

STATE BUILDING CODE INTERPRETATION NO. I-01-12

January 5, 2012

The following is in response to your request for formal interpretation dated December 29, 2011.

Question:

At what stage of construction of a single family home is it required to have a building permit in place? As an example, I believe that it is not required to cut down trees or dig a foundation hole. I question if the code kicks in to set up footing planks since they are not part of any finished product. I am under the impression that the building code does not kick in until the first inspection is required (pre-placement of footing concrete).

Answer:

Since the question deals with permits for a single family dwelling, the applicable code is the 2003 International Residential Code portion of the 2005 State Building Code.

Section R105.1 requires that a building permit be obtained from the building official before any work that is regulated by the above code. Based on the fact that Section R403.1.1, of the above code, requires the size of footings to be based on the load bearing value of soils, one would need a building permit before the start of work on the footings.