

2006 INTERNATIONAL FIRE CODE DOCUMENTATION

INTERNATIONAL FUEL GAS CODE

Code Change No: **FG5-07/08**

Original Proposal

Sections: IFGC 106.4.6; IMC 106.4.6; IPC 106.5.6; IPSDC 106.3.6; IWUIC 106.8; IFC 105.4.6

Proponent: Rebecca Baker, Jefferson County, CO, Chair, ICC Ad Hoc Committee on the Administrative Provisions in the I-Codes (AHC-Admin)

THESE PROPOSALS ARE ON THE AGENDA OF THE IFGC, IMC, IPC, IPSDC, IWUIC AND IFC CODE DEVELOPMENT COMMITTEES AS SIX SEPARATE CODE CHANGES. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.

PART I – IFGC

Revise as follows:

106.4.6 Retention of construction documents. One set of approved construction documents shall be retained by the code official ~~until final approval of the work covered therein.~~ for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws. One set of approved construction documents shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

PART II – IMC

Revise as follows:

106.4.6 Retention of construction documents. One set of approved construction documents shall be retained by the code official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws ~~until final approval of the work covered therein.~~ One set of approved construction documents shall be returned to the applicant, and said set shall be kept on the site of the building or job at all times during which the work authorized thereby is in progress.

PART III – IPC

Revise as follows:

106.5.6 Retention of construction documents. One set of approved construction documents shall be retained by the code official ~~until final approval of the work covered therein.~~ for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

One set of approved construction documents shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

PART IV – IPSDC

Revise as follows:

106.3.6 Retention of construction documents. One set of approved construction documents shall be retained by the code official ~~until final approval of the work covered therein.~~ for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws. One set of approved construction documents shall be returned to the applicant, and ~~that said~~ that said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

PART V – IWUIC**Revise as follows:**

106.8 Retention of plans. One set of approved plans, specifications and computations shall be retained by the code official for a period of not less than ~~90~~ 180 days from date of completion of the permitted work ~~covered therein, or as required by state or local laws~~; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building, use or work at all times during which the work authorized thereby is in progress.

PART VI – IFC**Revise as follows:**

105.4.6 Retention of construction documents. One set of construction documents shall be retained by the code official ~~until final approval of the work covered therein. for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.~~ One set of approved construction documents shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

Reason: Consistency and coordination among the I-Codes are cornerstones of the ICC Code Development Process. This holds true for not only the technical code provisions but also for the administrative code provisions as contained in Chapter 1 of all the I-Codes.

In response to concerns raised by the ICC membership since publication of the first editions of the I-Codes, the ICC Board established, for the 2006/2007 cycle, and extended, for the 2007/2008 cycle, the ICC Ad Hoc Committee on the Administrative Provisions in the I-Codes (AHC-Admin) to review Chapter 1 administrative provisions in the International Codes family and improve the correlation among the I-Codes through the code development process.

The AHC-Admin is submitting a series of code change proposals designed to provide consistent and correlated administrative provisions among the I-Codes. The intent of this correlation effort is not necessarily to have absolutely identical text in each of the I-Codes but, rather, text that has the same intent in accomplishing the administrative tasks among the I-Codes.

This proposal focuses on the retention of construction documents and is being submitted by the AHC-Admin to correlate the IFGC, IMC, IPC, IPSDC, IWUIC and IFC with current Section 106.5 of the *International Building Code* and Section R106.5 of the *International Residential Code*.

It is not unusual for state laws to establish records retention criteria and the goal of this change is to not only make the I-Code family consistent with such laws but also to provide a minimum post-construction retention period since the months immediately following construction completion is typically when most disputes arise that depend on the construction documents for resolution.

Cost Impact: The code change proposal will not increase the cost of construction.

Public Hearing Results

PART I – IFGC**Committee Action:****Approved as Submitted**

Committee Reason: The proposed revision achieves consistency with and coordination among the codes in the ICC family. The committee agreed with the proponent's reasons. The revised text will provide a reasonable minimum post-construction plan retention period because the period immediately following construction completion is typically when most disputes arise that depend on the construction documents for resolution.

Assembly Action:**None****PART II – IMC****Committee Action:****Approved as Submitted**

Committee Reason: This section needs to be consistent with similar sections in other I-codes. This proposed change establishes a minimum construction document retention period by the code official to insure that such documents are available if a dispute arises shortly after completion of construction. The change also recognizes that state or local laws may establish retention periods that would override the IMC requirements.

Assembly Action:**None****PART III – IPC****Committee Action:****Approved as Submitted**

Committee Reason: The committee agreed with the proponent's reason statement indicating that the revised text is necessary for consistency with coordinating sections already established in the IBC and IRC. As many state laws already require a post-construction document retention period, this revision aligns the IPC with such practices so that construction documents are available to help solve any disputes that might develop in the months after project completion.

Assembly Action:**None**

PART IV – IPSDC**Committee Action:****Approved as Submitted**

Committee Reason: The committee agreed with the proponent's reason statement indicating that the revised text is necessary for consistency with coordinating sections already established in the IBC and IRC. As many state laws already require a post-construction document retention period, this revision aligns the IPC with such practices so that construction documents are available to help solve any disputes that might develop in the months after project completion.

Assembly Action:**None****PART V – IWUIC****Committee Action:****Approved as Submitted**

Committee Reason: The committee agreed that the proposal will correlate the IWUIC with the IBC, IRC, IFC, IFGC, IMC, and IPC and will provide a reasonable minimum post-construction plan retention period because the period immediately following construction completion is typically when most disputes arise that depend on the construction documents for resolution.

Assembly Action:**None****PART VI – IFC****Committee Action:****Approved as Submitted**

Committee Reason: The committee agreed that the proposal will correlate the IFC with the IBC, IRC, IFGC, IMC, and IPC and will provide a reasonable minimum post-construction plan retention period because the period immediately following construction completion is typically when most disputes arise that depend on the construction documents for resolution. Approval is also consistent with the committee action on Part V.

Assembly Action:**None**

Final Hearing Results

FG5-07/08, Part I	AS
FG5-07/08, Part II	AS
FG5-07/08, Part III	AS
FG5-07/08, Part IV	AS
FG5-07/08, Part V	AS
FG5-07/08, Part VI	AS