

# ICC Permit Technician Practice Exam (Sample)

## Study Guide



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## **Questions**

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- 1. The length of an exterior building wall oriented to the public way at faces is considered \_\_\_\_.**
  - A. Mansard**
  - B. Frontage (property)**
  - C. Frontage (building)**
  - D. In architectural projection**
- 2. A \_\_\_\_ must be published in the local newspaper when a building code is being proposed for adoption.**
  - A. Legal notice**
  - B. Notice of intent**
  - C. Public hearing**
  - D. Brief news article**
- 3. How long must a building official retain inspection reports?**
  - A. As long as the building exists**
  - B. For the duration of the construction phase only**
  - C. For the period required for retention of public records**
  - D. Indefinitely**
- 4. When appealing an action related to the IZC, an appeal must be filed within how many working days after the cause arises?**
  - A. 5**
  - B. 10**
  - C. 15**
  - D. As determined by the adopting ordinance of the jurisdiction**
- 5. Which of the following codes is not specifically referenced in the International Building Code?**
  - A. International Property Maintenance Code**
  - B. International Fuel Gas Code**
  - C. International Energy Conservation Code**
  - D. International Zoning Code**

- 6. In zoning code, nonconforming use provisions do not prohibit which of the following?**
- A. The sale of the property**
  - B. Expansion of the building**
  - C. Change of use**
  - D. Accessory structures**
- 7. Where required natural ventilation is provided by exterior openings, the minimum openable area to the outdoors shall be \_\_\_ percent of the space being ventilated?**
- A. 2**
  - B. 4**
  - C. 8**
  - D. 10**
- 8. If a municipality adopts a building code without enabling legislation, the courts may declare this a(n) \_\_\_ action.**
- A. Statutory**
  - B. Ultra vires**
  - C. Enabling**
  - D. Selective enforcement**
- 9. If a nonconforming structure is damaged beyond what percentage of its value, reconstruction must comply with current zoning codes?**
- A. 10 percent**
  - B. 33 percent**
  - C. 50 percent**
  - D. 25 percent**
- 10. Which of the following is not included as an element of preparing a typical complaint?**
- A. Maximum allowable fine**
  - B. Description of the violation**
  - C. Date and time of the offense**
  - D. Signature of the complaining witness**

## **Answers**

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1. C
2. B
3. C
4. D
5. D
6. A
7. B
8. B
9. C
10. A

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## **Explanations**

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**1. The length of an exterior building wall oriented to the public way at faces is considered \_\_\_\_.**

- A. Mansard**
- B. Frontage (property)**
- C. Frontage (building)**
- D. In architectural projection**

The length of an exterior building wall that is oriented to the public way is referred to as building frontage. This term specifically describes the side of a building that faces a street or an open space accessible to the public, making it significant in zoning and building code considerations. Understanding building frontage is crucial because it typically influences various regulations, including setbacks, height restrictions, and overall massing in relation to the street. It plays a role in how the building interacts with its surroundings and how visible it is to the public. The other terms do not accurately capture this specific orientation. "Mansard" refers to a style of roof that has two slopes on each side and does not pertain to wall orientation. "Frontage (property)" can describe the total width of a property as it meets the street but does not denote the specific wall length. "Architectural projection" refers to elements that extend from the face of the building, such as balconies or cornices, and does not describe the wall itself that faces the public way. Thus, building frontage is the most precise term in this context.

**2. A \_\_\_\_ must be published in the local newspaper when a building code is being proposed for adoption.**

- A. Legal notice**
- B. Notice of intent**
- C. Public hearing**
- D. Brief news article**

The requirement that a notice must be published in the local newspaper when a building code is proposed for adoption is typically referred to as a "Notice of intent." This notice serves as an official communication to the public, indicating that a specific action regarding the building code is being considered. It allows for transparency in the process and gives community members an opportunity to be informed about potential changes that may affect them. Publication of a Notice of Intent is a common practice within municipal code adoption procedures, as it facilitates public participation and comment on the proposed changes. This helps ensure that stakeholders, including residents, builders, and contractors, are aware of the upcoming code changes and can express their opinions or concerns during public hearings or other related processes. While legal notices, public hearings, and brief news articles all serve important functions in the context of public communication and engagement, the specific terminology that aligns with the required action of informing the public about a proposed building code adoption is the Notice of Intent.

