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.