

New and Existing Building Guidelines for Departmental Review

1. No Department of Commerce Safety and Buildings Plan Review:

- a. Total cubic feet of building shell of Groups A-2, B, F, M, S, U is less than 25,000 cubic feet in volume. Volume is based on the actual cubic space enclosed within the outer surfaces of the building including attics, basements, enclosed porches, and garages.

Table 61.30-1 Buildings Exempt From Plan Review

Building Type or Occupancy	Building Description
Assembly Group A-2 Business Group B Factory Group F Mercantile Group M Storage Group S Utility Group U	Containing less than 25,000 Cubic feet in volume

Table 61.30-2 Buildings Exempt From Plan Review if Registered

Building Type or Occupancy	Building Description
Assembly Group A-2 Business Group B Factory Group F Mercantile Group M Storage Group S Utility Group U	Containing 25,000 to less than 50,000 cubic feet in volume
Assembly Group A-1, A-3, A-4, A-5 Educational Group E High Hazard Group H Residential Group R	Containing less than 25,000 cubic feet in volume

- b. **Section 402 of IEBC Repairs** as defined in Chapter 2 including: Patching or restoration or replacement of damaged materials, elements, equipment, or fixtures for the purpose of maintaining such components in good or sound condition.

- c. **Section 403 of the IEBC Level 1 Alteration** including: the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

2. Department of Commerce Safety and Buildings Plan Review

- a. **Comm. 61.30** Plans must be submitted for all new construction, and for alterations or additions to all commercial buildings except those meeting one of the plan exemptions.
- b. **Section 404, 405, & 406 Level 2 & 3 Alterations, and Change of Use** in the IEBC for existing buildings.
 - **Level 2 Alteration** include the reconfiguring of space, the addition or elimination of any door or window, the reconfiguration or the extension of any system, or the installation of any additional equipment.
 - **Level 3 Alteration** applies where the work area exceeds 50 percent of the aggregate area of the building.
 - **Change of Use or Occupancy** applies to where the occupancy classification of a building changes. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group.
- c. **Comm 61.30** Plans must be submitted for change of use, considered under code definitions of occupancies, except for offices storage buildings, mercantile buildings, greenhouses and storage garages of less than 25,000 cubic feet volume. This volume plan review exemption does not apply to occupancies such as repair garages, apartment buildings, schools, daycares, theaters, churches, hazardous buildings, or restaurants serving over 100 people.
- d. **Comm 61.40** A registered engineer, architect, or building designer must be used whenever the total volume of the completed building meets or exceeds 50,000 cubic feet