**3. How long must a building official retain inspection reports?**

**A. As long as the building exists**

**B. For the duration of the construction phase only**

**C. For the period required for retention of public records**

**D. Indefinitely**

Retention of inspection reports is generally guided by public records laws, which dictate how long different types of records must be kept accessible for public review. These laws ensure transparency and accountability in government operations, including those related to building safety and compliance. When it comes to inspection reports, they play a critical role in tracking the history of any modifications or compliance issues that occurred during the life of a building. Retaining these documents for the duration specified by public records retention policies ensures that there is a legally compliant and comprehensive archive of inspections that can be referred to when necessary. While the other choices may seem plausible, they don't align with the established guidelines that govern public record retention. Long-term archival as implied in some alternatives may not be feasible or mandated by law, nor does it consider the structured approach that public records laws provide for such documentation.

**4. When appealing an action related to the IZC, an appeal must be filed within how many working days after the cause arises?**

**A. 5**

**B. 10**

**C. 15**

**D. As determined by the adopting ordinance of the jurisdiction**

The correct answer reflects the fact that the specific timeframe for filing an appeal related to the IZC (Zoning Code or Integrated Zoning Code) is determined by the adopting ordinance of the particular jurisdiction. This enables local governments to set their own rules and procedures regarding appeals to ensure they align with local laws and administrative practices. The uniqueness of different jurisdictions means that while some may adopt a specific number of days, others might have varied requirements based on regional needs or operational capabilities. Consequently, it is essential to reference the local adopting ordinance to understand the exact timeline applicable in that jurisdiction, as it provides legal authority and clarity on the appeal process. This emphasizes that there is no one-size-fits-all approach; the rules can differ significantly based on local regulations, making it crucial for permit technicians to be familiar with their specific jurisdiction's ordinance for accurate and compliant appeal filings.

**5. Which of the following codes is not specifically referenced in the International Building Code?**

- A. International Property Maintenance Code**
- B. International Fuel Gas Code**
- C. International Energy Conservation Code**
- D. International Zoning Code**

The International Zoning Code is not specifically referenced in the International Building Code, which focuses on structural, safety, and occupancy requirements for buildings. The International Building Code primarily addresses the design and safety aspects of buildings to ensure public health and safety, including structural integrity, fire safety, and means of egress, among other factors. In contrast, the other codes listed are specifically referenced and considered important for various aspects related to building design and safety. The International Property Maintenance Code outlines minimum maintenance standards for existing buildings, ensuring they are safe and habitable. The International Fuel Gas Code provides regulations for the safe installation and operation of fuel gas piping systems and appliances. The International Energy Conservation Code sets standards for energy efficiency in new and existing buildings. Because zoning regulations pertain to land use and development rather than the technical aspects of building construction and safety covered by the International Building Code, the International Zoning Code is not included as a referenced code within the International Building Code framework.

**6. In zoning code, nonconforming use provisions do not prohibit which of the following?**

- A. The sale of the property**
- B. Expansion of the building**
- C. Change of use**
- D. Accessory structures**

In the context of zoning code, nonconforming use provisions are intended to regulate existing uses of properties that do not comply with current zoning regulations but were legal at the time they were established. These provisions aim to eventually phase out nonconforming uses or bring them into compliance. However, one aspect that nonconforming use provisions typically allow is the sale of the property. The reasoning behind this allowance is that the sale of the property does not directly impact the existing use or the legal nonconforming status. The new owner can continue the existing nonconforming use as long as they do not make changes that would create a new nonconforming situation or expand the nonconformity. The ability to sell the property is a fundamental property right, and zoning laws do not restrict the transfer of that right even if the property has nonconforming uses. In contrast, expansion of the building, change of use, or the establishment of accessory structures typically require compliance with the present zoning regulations. Nonconforming use provisions may prohibit these actions to prevent further deviations from the intended use of the land as defined by current zoning. This regulation helps to maintain the integrity of zoning plans and encourages properties to transition toward conforming uses over time.

