

Construction Codes and Licensing – Building Plan Review

PRESCRIPTIVE ALTERNATIVE DESIGN

General Use

Background:

Pursuant to Minnesota Statute 326B.107 Subdivision 1, “...the commissioner shall administer and enforce the State Building Code as a municipality with respect to public buildings and state licensed facilities in the state.” The Construction Codes and Licensing Division (CCLD) is, therefore, charged with administering the State Building Code for these types of buildings. The authority to publish these Prescriptive Alternative Designs comes from Minnesota State Building Code, MN Rule 1300.0110, Subpart 13 where it permits the building official to “...approve alternative designs where the building official finds that the proposed design is satisfactory and complies with the intent of the code, and that the material, method, or work method offered for the purpose intended, at least the equivalent of that prescribed in the code in quality, strength, effectiveness, fire resistance, durability, and safety.”

Purpose:

Prescriptive Alternative Designs are to provide a consistent response to those frequently occurring issues where designers repeatedly choose to use the same or similar “alternate designs” addressing the same issues. The Prescriptive Alternate Design provides a consistent design approach thereby enhancing uniformity and allows for expedited approvals.

Applicability:

These Prescriptive Alternative Designs are applicable to those Public Buildings and State Licensed Facilities projects defined by MN Statute 326B.103 either reviewed directly by CCLD or otherwise delegated to another municipality for building code administration in accordance with MN Statute 326B.107. The subject matter of the Prescriptive Alternative Designs will normally be limited to the issues relating to the building types represented by Public Buildings and State Licensed Facilities.

Format:

The Prescriptive Alternative Design number and date including latest revision dates will be state in the box across the top. A section called “background” that contains the reason and rationale will be included in the text. The actual Prescriptive Alternative Design will be stated last with attachments if necessary. Deviations from the Prescriptive Alternative Design will be considered on a case-by-case basis in accordance with Minnesota Rule

1300.0110, Subpart 13 but are no longer considered a Prescriptive Alternative Design and approval is at the discretion of the building official having jurisdiction.

Use:

This coversheet shall be included with every Prescriptive Alternative Design distributed by CCLD Building Plan Review or its delegated authorities.