

Common building plan review questions answered by CCLD staff

The questions below are part of an ongoing series featuring frequently asked questions received by CCLD's [Building Plan Review Section](#). The responses are the opinions of the plan review staff and do not represent an official Division or State Building Official interpretation.

Q: How much wood is permitted as part of the roof construction in a building of Type I or II construction?

A: IBC Sec. 603.1 provides a list of combustible construction allowed in buildings of Type I or II construction. As Item No. 11 allows for "blocking such as for handrails, millwork, cabinets and window and door frames buildings," we consider the following roof construction consistent with that provision: cant strips, expansion/building joints, coping at the top of parapets, parapets constructed of solid blocking or combustible sheathing attached to non-combustible does not backing up to 24-inches in height, curbs for mechanical equipment and skylights. Note that this does not require the wood to be fire-retardant treated.



Q: Can I use actual load as opposed to calculated load for the determination of required toilet fixtures?

A: Yes, assuming that:

- the number is realistic,
- the number allows for a reasonable margin of safety and,
- the design professional and owner acknowledge that any change of use or occupancy may require the installation of additional fixtures.

The exception to IBC Sec. 1004.1.1, allows for this.

Q: Does a facility with patients/residents with dementia need to be classified as a group I-2 occupancy?

A: No. The key to the proper classification is the ability of the patients/residents to respond to an emergency without physical assistance from staff (IBC Sec. 308.2). Early stages of dementia are usually characterized by forgetfulness or confusion, but the individuals are capable of responding, usually to voice instructions by staff. Therefore these may be classified as a group I-1 or if the occupant load allows a group R-3 or R-4. Licensing by the Department of Health or Department of Human Services plays a key role in this determination and should always be crosschecked with the State Building Code.