

**CHAPTER 2
DEFINITIONS**

SECTION 202
2012 Edition
IBC Interpretation 72-12
Issued 10-22-2012
BU_12_72_12

[A] **OWNER.** Any person, agent, firm or corporation having a legal or equitable interest in the property.



Q: Does “owner” include a corporation who has a legally binding land lease or easement agreement with the land owner, or the land owner’s predecessor, and who within that legally binding lease or easement area, constructs structures which are wholly owned, operated, and the responsibility of that corporation?

A: Yes. The “owner” is the person or legal entity who is responsible for the building and its compliance with code requirements. The code does not address land lease agreements where the “owner” of the building is different than the “owner” of the land. This is a legal contractual agreement between the “building owner” and the “land owner” which is outside the scope of the *International Building Code®*.
