

- The building or structure is structurally sound;
- The building or structure is in occupiable condition and is for its intended use;
- The occupancy use classification for the building or structure remains the same;
- The fire code requirements are met;
- The code requirements of electrical, gas and plumbing systems are met;

Also note that the provisions of the code are never intended to prevent construction not specifically prescribed. Generally speaking, alternative material, design or method of construction may be approved when the local building official finds that the proposed design is satisfactory and complies with local regulations as well as the intent of the provisions of the code.

The code provides minimum requirements only. In other words, a building or structure should normally not be required to conform to the details of a type of construction higher than that type. Also note that the code does exempt certain small projects.

There are other relevant codes you may want to know. The National Electrical Code NEC is published by the NFPA. As of the time of this writing the latest edition is 2011. You want to know that it is the code to follow in all US states when dealing with electrical works in buildings. Simply put, it is the "minimum standard" for all electrical works! There are nine chapters in the entire NEC. Each chapter has a group of articles, parts, sections, and tables. There are nine

chapters: Chapters 1~4 deal with general rules. Chapters 5~7 deal with specific rules. Chapter 8 deals with communication systems. Chapter 9 deals with physical properties. According to the NEC, an electrical equipment can be in the form of any apparatus, appliance, cable, conductor, fitting, insulator, material, meter or wire. An electrical installation is a group of items of electrical equipment. An electric line is a wire or conductor or associated equipment used for transmitting, transforming, or supplying electricity at a voltage greater than extra low voltage. Electrical work describes the manufacturing, constructing, installing, testing, maintaining, repairing, altering, removing, or replacing of electrical equipment.

Another important code to know is NPFA 72, which deals specifically with fire alarms. Fire alarm installation is mandatory in all US states!

Local licensing and certification requirements

Every city has licensing requirements for building contractors. Typically, the building, plumbing, electrical and heating contractors have to be licensed. An architect is usually not required for smaller residential projects unless the projects involve very major construction work. A structural engineer is required for the foundation design and the framing plan for sure.

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 required impact-resistant coverings, electrical, gas, mechanical or plumbing system, should make application to the local building official (not to the ICC) and obtain the required permit, as long as the works involved are supposed to be regulated by the code.