

June 27, 2011

BCC Code Change on BIM-IPD

Alternate language on voluntary use

106.2.1 Requirements;

- Except projects using BIM-IPD process see 106.2.3.1

106.2.2 Additional data

- Except projects using BIM-IPD process see 106.2.3.1

106.2.3.1 Building Information Modeling – Integrated Project Delivery Projects

When proposed by the permit applicant and when acceptable to the authority having jurisdiction, the BIM-IPD process may be utilized, replacing the requirements of 106.2.3, with the following permitting and inspection steps.

- a). At the project start, the owner's project team (Architect, Engineer, Contractor, et al) shall meet with the Code Enforcement Official (CEO) to determine the prevailing code compliance strategy for the full scope of the project, to be documented in an electronic Appendix B format or an equivalent format, acceptable to the CEO.
- b). The CEO may issue a single project master permit, based on the initial project description and code compliance strategy agreement.

Commentary: The CEO should work collaboratively to review building components or details as scheduled by the owner's project team

- c). The CEO shall inspect built work, as described in Section 107 of this code.

c.1). Concurrence on compliance with the code, with respect to both the model and built product, shall be gained before inspections are approved.

- d) The owner's project team shall submit a validation document, at project substantial completion, documenting the building as constructed and compliance with the NC State Building Code, for records retention by the AHJ.

Validation document: may be a three dimensional model, two dimensional electronic drawings and records, or a combination of both, accurately reflecting the completed building as approved by the code official in the field, and verified with respect to same.

- Where the validation document varies from the approved virtual model regarding building code compliance, the related Architect/Engineer must approve the change.
- Receipt of the validation document shall be a condition on issuance of Certificate of Occupancy.

BIM: model based technology linked with a data base of project information, using three dimensional, real time dynamic modeling software, to plan all building construction. The model encompasses building geometry, spatial relationships, geographic information, and quantities and properties of building components.

IPD: a project delivery method that integrates key participants (owner, Architect, Engineer, contractor, code official, et al), systems, business structures and practices into a process that collaboratively plans and constructs facilities. The collaborative process begins in early design and continues through all phases of design, fabrication and construction.

Commentary: this applies to any project delivery method employing three dimensional modeling software, to virtually construct all building components, by a collaborative team based process from design start to construction completion.