



2012 IBC

What are Deferred Submittals?

What do I do with them?

General

- A. For the purposes of this guideline, deferred submittals are defined as those portions of the design that are not submitted at the time of the permit application and that are to be submitted to the building official within a specified period.
- B. The registered design professional in responsible charge, or applicant if no registered design professional is required, shall list the deferred submittals on the construction documents for review by the building official.
- C. Generally, if an element has not been reviewed and approved under the original permit, it is required to be submitted as a deferred submittal to the City for review and approval. Any changes to the originally approved drawings as a result of a deferred submittal shall be submitted to the City for review as a revision to the approved drawings. If this is done, outline the changes being made to the drawings, cloud changes on the drawings, and submit revised drawing sheets for review.
- D. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them, approve them, and then forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building.
- E. The deferred submittal items shall not be installed until the deferred submittal documents have been reviewed and approved by the building official.
- F. There may or may not be additional fees charged for review of deferred submittals.
- G. Some documents submitted at a time after permit application may be required for separate permits, such as for fire suppression systems, electrical, mechanical or plumbing permits, etc.

Examples

Some examples of allowed deferred submittals include, but are not limited to:

- Hollow core planks and other precast concrete elements
- Pre-fabricated steel stairs, handrails and guards
- Curtain walls, window walls and cladding systems
- Spray applied fire proofing
- Glass guardrail systems

GENERAL INFORMATION:

- Obtain a building permit before starting construction.
- This construction bulletin is intended to provide guidelines for deferred submittals.