Section 503.1 permits a portion of a building included within the exterior walls or the exterior walls and fire walls to be a separate building. A portion of a building included within the exterior walls is not a portion of a building but is the entire building. Permitting a portion of a building separated by one or more fire walls to be a separate building challenges the laws of physics. A portion of a building separated from the remainder of the building by a fire wall is still a portion of a building but it can be considered as a separate building for the purposes of compliance with the IBC when the fire wall complies with Section 705.

Cost Impact: The code change proposal will not increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: Based upon proponents request. See committee reason for G10-06/07.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Philip Brazil, PE, Reid Middleton, representing himself, requests Approval as Submitted.

Commenter's Reason: At the 2006/2007 ICC code development hearings in Orlando, I agreed to ask for disapproval in conjunction with the initiative by several organizations to pursue resolution to the ongoing differences over the IBC provisions for allowable building heights and building areas, specifically through the efforts of the ICC Code Technology Committee. At the time of the deadline to submit public comments for consideration at the final action hearings in Rochester, that effort was ongoing. Consequently, I am asking for approval as submitted based on the original reason statement.

Final Action: AS AM AMPC _____ D

G113-06/07
504.2

Proposed Change as Submitted:

Proponent: Rick Thornberry, P.E., The Code Consortium, representing the Alliance for Fire and Smoke Containment and Control (AFSC)

Revise as follows:

504.2 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for ~~maximum height is increased by 20 feet (6096 mm) and~~ the maximum number of stories is increased by one. ~~These~~ This increase~~s are~~ shall be permitted in addition to the area increase in accordance with Sections 506.2 and 506.3. For Group R buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2, the value specified in Table 503 for ~~maximum height is increased by 20 feet (6096 mm) and~~ the maximum number of stories is increased by one, but shall not exceed ~~60 feet (18 288 mm) or~~ four stories~~, respectively~~.

Exceptions:

1. Fire areas with an occupancy in Group I-2 of Type IIB, III, IV or V construction.
2. Fire areas with an occupancy in Group H-1, H-2, H-3 or H-5.
3. Fire-resistance rating substitution in accordance with Table 601, Note e.

Reason: The purpose of this proposed code change is to delete the 20 foot height increase allowed when an automatic sprinkler system is installed throughout the building. This would apply not only to NFPA 13 sprinkler systems, but also to NFPA 13R sprinkler systems for Group R occupancies. This issue has come to our attention after our participation in the California State Fire Marshal's code review and evaluation process set up for the adoption of the 2006 International Building Code (IBC). During a very thorough review conducted by the Height and Area Study Group, it was discovered that the 20 foot height increase for automatic sprinkler systems allows for taller buildings than any of the three legacy model building codes allowed with a few minor exceptions. Both the 1997 ICBO Uniform Building Code (UBC) and the 1999 SBCCI Standard Building Code (SBC) allowed the identical building heights for their comparable types of construction with the exception of IBC Type IB construction (UBC Type II – F.R. and SBC Type II) for which the UBC allowed the same height as the IBC of 160 feet as compared to 80 feet in the SBC. A maximum height of 120 feet was allowed in the 1999 BOCA National Building Code (NBC) for their comparable construction Type 2A.

However, for the lesser types of construction the BOCA NBC generally did not allow higher building heights even with the 20 foot height increase for automatic sprinklers (the BOCA NBC was the only legacy model building code that allowed for the 20 foot height increase for automatic sprinklers) than the maximum building heights allowed by the IBC without the 20 foot height increase for automatic sprinklers.

For the Committee's information, we have provided a table which compares the IBC construction types with the BOCA NBC construction types and shows the height limit allowed by the IBC without an automatic sprinkler increase of 20 feet and the BOCA NBC maximum height allowed with an automatic sprinkler increase of 20 feet. The final column to the right shows the maximum height allowed by the IBC with an automatic sprinkler system increase of 20 feet for an additional comparison.