**7. Where required natural ventilation is provided by exterior openings, the minimum openable area to the outdoors shall be \_\_\_ percent of the space being ventilated?**

- A. 2
- B. 4**
- C. 8
- D. 10

The minimum openable area for providing natural ventilation through exterior openings in a space is specified to be 4 percent of the space being ventilated. This requirement ensures that there is sufficient airflow to exchange stale indoor air with fresh outdoor air, promoting a healthy indoor environment and helping to reduce moisture buildup and contaminants. In practical application, this means that for every square foot of floor area in the ventilated space, you need at least 0.04 square feet (or 4 percent) of openable area that can directly connect to the outdoors. This percentage has been established to balance adequate ventilation with structural and aesthetic considerations in building design. By designating 4 percent as the standard, it supports effective natural ventilation while maintaining necessary insulation and security measures. This distinction is crucial when designing or inspecting buildings, ensuring that they comply with ventilation codes and provide an acceptable indoor air quality level.

**8. If a municipality adopts a building code without enabling legislation, the courts may declare this a(n) \_\_\_ action.**

- A. Statutory
- B. Ultra vires**
- C. Enabling
- D. Selective enforcement

When a municipality enacts a building code without the necessary enabling legislation, it may engage in an action deemed "ultra vires." This term, originating from Latin, means "beyond the powers." In legal contexts, it refers to actions taken by an entity that exceed the scope of power granted to it by laws or governing authorities. A municipality typically requires enabling legislation, which is legislative authority that allows it to adopt specific rules or regulations. Without this authority, the court may determine that the municipality's actions lack legal validity and fall outside their jurisdiction. In contrast, the other terms do not adequately describe this scenario. "Statutory" pertains to actions explicitly defined and authorized by statute, while "enabling" refers to the legislative framework that grants the authority in the first place. "Selective enforcement" involves the arbitrary application of code provisions, which does not accurately reflect the context of adopting an unauthorized building code. Thus, the recognition of an ultra vires action serves to uphold the legal principle that municipalities must operate within the bounds of the law.

**9. If a nonconforming structure is damaged beyond what percentage of its value, reconstruction must comply with current zoning codes?**

- A. 10 percent**
- B. 33 percent**
- C. 50 percent**
- D. 25 percent**

The requirement for a nonconforming structure to comply with current zoning codes after being damaged is typically set at 50 percent. This threshold means that if the cost of repairs exceeds 50 percent of the structure's value, the property must be rebuilt in accordance with current zoning regulations rather than retaining its original, nonconforming status. This is a standard practice in many jurisdictions to ensure that once a structure is significantly damaged, it will meet the latest health, safety, and aesthetic standards of the community. Other options reflect lower percentages, which do not align with the common regulatory frameworks that govern nonconforming structures. A lower threshold might allow more significant noncompliance with current regulations, which could compromise community planning and safety goals. As such, the 50 percent threshold serves as a clear guideline that balances the interests of property owners with the need for adherence to modern zoning criteria.

**10. Which of the following is not included as an element of preparing a typical complaint?**

- A. Maximum allowable fine**
- B. Description of the violation**
- C. Date and time of the offense**
- D. Signature of the complaining witness**

The maximum allowable fine is not considered a necessary element in the preparation of a typical complaint. Complaints generally focus on detailing the specifics of the alleged violation, such as a clear description of the offense, the date, and time it occurred, as well as the signature of the complaining witness to validate the report. These elements provide a comprehensive understanding of the situation and establish a formal basis for any legal or administrative action. The maximum allowable fine, while relevant to consequences, does not contribute to the foundational characteristics or specifics of the complaint itself, making it extraneous to the core elements needed in the document.