, appropriate permits shall be obtained in accordance with the jurisdiction’s procedures and applicable codes.

[A] 102.3.7.2 Inspection. Approved inspections shall be obtained in accordance with the construction documents, jurisdiction’s procedures and applicable codes.

[A] 102.3.7.3 Verification reports. Inspection, testing and related verification reports shall be filed with the code official to verify compliance with approved construction documents and applicable prescriptive code provisions.

[A] 102.3.7.4 Product installation. Compliance shall be verified for materials, fabrication, manufacturer’s and engineer’s installation procedures by product labeling, certification, quality assurance processes and testing, as applicable, to verify compliance.

[A] 102.3.7.5 Compliance verification. At the completion of construction, the code official shall verify that inspection and testing reports demonstrate compliance with the applicable codes and approved construction documents.

[A] 102.3.7.6 Operational permits. Prior to initiating facility uses and processes regulated under Part III of this code, appropriate permits shall be obtained.

[A] 102.3.8 Project documentation.

[A] 102.3.8.1 Verification of compliance. Upon completion of the project, documentation shall be prepared that verifies performance and prescriptive code provisions have been met. Where required by the code official in accordance with Section 102.3.3.6, the registered design professional in responsible charge shall file a report that verifies bounding conditions are met.

[A] 102.3.8.2 Extent of documentation. Approved construction documents, the operations and maintenance manual, inspection and testing records, and certificates of occupancy with conditions shall be included in the project documentation of the code official’s records.

[A] 102.3.8.3 Deed restrictions. Design features with bounding conditions determined by the registered design professional to require continued operation and maintenance by the owner or the owner’s authorized agent throughout the life of the building as conditions of compliance with the objectives of this code shall be recorded as a deed restriction as required by the code official until released by the code official.

[A] 102.3.8.4 Technical opinion. The code official has the authority to require a technical opinion and report from an individual or organization with special expertise to identify and develop methods of protection from
special hazards and to determine the acceptability of technologies, processes, products, equipment, materials and uses applicable to the design, operation or use of a building or facility. The intent of this code is that the technical opinion and report shall be prepared by a qualified individual. See Appendix D.

[A] 102.3.9 Certificates.

[A] 102.3.9.1 Certificate of occupancy. Prior to occupancy of a building, a certificate of occupancy shall be obtained from the code official.

[A] 102.3.9.1.1 Continued occupancy. A certificate of occupancy is required for the continued occupancy of a building.

[A] 102.3.9.1.2 Temporary certificate of occupancy. The code official has the authority to issue a temporary certificate of occupancy for a limited time with specified conditions, providing all life-safety items are accepted.

[A] 102.3.9.1.3 Conditional certificate of occupancy. The code official has the authority to issue a certificate of occupancy with conditions valid for a specified time period that requires continued compliance with bounding conditions and the operations and maintenance manual. Failure to maintain compliance with the conditions of the certificate of occupancy is a violation of this code.

[A] 102.3.9.1.4 Revocation and renewal. Failure of the building owner or the owner’s authorized agent to demonstrate to the code official that the building is being operated and maintained in compliance with Sections 102.3.1.6 and 102.3.9.1 is cause to revoke or not renew a certificate of occupancy.

[A] 102.3.9.2 Certificate of compliance. Prior to use of a building, facility, process or premises subject to Part III of this code, a certificate of compliance shall be obtained from the code official.

[A] 102.3.9.2.1 Continued use. A certificate of compliance is required for the continued use or occupancy of a facility, process or equipment subject to Part III of this code throughout the life of the facility.

[A] 102.3.9.2.2 Renewal frequency. The certificate of compliance issued subject to Part III of this code shall be renewed at a frequency as determined in the design and approved by the code official.

[A] 102.3.9.2.3 Revocation and renewal. Failure of the owner or the owner’s authorized agent to demonstrate compliance with this section is cause to revoke or not renew the certificate of compliance.

[A] 102.3.10 Maintenance.

[A] 102.3.10.1 Owner, or the owner’s authorized agent’s, responsibility. The owner or the owner’s authorized agent is responsible for maintaining the building or facility in accordance with the approved documents.

