

APPENDIX N

REPLICABLE BUILDINGS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User notes:

About this appendix: Appendix N provides jurisdictions with a means of incorporating guidelines for replicable buildings into their building code adoption process. The intent of these provisions is to give jurisdictions a means of streamlining their document review process while verifying code compliance.

Code development reminder: Code change proposals to this appendix will be considered by the IBC—Structural Code Development Committee during the 2019 (Group B) Code Development Cycle. See explanation on page iv.

SECTION N101 ADMINISTRATION

N101.1 Purpose. The purpose of this appendix is to provide a format and direction regarding the implementation of a replicable building program.

N101.2 Objectives. Such programs allow a jurisdiction to recover from a natural disaster faster and allow for consistent application of the codes for replicable building projects. It will result in faster turnaround for the end user, and a quicker turnaround through the plan review process.

SECTION N102 DEFINITIONS

N102.1 Definitions. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein.

REPLICABLE BUILDING. A building or structure utilizing a replicable design.

REPLICABLE DESIGN. A prototypical design developed for application in multiple locations with minimal variation or modification.

SECTION N103 REPLICABLE DESIGN REQUIREMENTS

N103.1 Prototypical construction documents. A replicable design shall establish prototypical construction documents for application at multiple locations. The construction documents shall include details appropriate to each wind region, seismic design category, and climate zone for locations in which the replicable design is intended for application. Application of replicable design shall not vary with regard to the following, except for allowable variations in accordance with Section N106.

1. Use and occupancy classification.
2. Building heights and area limitations.
3. Type of construction classification.
4. Fire-resistance ratings.
5. Interior finishes.
6. Fire protection system.

7. Means of egress.
8. Accessibility.
9. Structural design criteria.
10. Energy efficiency.
11. Type of mechanical and electrical systems.
12. Type of plumbing system and number of fixtures.

SECTION N104 REPLICABLE DESIGN SUBMITTAL REQUIREMENTS

N104.1 General. A summary description of the replicable design and related construction documents shall be submitted to an approved agency. Where approval is requested for elements of the replicable design that is not within the scope of the *International Building Code*, the construction documents shall specifically designate the codes for which review is sought. Construction documents shall be signed, sealed and dated by a registered design professional.

N104.1.1 Architectural plans and specifications. Where approval of the architectural requirements of the replicable design is sought, the submittal documents shall include architectural plans and specifications as follows:

1. Description of uses and the proposed occupancy groups for all portions of the building.
2. Proposed type of construction of the building.
3. Fully dimensioned drawings to determine building areas and height.
4. Adequate details and dimensions to evaluate means of egress, including occupant loads for each floor, exit arrangement and sizes, corridors, doors and stairs.
5. Exit signs and means of egress lighting, including power supply.
6. Accessibility scoping provisions.
7. Description and details of proposed special occupancies such as a covered mall, high-rise, mezzanine, atrium and public garage.