



COCHISE COUNTY PLANNING DEPARTMENT

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Building Division Bulletin # 08-01

Topic: Cochise County Controlled Construction Program for Commercial Projects.

Affected Area: Countywide

Effective Date: August 1, 2008

Background: Our adopted *Cochise County Building Safety Code* contains provisions requiring that all commercial project construction documents be prepared by a registered design professional (2003 International Building Code Section: 106) and further that the County Building Official is authorized to require periodic special inspections, by Registered Design Professionals, of the construction work to ascertain compliance with the provisions of our adopted codes and other laws that are enforced by Building Safety Code Division of the Cochise County Planning Department (2003 IBC Sections: 104 and 109).

Definitions:

Controlled Construction: The construction control process required for all buildings and structures needing *State of Arizona* registered architectural or registered professional engineering services for the preparation of project construction documents and the periodic project inspection with report responsibilities of such professional services providers together with those services that are the responsibility of the licensed contractor during construction.

Structures requiring Construction Control: Building or structures that require professional registrant design services under *Arizona Revised Statutes - Title 32 Chapter 1 - State Board of Technical Registration* to include specialty structures such as telecommunication towers, wind turbine towers, electrical generation plants, refuse incineration plants and all structures that are considered engineered structures shall be subject to the requirements of *Controlled Construction*. The final determination of the level of compliance to the *Controlled Construction* program requirements for a specific project will be at the determination of the *County Building Official*.

Registered Professional Architectural and Engineering Services: A professional registrant design practice as defined in *Arizona Revised Statutes: Title 32 - Chapter 1 and Title 4 - Chapter 30, Arizona State Board of Technical Registration*.

Periodic Project Inspections: The part-time or intermittent observation of project construction work by the *Registered Professional Architect and Engineer* of record or their qualified designee, for the purpose of assessing the quality of the work and to determine, in general, if the work is being performed in a manner consistent with the approved construction documents.

Procedures and Responsibilities:

Construction Submittal Documents: Project construction plans, computations and specifications shall be prepared by or under the direct supervision of an Arizona registered Architect or Arizona registered Professional Engineer and shall bear his or her signature and seal. Said signature and seal shall signify that the plans, computations and specifications meet the applicable provisions of the *Cochise County Building Safety Code* and all accepted engineering practices. Only one set of construction documents need to bear the original signature and original (wet) seal.

Architect – Engineer responsibilities during construction: The registered architects and registered professional engineers, who are responsible for the design, plans, calculations, and specifications, or their designee, shall perform the following tasks:

1. Review, for conformance to the design concept, shop drawings, samples and other project submittals which are submitted by the contractor in accordance with the requirements of the construction documents.
2. Review and approval of the quality control procedures for all code-required controlled materials.
3. Conduct onsite *Periodic Project Inspections* by being present at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine, in general, if the work is being performed in a manner that is consistent with the approved construction documents. Prepare and transmit copies of the *Periodic Project Inspection Reports* to the County Building Official.

The performance of the permit shall not be deemed to be complete until all of the *Controlled Construction Documents* including any required *Deferred Submittals* have been submitted. Final documentation of the compliance of the work per the approved plans and specifications shall be provided, and, when required by the Building Official, at the completion of each phase of construction.

Structural Tests and Inspections: Structural tests and inspections shall be provided in accordance with 2003 IBC Chapter 17 – Structural Tests and Special Inspections.

Non-Structural Tests and Inspections: Tests and inspections of non-structural systems shall be performed in accordance with the applicable engineering practice standards and referenced standards listed in 2003 IBC Chapter 35.

Construction Contractor Services: The actual construction of the work shall be the responsibility of the general contractor as identified on the approved building permit and shall involve the following:

1. Execution of all construction work in accordance with the approved *Construction Documents* for the project.
2. Execution and control of all methods of construction in a safe and satisfactory manner in accordance with 2003 IBC Chapter 33 and all applicable local, state, and federal statutes and regulations.
3. Upon completion of the construction work, he shall certify in writing to the Architect/Engineer of record that, to the best of his knowledge and belief, such construction has been done in substantial accord with items 1 and 2 noted above and with all pertinent deviations specifically noted. The Building Official shall receive a copy of this contractor certification for the project.

On-Site Project Representation: When applications for unusual designs or magnitude of construction are filed, or where reference standards require special architectural or engineering inspections, the building official may require full-time project representation by a registered architect, professional engineer or an approved special inspector in addition to that provided for in 2003 IBC – Chapter 17. The project representative shall keep daily records and submit reports as may be required by the Building Official. Upon completion of the work, the registered architect, professional engineer or special inspector shall file a final report indicating that the work has been performed in accordance with the approved construction documents and *Cochise County Building Safety Code*.

Building Permit Requirement: Any on-site project representation requirement shall be determined prior to the issuance of the building permit and shall be a requisite for the permit issuance. Refusal by the applicant to provide such service as required by the Building Official shall result in the denial of the building permit. However, the applicant may file an appeal as provided in 2003 IBC – Section 112.

Fees and Costs: All fees and costs related to the performance of on-site project representation shall be borne by the owner.

Building Official Responsibility: Nothing contained in this *Controlled Construction Program* requirement shall have the effect of waiving or limiting the Building Official's authority to enforce *Cochise County Building Safety Code* with respect to examination of the contract documents, including plans, computations and specifications, and field inspections (see 2003 IBC Section 104).