



# THE CODE ADVISOR

Approved Code  
Services, Inc.

717-215-5849

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Professional Assistance in the Building Codes for Architects,  
Engineers and Contractors

## 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 Building Code questions.

**Q:** We are adding a second floor to a commercial (non-residential) building. Is an elevator required?



**A:** As a general rule, an accessible route is always required for above and below grade stories when the total area of those floors exceed 3000sq ft. It would not necessarily be an elevator, ramps could also be used. But there are many exceptions to these rules depending upon the presence of sprinklers, the occupancy load and occupancy type.

See **IBC 1007.2 and 1104.4.**

But this is an existing building - The Existing Building code (**IEBC605.2 or IBC3409.7**) limits the cost of providing an accessible route to 20% of the total project cost. Labor & Industry recently weighed in on this confusing situation. Their Advisory treats existing buildings differently depending on whether they were built Pre or Post UCC adoption. **Call us for details.**

## New Client Highlight

### Lobar Engineering

4 Barlo Circle  
Dillsburg, PA 17019  
717-432-3429  
Curt Bradley, PE

## Code Tip

Excerpt from our :  
**Code Basics IBC2006 -  
Facility Maintenance  
Training Seminar.**

Landscaping/Hardscaping near the exterior of a building can sometimes come into conflict with building code requirements. Every Exit door has a designated Exit Discharge area. This area must accommodate the exit capacity and "provide a direct and unobstructed access to a public way". Landscaping designs must always account for this relatively invisible code feature.

See **IBC1024** for details.



## Current Events

Another amendment was made to the Uniform Construction Code last month (6/27/07). This law, Act 9 of 2007, attempts to undo the havoc that came with the 2006 Residential code, section 404.1 foundation requirements. The most notorious problem was with anchor bolt spacing. Under the 2006 code that spacing was decreased from 72" to a foot or less, in some cases. This law effectively restores the IRC2003 requirements. Most builders had gone to engineered designs to circumvent this situation. For the ones who did not, PABCO is advising it's Building Code Official (BCO) members to allow resubmission of foundation plans or even to accept "as built" in lieu of re-submission. This is at the BCO's discretion.

## Product Highlight

**Quick Code Answers** is an annual telephone subscription service for building code information. It has two components. The basic service provides for 24 info requests and costs \$99. An on-site option may be added that provides 4 hours of consulting at a reduced rate. Please call or e-mail for more information about this Time Saving service!



## Upcoming Seminar!!

**Accessibility Pocketbook Q&A Seminar** This intensely practical training package will prepare you for the challenges of understanding the ADA requirements and knowing where to get the information you need to comply. The **Accessibility Pocketbook** pulls all of the accessibility codes together in one place and is the text for this seminar. Case studies are pulled from the L&I Accessibility Audit Report which provides a very relevant tool to focus on difficult or confusing code sections.



**\* Presented next on August 9th from 8AM until Noon in Mechanicsburg. Light refreshments and all seminar materials are included in the single registration cost of only \$129! Call today to register : 717-215-5849**

*This seminar is also available for an "on your site presentation" to groups.*

## Recommended Resources

**Building Codes Illustrated** by Frank Ching/Steven Winkel - Published by Wiley for ICC.

This is the best-selling, illustrated guide to the 2006 International Building Code. I regularly consult this 400 page book to get clarification on the non-structural provisions of the IBC. The illustrations and outline-format of the text make it very easy to grasp the essential intent of the code sections. List \$49.95, ICC member \$44.95.

Order from us and **get free shipping!**

## Got Questions?

**Do you have a code question?** Maybe something that has been inspected and passed on one job and failed on the next? Or maybe you are just wondering about the reason for a certain code.....

Submit your code question to [Questions@ApprovedCode.com](mailto:Questions@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 builders in the proper application of the building code. Our staff is experienced and fully certified in all areas of the Pennsylvania State Building Code, both residential and commercial. 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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