Policy on Alternate Materials, Alternate Design and Methods of Construction

Policy No.    SJMC 24.01.420-1-97
SJMC 24.01.430-1-97

Effective: 1992
Revised: August 16, 2009*

Attached is the revised policy on Alternate Materials, Alternate Design and Methods of Construction, which consists of the request form as well as the conditions of approval. The Building Division is the lead agency for all requests for alternate materials, alternate design and methods of construction and interpretations to the Uniform Building, Plumbing, Mechanical and National Electrical Codes.

Initiated by:       Approved by:
Amal Sinha         Amal Sinha
Chief Plan Check Engineer     Chief Building Official

Revised for 97 codes by:
Larry Wang
Chief Plan Check Engineer

*Previous Revisions
March 24, 1995
January 3, 1996
July 1, 1999
July 1, 2002
August 16, 2004
February 21, 2007
August 16, 2009
APPLICATION FOR ALTERNATE MATERIALS OR METHODS OF CONSTRUCTION

(Please read the attached Conditions of Approval and Disclaimer before completing the application)

Building Fee: $420 base fee plus $210/hour after the first 2 hours.
Fire Department Fee: $202 base fee plus $202/hour after the first hour.

Submit ten copies of all documents, including plans showing the proposed alternate. All attachments must be 8 ½” x 11” or 11” x 17”.

Fee Paid (Y/N)______ Receipt Number:_________________ Alternate Material Number_________________ Date Logged__________________

Under the authority of the CBC, CPC, CMC and CEC, the undersigned requests approval of alternate materials, alternate design and methods of construction for:

Project Name:____________________________________________________________ Plan Check Number:____________________

Project Address:_________________________________________________________________________________________________

Occupancy Group:______________ Type of Construction: _________________Sprinklers (Y/N):_________ No. of Stories:_______

Floor Area:_____________________________________________TenantArea:_____________________________________________

Describe Use:___________________________________________________________________________________________________

Subject of Alternative (a separate form should be filled out for each alternative item):
A brief description of the item must be included here even if additional documents are attached.

Code Requirement (specify code section):
____________________________________________________________________________
_______________________________________________________________________________________________________________

Alternate Proposed (A brief description must be included even if additional documents are attached):
_______________________________________________________________________________________________________________
_______________________________________________________________________________________________________________
_______________________________________________________________________________________________________________

Justification (Attach copies of any reference, test reports, expert opinions, etc. The Chief Building Official may require that a consultant be hired by the applicant to perform all applicable tests, research and analysis and submit a full report of evaluation to the Building Division for consideration and approval). A brief description must be included here even if additional documents are attached
_______________________________________________________________________________________________________________
_______________________________________________________________________________________________________________
_______________________________________________________________________________________________________________

Requested by:

Owner Print ___________________________ Owner Signature ___________________________

Architect/Engineer Print ___________________________ Architect/Engineer Signature ___________________________

Contractor Print ___________________________ Architect or Engineer Signature ___________________________

Contact Phone Number:__________________________ must wet stamp & sign__________________________

Staff Findings: ___________________________ (STAFF USE ONLY)

STAFF:

☐ APPROVAL RECOMMENDED ☐ NOT RECOMMENDED SECTION CHIEF:

☐ APPROVED ☐ DENIED ☐ APPROVED ☐ DENIED

CHIEF BUILDING OFFICIAL__________________________ FIRE CHIEF ___________________________

(if applicable)
CONDITIONS OF APPROVAL FOR APPLICATIONS FOR
ALTERNATE MATERIALS, ALTERNATE DESIGN AND METHODS OF CONSTRUCTION

Building official may approve the proposed alternate, if sufficient evidence is provided that:

- Proposed design complies with the intent of provisions of the current codes
- The material or method proposed is equivalent to code requirements in:
  1. Suitability
  2. Strength
  3. Effectiveness
  4. Fire resistance
  5. Durability
  6. Safety
  7. Sanitation

Upon approval, all the features of the approved application (including a copy of the application) shall be incorporated to the drawings.

DISCLAIMER

Applicants for Alternate Materials, Alternate Design and Methods of Construction shall note that the approval of the proposal is based on the factual documentation provided in support of the alternate at the time of approval. If at any point during the review or inspection process, the building official notices deviations from the original application, the approval becomes null and void. At that time, the applicant has to either revert to the original proposal or file a new application based on the revised plans.

For Alternate Proposals processed prior to submittal of full set of plans. In these instances, the approval is only in concept. The approval needs to be validated after submittal of all construction documents.