

STATE BUILDING CODE INTERPRETATION NO. I-25-99

June 1, 1999

The following is offered in response to your letter in which you ask for an interpretation of Section 114.1.1 of the Connecticut Supplement to the BOCA National Building Code/1996 portion of the 1999 State Building Code. Your request is for this office to provide an explanation of the intent of the section with respect to additional requirements for the services of an architect or engineer.

Section 114.1.1 sets forth additional requirements for the services of an architect or engineer for plans and specifications for a proposed structure or addition classified in one of three distinct groups of buildings: (1) assembly, educational, institutional, high hazard, transient residential, which includes hotels, motels, rooming or boarding houses, dormitories or similar buildings, other than residential buildings designed to be occupied by one or more families, without limitation as to size or number of stories; (2) business, factory and industrial, mercantile, moderate and low hazard storage, having three stories or more or exceeding 30,000 square feet total gross area; and (3) nontransient residential dwellings having more than 16 units or 24,000 square feet total gross area per building.

Any new structure or addition which falls within one of these groups must: A) have the construction documents sealed by a licensed architect or professional engineer; B) have shop drawings reviewed by the architect or engineer of record; C) have observation of construction performed by the architect or engineer of record; and D) if there are fabricated structural load-bearing members or assemblies used in construction, have the engineer responsible for the design of the members or assemblies review the fabrication process of the members or assemblies to ensure conformance with design specifications and parameters. In the event that the architect or engineer of record is unable to fulfill the review responsibilities, an additional architect or engineer shall be retained and the local building official informed in writing of that fact.

The requirements of section 114.1.1 are in addition to those set forth in the Connecticut General Statutes regarding the licensing of architects and engineers. For example, the requirements of section 114.1.1 with respect to preparation of construction documents by an architect may be more or less stringent, depending on the specific building, than requirements found in Chapter 390 of Connecticut General Statutes. Section 114.1.1 must be used in conjunction with these other statutory requirements and the more stringent requirement of the two applied.