[A] 102.3.10.2 Continued compliance. Compliance with the operations and maintenance manual and bounding conditions shall be verified throughout the life of the building or facility at a frequency in accordance with the approved documents.

[A] 102.3.10.3 Compliance verification. Documents verifying that the building, facilities, premises, processes and contents are in compliance with the approved construction documents and are maintained in a safe manner shall be filed with the code official at a frequency approved by the code official.

[A] 102.3.11 Remodeling, addition or change/approval of use.

[A] 102.3.11.1 Analysis of change. The registered design professional shall evaluate the existing building, facilities, premises, processes, contents and the applicable documentation of the proposed change as it affects portions of the building, facility, premises, processes and contents that were previously designed for compliance under a performance-based code. Prior to any change that was not documented in a previously approved design, the registered design professional in responsible charge shall examine the applicable design documents, bounding conditions, operation and maintenance manuals, and deed restrictions.

[A] 102.3.11.2 Coordination of design. Where multiple design disciplines are involved, one registered design professional shall be responsible to ensure that design elements are comprehensive and complete before submittals are made to the code official. During the code review process, designated reports, drawings and construction documents necessary to demonstrate compliance with the code shall be submitted by the registered design professional.

[A] 102.3.11.3 Change in activity or contents. Any change in activity or contents that results in an increase in hazard or risk that exceeds the bounding conditions requires an evaluation and approval. The code official shall have the authority to require a full evaluation of the design.

[A] 102.3.11.4 Additions, renovations and related construction changes. Construction activities in existing buildings, facilities, premises or processes shall be evaluated by a registered design professional and documented in a written report, which shall be submitted for review and approval in conjunction with the permit request. The report shall identify whether the proposed construction exceeds the bounding conditions, which will result in an increase in hazard or risk beyond that expected in the approved original construction document. Where bounding conditions are not exceeded, the original construction document need not be revised. Where bounding conditions are exceeded, the original construction document shall be revised so that compliance with this code is perpetuated.

[A] 102.3.11.5 Designs exceeding bounding conditions. Where a proposed change exceeds the bounding conditions and does not result in an increase to hazard or risk, as approved by the code official, any person authorized by the laws of the jurisdiction is allowed to prepare construction documents and reports for submittal.
[A] 102.3.11.6 Change in design objectives and bounding conditions. Where changes are proposed to the design objectives and bounding conditions of an existing building, facility, process or contents, a written report by the registered design professional shall be prepared to specify the new design objectives and demonstrate compliance with the current code.

[A] 102.3.12 Administration and enforcement.

[A] 102.3.12.1 Supplemental administrative provisions. Administrative provisions of the International Code Council’s family of codes shall supplement the performance provisions for plan review, permit issuance, inspection, certificate of occupancy or compliance, and enforcement.

[A] 102.3.13 Violations.

[A] 102.3.13.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or facility regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

[A] 102.3.13.2 Notice of violation. The code official shall serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or facility in violation of the provisions of this code or in violation of a detail statement or construction documents approved thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

[A] 102.3.13.3 Violation. If the notice of violation is not complied with promptly, the code official has the authority to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

[A] 102.3.13.4 Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building, structure or facility in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provisions of this code shall be subject to penalties as prescribed by law.

SECTION 103
ACCEPTABLE METHODS

[A] 103.1 Objective. To require the use of recognized authoritative documents or design guides for analysis, measurement of performance and determination of criteria used to evaluate compliance with the performance requirements of this code. See Chapter 2 for definitions.

[A] 103.2 Functional statements.

[A] 103.2.1 Approved methodologies. Design approaches shall utilize authoritative documents and design guides to demonstrate that designs are based on applicable and valid technical and scientific methodologies.

[A] 103.2.2 Construction documents. Construction documents shall indicate the method by which the design and construction are to be verified and applicable systems are to be measured.

[A] 103.2.3 Testing and inspection. Testing and inspection of materials and systems shall be based on applicable authoritative documents and design guides.

[A] 103.3 Performance requirements and acceptance method approach.

