

# CHAPTER 1 ADMINISTRATION

## SECTION 105.1 IBC Interpretation No. 16-04 2003 Edition Issued: 08-19-05

**105.1 Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.



**Q:** When specific code requirements that would be applicable to the work to be performed do not exist, does the adoption of the *International Building Code* provide the local jurisdiction with a mandate to require a building permit as stated in Section 105.1?

**A:** Yes. Section 105.1 applies to the work listed, regardless of the presence or lack of specific code requirements that are applicable to the specific project. There are exceptions where a permit is not required, but none of those exceptions relate to lack of specific applicable provisions. For instance, the demolition of a building is within the scope of the building code and is work requiring a permit as stated in Section 105.1, regardless of the fact that the specific provisions of Section 3303 might not apply to the project under review. This demolition work is still work which comes under the laws or ordinances of the adopting authority that has jurisdiction. The work requires review to ensure public health and safety. Items not specifically listed in the code could, indeed, be of concern to the jurisdiction, including such things as the presence of hazardous materials, such as asbestos, or some other health hazard, the sewer system, and the manner in which demolition operations are designed to ensure the safety of the crew.

---