



2012 Codes

TENANT IMPROVEMENT STANDARD COMMENTS

1. Any fire alarm, fire sprinkler, mechanical or plumbing work require separate permits.
2. Fire alarm or sprinklers (if present), mechanical, plumbing and electrical rough-ins must be completed prior to the building department framing inspections.
3. Electrical work requires a separate permit. Inspections are to be conducted by the State of Washington Department of Labor and Industries (425-990-1400).
4. If structure is of combustible framing, the minimum requirements of International Building Code Section 2308.9.1, Table 2308.9.1 and Table 2304.9.1 must be used.

If structure is of non-combustible framing, the minimum requirements shall be per the applicable ICC evaluation reports. The bottom track shall be attached at 24" OC maximum with approved fasteners. Lateral bracing at eight (8) feet OC maximum from tops of walls attached to the structure above.
5. The minimum suspended ceiling grid installation shall be per the Northwest Wall & Ceiling Bureau field technical information sheet (401). Reference sources: 2012 IBC, ASTM C 635 & 636, ASCE 7-05, AND CISCA.
6. Provide barrier free restroom facilities per ICC/ANSI A117.1-2003 and IBC Table 2902.1, as amended by State of WA.
7. Provide minimum Exiting and per Chapter 10, IBC, minimum exit signs with illumination per IBC section 1011 and Means of egress illumination per section 1006 IBC.
8. Provide low flush plumbing fixtures per Section 402 of the 2012 UPC as amended by the State of WA, minimum restroom wainscoting per Section 1210, IBC and mechanical ventilation per Section 1203, IBC.
9. Provide minimum Site and Building accessibility per ICC/ANSI A117.1-2009 as amended by the State of WA.
10. Where possible, the hot water temperature and pressure relief valve shall drain by gravity and terminate at the building exterior or other location approved by the building inspector.
11. If commercial food preparation occurs, provide make-up air equal to the amount exhausted by the hood and duct system per section 506 IMC.
12. Provide portable fire extinguishers 2-A: 10-B: C per NFPA Standard 10, and section 906 IFC.
13. In Buildings and all enclosed portions customarily occupied by human beings shall have lighting, ventilation, temperature control, room dimensions and surrounding materials per section 1201, IBC
14. Provide barriers to protect the public during any construction/demolition activities per Chapter 33, IBC

Provide separate permits and inspections for cross contamination and backflow prevention through the Sammamish Plateau Water and Sewer District. (425) 392 6256. Provide minimum Sanitary Facilities per IBC section 3305.

GENERAL INFORMATION:

- Obtain a building permit before starting construction.
- This sheet is intended to show code requirements per the 2012 Codes.