[A] 103.3.1 Construction documents. Registered design professionals shall utilize acceptable methods. Construction documents shall contain the design approach, analysis, research, computation and criteria for acceptance that specify the applicable design guides, and authoritative documents utilized to demonstrate that design objectives are met.

[A] 103.3.2 Construction documents. Construction documents shall include design verification methods that are required to demonstrate compliance with design objectives and applicable authoritative documents and design guides.

[A] 103.3.3 Individually substantiated design methods. Documents that do not meet the criteria for authoritative documents or design guides shall comply with the individually substantiated design method criteria in Appendix C.

[A] 103.3.4 Peer review. Designs that propose to use documents that do not meet the criteria for authoritative documents or design guides shall not be permitted unless approval is given by the code official. The resulting performance-based design shall undergo an independent peer review process.
CHAPTER 2
DEFINITIONS

SECTION 201
GENERAL

[BG] 201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings indicated in this chapter.

[BG] 201.2 Interchangeability. Words used in the present tense include the future; words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

[BG] 201.3 Terms not defined in other codes. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

SECTION 202
DEFINED TERMS

[A] ACCEPTABLE METHODS. Design, analysis and testing methods that have been approved for use in developing design solutions for compliance with the requirements of this code. See Section 103.

[BG] AMENITY. An attribute of, or system in, the building that provides services or functions related to the use of the building by the occupants or that contributes to the comfort of the occupants, and that is not necessary for the minimum protection of the occupants. For example, an automatic sprinkler system is not a building amenity.

[A] ARCHITECT/ENGINEER. The individual architect or engineer who is registered or licensed to practice his or her respective design profession as defined by the statutory requirements of the professional registration laws of the state or jurisdiction in which the project is to be constructed. See Qualification Characteristics in Appendix D.

[A] AUTHORITATIVE DOCUMENT. A document containing a body of knowledge commonly used by practicing architects or engineers. It represents the state of the art, including accepted engineering practices, test methods, criteria, loads, safety factors, reliability factors and similar technical matters. The document portrays the standard of care normally observed with a particular discipline. The content is promulgated through an open consensus process or a review by professional peers conducted by recognized authoritative professional societies, codes or standards organizations, or governmental bodies.

[A] BOUNDING CONDITIONS. Conditions that, if exceeded, invalidate the performance-based design. These could be maximum allowable conditions such as fuel load or type and arrangement of fuel load that must be maintained throughout the life of a building to ensure that design parameters are not exceeded.

[A] CODE. The term used in this document to refer to the International Code Council Performance Code for Buildings and Facilities. Other codes in the International Code Council’s family of codes and the National Electrical Code are identified where used.

[A] COMMISSIONING. The process of verifying that a system meets design, technical standards and code expectations via inspection, testing and operational functionality.

[A] CONSTRUCTION DOCUMENTS. Design drawings and written, graphic and pictorial documents prepared or assembled for describing the design, location and physical characteristics of the elements of a project necessary for obtaining a permit.

[A] CONSULTANT. An individual who provides specialized services to an owner, designer, code official or contractor.

[A] CONTRACT REVIEW. Plan review, as defined below, performed by a consultant who is retained by the code official for that purpose.

[A] DESIGN GUIDE. A document containing a body of knowledge or information used by practicing architects and engineers that is not required to meet an open consensus requirement. It represents accepted architectural/engineering principles and practices, tests and test data, criteria, loads, safety factors, reliability factors and similar technical data.

[BS] ESSENTIAL FACILITIES. Buildings and other structures that are intended to remain operational in the event of extreme environmental loading from flood, wind, snow or earthquake.

[A] FACILITY. (General Application) Includes all buildings or structures (permanent or temporary), including all fire- and life-safety systems installed therein. A facility includes interior and exterior storage areas, equipment and processes dealing with flammable and combustible substances and hazardous materials, on site. The term includes tents, membrane structures, mobile and manufactured structures, storage tanks, piers, wharves and all required access roads and areas.

FACILITY. (Only applicable to Section 702). The entire building or any portion of a building, structure or area,