

Catastrophic Loss

- If the building is just being repaired, no state plan submittal is required except as indicated below at the discretion of the department field deputy or local code official. Note SPS 361/IBC 202 defines repair as “the reconstruction or renewal of any part of an existing building for the purpose of maintenance.
- If the building is partially damaged by a catastrophe and will have portions repaired such that local or state code officials need state-approved plans to determine compliance during construction, the owner shall provide previously approved and stamped plans. **Lacking those**, the plans to repair are required to be submitted to the department or agent municipality in accordance with SPS 361.30, which would be reviewed per the code at the time of original construction. A supervising professional will be required in accordance with SPS 361.50 when the total building volume exceeds 50,000 cu ft. It may be re-constructed exactly as originally approved in accordance with the code at the time of original construction. Documentation of the date of original approval or construction and verification of exact design will be required.
- **Caution:** Since 1991 the federal government required that readily achievable removal of barriers to accessibility be done unless technically infeasible. Thus when rebuilding a previous element that was a barrier to the disabled, consideration should be given to upgrade that element to the current barrier free code. Plan submittal of a design complying with the current code will be required for any portion of the original design altered.
- If the building will include alterations, additions, replacements such as use of pre-engineered components in lieu of former framing members, etc, plan submittal and design in accordance with the current code is required.
- If the building or portion thereof is completely destroyed, condemned, and/or razed the proposed construction is a new building and must comply with the current code. This would be the situation where there is no enclosed building space left to repair. A floor deck on a basement would define enclosed space; a basement without a floor deck would not define enclosed space. Plan submittal and compliance with current code would be required.
Note: There must be some enclosed portion of the building remaining to be reconstructed per the original plans/code otherwise it is treated as a new building.
- The Department will prioritize the review of plans associated with recent catastrophic events to a commercial building if the designer informs the Dept. of the event, and requests such action.

9/10/2013 Issued by Division of Industry
Services after Division Teleconference