



THE CODE ADVISOR

Approved Code
Services, Inc.
717-215-5849

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*Professional Assistance in the Building Codes for
Architects, Engineers & Code Officials*

Question of the Month

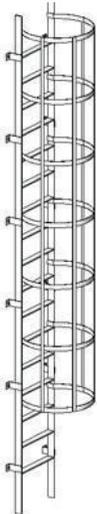
From the "Quick Code Answers"
Telephone Support records.

Quick Code Answers is an annual subscription service that provides Phone & On-site technical support for your Building Code questions.

Call us to subscribe!

Q: Are permanently mounted roof ladders required by the code or is this optional?

A: The Mechanical Code does call for a permanent means of access (not necessarily a ladder) in certain situations. Where equipment that requires access is installed above 16 Ft, some form of permanent approved access must be provided. It can be interior or exterior and must extend from the grade or floor level to the equipment level. This section also contains a specification for Permanent Ladders that draws from the OSHA standard.



See **2006 IMC 306.5** for details.

Client Highlight

Sheetz

Engineering & Store Design

5700 Sixth Avenue
Altoona, PA 16602
800-487-5444

Code Tip

The water temperature for public hand washing facilities must be controlled to a maximum of 110 Deg F through a local Tempering Valve conforming to ASSE 1070. (see **IPC 416.5** for details).

The latest L&I Audit Report shows a 122% spike in the number of citations issued to BCOs for this code requirement, compared to the previous year!

For a complete description of this topic see the May 2008 newsletter, archived at our website.



Tip taken from our updated
De-Coding the Accessibility Code Seminar.

Current Events

Will April 9th be the next Y2K?

Remember the predictions of disaster that preceded the new millennium? Fortunately, the predictions were wrong and civilization as we know it did not come to an end. Some believe the weak economy will take a back seat to the April UCC registration deadline for impact on the Pennsylvania building machine this summer. This is because of its effect on thousands of building code officials.

Less than half of the 2,100 *grandfathered* (registered) officials have submitted certifications to continue after the April deadline. That means nearly 1,100 officials will drop off the UCC rolls in April. Many of the 2000+ opt-in municipalities have operated with a limited number of *grandfathered* code officials because they had the equivalent of fully certified status. At this writing, there are only around 200 officials on



L&I's certification list who have the fully certified equivalent of *grandfathering*. Essentially, 2,100 *grandfathered* officials are being removed from the UCC system and they are being replaced by 200 fully certified officials.

There are 2,800 certified officials on the L&I on-line listing. Each has from 1 to 18 certifications. But the average is 2.75 certifications per person. This list is available at www.dli.state.pa.us. Choose Building Codes from the Quick Links on the right. Then scroll down to Certified and Registered Code Officials.

The most significant impact will be felt in the plan review process. Many code officials have achieved the residential and commercial inspection certification levels. But there are still a limited number of credentialed plan reviewers on the L&I record. At this writing, there are around 500 officials on the L&I certification list for Building and Energy Plan Examiner. Electrical, Mechanical and Plumbing Plans Examiner have about half that number.

The 2009 building season is shaping up to have its unique challenges. Building Code Officials will find themselves spread thinner than ever. Designers should expect longer plan review schedules in many cases. Good planning and some extra patience will be the prescription for making it through this years building season. We are fully certified and experienced in all areas of commercial plan review.

For more details, click the link at our web site—under Municipal Officials and Plan Review Service.

Please call us if we can assist you this year!

Recommended Resources



Our website has been totally redesigned to provide useful information and tools. There are custom Checklists that include the unique requirements imposed by Pennsylvania in addition to the I-codes. You will also find all the monthly newsletters archived there. There are separate sections for Code Officials and Professional Designers and a page for Training opportunities. We intend to add valuable content to this site every month, so please visit us often! You can find us easily by searching for Approved Code Services. We're the only one on the web! www.ApprovedCode.com

Approved Code Product Highlight

State Certified Third-Party Agency

We offer municipalities a high quality commercial plan review service that is designed to meet the needs of municipal code officials. This includes Building and Accessibility reviews, Electrical, Mechanical, Plumbing and Energy Compliance.

Your Accessibility Review is prepared to L&I Audit Standards!

Important Features:

- Fast Turn-around
- Personal Account Manager assigned to each project
- Regular Status Updates for BCOs about their projects
- Projects remain in our system until they comply - no bouncing back to the BCO after each review step
- Technical Support during the building process
- Fee includes all services. No hourly or extra charges.
- Approved employees and consultants are highly qualified.
- Excellent documentation package
- Custom "Field Inspection Checklists"



Call today for more information: 717-215-5849

Got Code Questions?



Do you have a code question that is baffling you?

Submit your code question to code_question@ApprovedCode.com

Be sure to include a daytime telephone number in case we need more information.

We will respond to your question by e-mail or phone as soon as possible.

APPROVED Code Services, Inc. provides building code support services, training and products to assist design professionals and code officials in the proper application of the building code. Our staff is experienced and fully certified in all areas of the Pennsylvania State Building Code. Information provided in this newsletter is believed to be accurate and appropriate for the situation being presented. All information must be cross checked with a code book for suitability to the application. The local building code official and the appeals board have the final authority for interpreting the code in each jurisdiction.



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