PROPOSED CODE CHANGES
FOR REVIEW BY THE
FIRE CODE ACTION COMMITTEE

Developed by the Northeast Regional Work Group

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ITEM 10 – CODE CHANGE PROPOSAL
NORTHEAST REGIONAL WORK GROUP

Revise IFC Section 507.3 as follows:

507.3 Sprinklered, one story. The area of a Group B, F, M or S building no more than one story above grade plane of any construction type, or the area of a Group A-4 building no more than one story above grade plane of other than Type V construction, shall not be limited where the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

Exceptions:
1. Buildings and structures of Types I and II construction for rack storage facilities that do not have access by the public shall not be limited in height, provided that such buildings conform to the requirements of Sections 507.3 and 903.3.1.1 and Chapter 32 of the International Fire Code.
2. The automatic sprinkler system shall not be required in sporting activity areas occupied exclusively by the participants of indoor participant sports, such as tennis, skating, swimming and equestrian activities in occupancies in Group A-4, provided that:
   2.1. Exit doors directly to the outside are provided for occupants of the participant sports areas; and
   2.2. The building is equipped with a fire alarm system with manual fire alarm boxes installed in accordance with Section 907.

Reason:
This proposal clarifies that the area in which sprinklers can be omitted is limited to the actual playing area and does not include adjacent areas such as spectator seating which are open to the playing area. This is currently stated in the Commentary and should be in code text.

This issue does not have any correlation with Section 903.2.1.4, since the exception would apply only to Unlimited Area buildings, which are one story in height and separated.

The code change will not increase the cost of construction.
ITEM 35 – CODE CHANGE PROPOSAL  
NORTHEAST REGIONAL WORK GROUP

Add new Section 3409 to IBC as follows:

3409.3 Fire Protection Plan. A fire protection plan shall be provided in accordance with the International Fire Code.

Reason:
The fire protection required by the fire code should be made part of the review and approval process for a building permit.

The code change will not increase the cost of construction.
ITEM 35A – CODE CHANGE PROPOSAL
NORTHEAST REGIONAL WORK GROUP

Revise IFC Section 102.6 as follows:

**102.6 Historic buildings.** The provisions of this code relating to the construction, *alteration*, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when such buildings or structures do not constitute a distinct hazard to life or property. Fire protection in designated historic buildings and structures shall be provided in accordance with an approved fire protection plan NFPA 914.

Add new standard to IFC Chapter 80 as follows:

| 914—10 Code for Fire Protection of Historic Structures. | 102.6 |

Reason: The referenced standard provides specific requirements for the fire protection of historic buildings, rather than the current vague text.

The code change will not increase the cost of construction.
ITEM 54 – CODE CHANGE PROPOSAL
NORTHEAST REGIONAL WORK GROUP

Add new Section 2508.11 to IBC as follows:

2508.11 Gypsum board attachment. Gypsum board shall be attached by mechanical fasteners.  
Exception: Adhesives shall be permitted in addition to the required number of mechanical fasteners.

Reason:

The code change will increase the cost of construction.
ITEM 58 – CODE CHANGE PROPOSAL
NORTHEAST REGIONAL WORK GROUP

Revise IFC Section 901.7 as follows:
901.7 Systems out of service. Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately. Where a required fire protection system is out of service and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service. Vacant premises shall comply with Section 311.2.2.

Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Modify Section 311.2.2:
311.2.2 Fire protection. Fire alarm, sprinkler and stand-pipe systems shall be maintained in an operable condition at all times. Before a vacant premises is permitted to be reoccupied, the fire code official shall have the authority to require inspection and testing of any fire protection system that has been out of service for 30 days or greater.

Exceptions:
1. When the premises have been cleared of all combustible materials and debris and, in the opinion of the fire code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard.
2. Where approved by the fire chief, buildings that will not be heated and where fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply), provided the building has no contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons.

Reason:
901.7 is revised because it is imperative that the fire department and the fire code official must be notified when any fire protection system is taken out of service, not just required systems. Arriving firefighters expect the systems they encounter to be operational. The remainder of the section is appropriate to apply only to required systems. There should also be a reference directing the code user to Section 311.2.2 for the requirements for fire protection systems in vacant buildings.

IFC 311.2.2 is revised because when a fire protection system that has been out of service for 30 days or more in a vacant building could have been subject to corrosion or vandalism and needs to be inspected and tested to ensure that it working properly before allowing the building to be reoccupied.

The code change will not increase the cost of construction.
ITEM 61 – CODE CHANGE PROPOSAL
NORTHEAST REGIONAL WORK GROUP

Add new Definition of Commercial Motor Vehicle to IBC as follows:

COMMERCIAL MOTOR VEHICLE. A motor vehicle used to transport passengers or property where the motor vehicle:

1. Has a gross vehicle weight rating of 10,000 pounds or more; or
2. Is designed to transport 16 or more passengers, including the driver.

Revise IFC Section 903.2.9 as follows:

903.2.9 (IBC [F] 903.2.9) Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 12,000 square feet (1115 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 fire area used for the storage of commercial trucks or buses, commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Revise IFC Section 903.2.9.1 as follows:

903.2.9.1 (IBC [F] 903.2.9.1) Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 10,000 square feet (929 m²).
2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 12,000 square feet (1115 m²).
4. A Group S-1 fire area used for the repair of commercial trucks or buses, commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).

Revise IFC Section 903.2.10.1 as follows:

903.2.10.1 (IBC [F] 903.2.10.1) Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses, commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).
**Reason:**
The current text is not clear on what constitutes a “commercial” truck or bus. The intent of the code requirement is that sprinklers should be installed based on the size of the vehicle. A definition of a commercial motor vehicle is needed. These criteria are from the DOT regulations 49CFR390.5, and correlate with IBC Section 1607.7. (See S70-09/10, AMPC1.)

The code change will not increase the cost of construction.
ITEM 65 – CODE CHANGE PROPOSAL
NORTHEAST REGIONAL WORK GROUP

Add new Section 1103.5.3 to IFC as follows:

1103.5.3 Group A-2. An automatic sprinkler system shall be provided throughout all existing Group A-2 occupancies where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Reason:
Occupancies in Group A-2 involve conditions such as high occupant density, fuel loading and moveable furnishings. This requirement implements the recommendation included in NIST’s report on the fire at the Station Nightclub in Rhode Island.

The code change will increase the cost of construction.