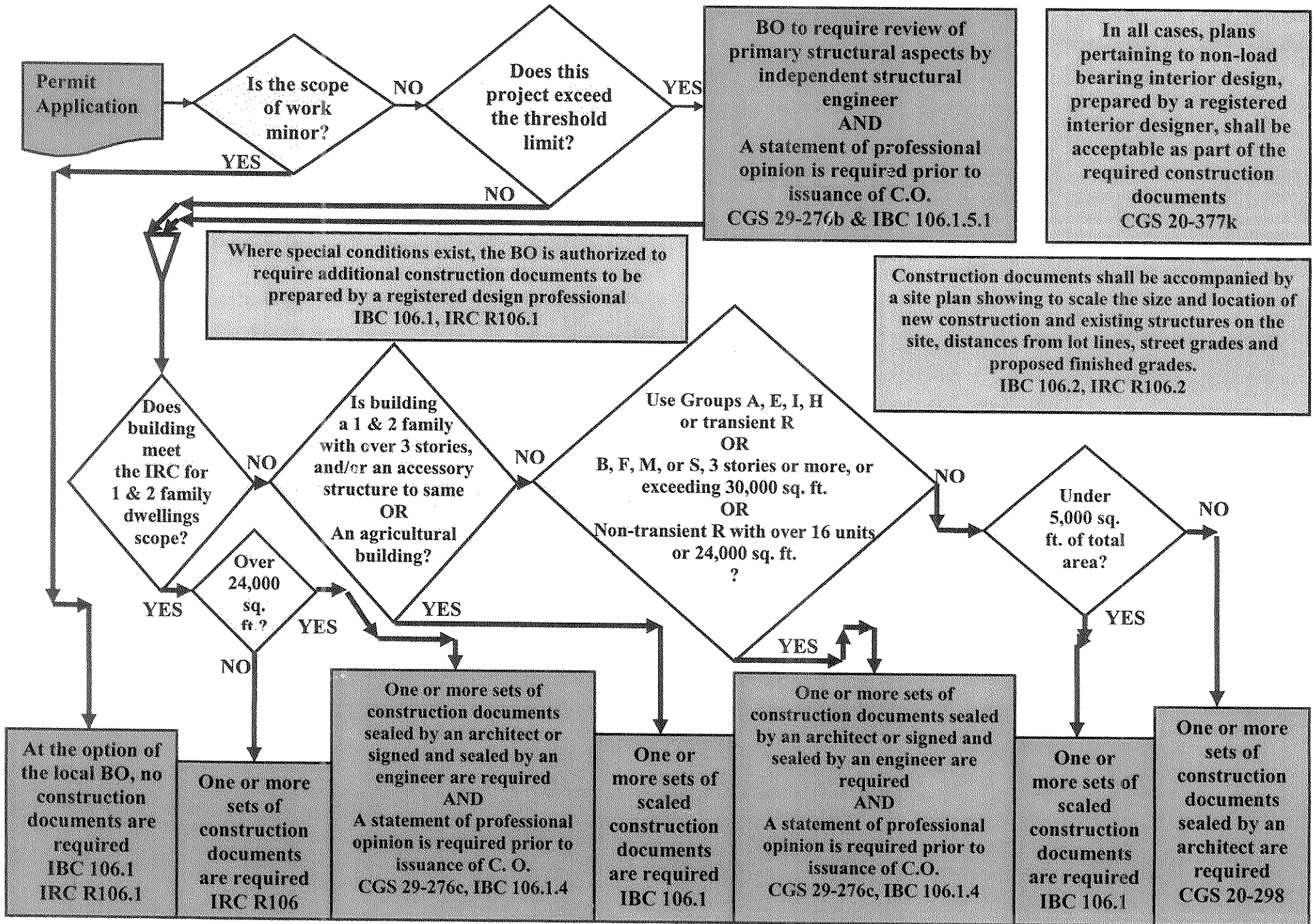


**FLOWCHART FOR CONSTRUCTION DOCUMENTS FOR NEW CONSTRUCTION  
2005 STATE BUILDING CODE AND CONNECTICUT GENERAL STATUTES**

Rev. 7-3-08



## **INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (2003 IRC R101.2, IBC 101.2)**

The provisions of the International Residential Code for One- and Two-Family Dwellings shall apply to one- and two-family dwellings and multiple single-family-dwellings (townhouses) not more than three stories above the grade plane in height with a separate means of egress and their accessory structures.

### **“THRESHOLD LIMITS” IN THE STATE OF CONNECTICUT (CT General Statute: 29-276a & b, IBC 106.1.5 & 106.1.6)**

#### **ANY STRUCTURE THAT EXCEEDS ANY OF THESE CRITERIA :**

- 1) Having four stories
- 2) 60 feet in height
- 3) With a clear span of 150 feet in width
- 4) Containing 150,000 square feet of total gross floor area
- 5) With an occupancy of 1,000 persons
- 6) Utilizing the lift slab method of construction
- 7) USE GROUP I, INSTITUTIONAL  
Containing 150 beds or persons
- 8) USE GROUP R-1, HOTELS OR MOTELS  
A single structure with 200 rooms
- 9) USE GROUP R-2, MULTI-FAMILY DWELLING UNITS  
A single structure with 100 dwelling units
- 10) USE GROUP S, STORAGE  
With 250,000 square feet
- 11) USE GROUP S, PARKING STRUCTURE  
With spaces for 1,000 cars

If a proposed structure or addition to an existing structure will exceed any of the above “threshold limits” the building official of the municipality shall:

- 1) Require that an independent structural engineering consultant review the structural plans and design specifications to assure the stability and integrity of the primary structural support systems.
- 2) Require that any modifications to the approved structural plans or design specifications have shop drawings submitted to such consultant for review.
- 3) Require that associated fees be paid by the owner of the proposed building project.
- 4) Require that the 1) architect of record, 2) professional engineer of record responsible for the design of the structure or addition and 3) general contractor sign a statement of professional opinion affirming that the completed construction is in substantial compliance with the approved plans and design specifications.
- 5) Satisfy himself that each architect, professional engineer (including those responsible for fabricated structural load-bearing members or assemblies) general contractor and major subcontractor involved in the project holds a license to engage in the work or occupation for which the building permit has been issued.