A review of the table clearly shows that only in a very few limited cases would the BOCA NBC with the 20 foot height increase for an automatic sprinkler system allow building heights for specific types of construction and occupancy combinations to be as high as the IBC allowable height with the 20 foot sprinkler increase. For the vast majority of cases, however, for other than Type V construction, the BOCA NBC with the 20 foot sprinkler height increase allowed at most only a 5 foot increase, in effect, above that allowed by the IBC without the 20 foot height increase for automatic sprinklers. Where an occupancy group is not shown in the table, that means the maximum allowable height by the BOCA NBC with the 20 foot sprinkler height increase included did not even exceed the maximum allowable height permitted in Table 503 of the IBC without the 20 foot height increase for automatic sprinklers. Thus, the IBC is allowing buildings to be built taller than they were ever allowed to be built by any of the three legacy model building codes prior to the IBC. We are not aware of any technical justification provided during the ICC drafting process to justify this extra height increase. So it is very likely that there has been very little fire experience throughout the country to provide data that may indicate if the extra 20 foot height increase is acceptable and does not cause an adverse impact on fire and life safety.

Increasing the allowable building height will pose more of a challenge to the responding fire department to gain access to the roof or the upper floors of such buildings. This may mandate that they utilize more sophisticated ladders and aerial equipment which complicates their fire fighting and rescue efforts. Increased height means more time will be required to gain access to the roof or the upper stories of the building which delays rescue, as well as fire fighting operations, should the fire be on the upper floors or the roof. This will potentially reduce the overall level of fire and life safety provided in these buildings even though an automatic sprinkler system is installed. Since automatic sprinkler systems are not foolproof or fail safe, they may not be available at a critical time when a fire gets out of control and the fire department must respond to deal with a fire on the upper story of the building or the roof. This is even more critical in seismically active areas such as in California where an earthquake can knock out the water supply to the sprinkler system. Earthquakes will also put a greater demand on fire departments since they will be responding to multiple incidents and they will face more challenges if the buildings are allowed to be 20 feet higher than currently allowed by the UBC. This will certainly result in more property damage and more risk for the building occupants, as well as the fire fighters who have to respond to an uncontrolled fire in such buildings.

In conclusion, we believe it is inappropriate to retain the 20 foot height increase currently allowed for the installation of an automatic sprinkler system by Section 504.2 since there is no apparent technical justification to allow the increase above the maximum height levels allowed by virtually any of the previous legacy model codes. Without such technical justification why should the IBC be part of a grand experiment to determine what impact such a height increase will have on the building's overall fire and life safety in communities that adopt the IBC where they have never allowed such heights before?

Construction Type				Height Limit (FT)	
IBC	NBC	IBC*		NBC**	IBC**
IIA	2B	65'	B	85'	85'
				F-1 70'	
				F-2 85'	
				H-3 70'	
				H-4 85'	
				I-1	70'
				M	70'
				R-1 70'	
				R-2 70'	
				R-3 70'	
				S-1 70'	
				S-2 85'	
IIB	2C	55'	B	60'	75'
				F-2 60'	
				H-4 60'	
				I-1	60'
				R-1 60'	
				R-2 60'	
				R-3 60'	
				S-2 60'	
IIIA	3A	65'	B	70' 85'	
				F-2 70'	
				H-4 70'	
				I-1	70'
				R-1 70'	
				R-2 70'	
				R-3 70'	
				S-2 70'	
IIIB	3B	55'	B	60'	75'
				F-2 60'	
				H-4 60'	
				I-1	60'
				R-1 60'	
				R-2 60'	
				R-3 60'	
				S-2 60'	

IV	4		65’	B	85’	85’
					F-1 70’	
					F-2 85’	
					H-3 70’	
					H-4 85’	
					I-1	70’
					M	70’
					R-1 70’	
					R-2 70’	
					R-3 70’	
					S-1 70’	
					S-2 85’	
VA	5A	50’	B	60’		70’
					F-2 60’	
					H-4 60’	
					I-1	60’
					R-1 60’	
					R-2 60’	
					R-3 60’	
					S-2 60’	
VB	5B	40’	B	50’	60’	
					F-2 50’	
					H-4 50’	
					I-1	55’
					R-1 55’	
					R-2 55’	
					R-3 55’	
					S-1 50’	
					S-2 50’	

*without 20 foot sprinkler increase
**with 20 foot sprinkler increase

Cost Impact: The code change proposal will increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: Based upon proponents request. See committee reason for G10-06/07.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Rick Thornberry, P.E., The Code Consortium, representing the Alliance for Fire and Smoke Containment and Control (AFSC) requests Approval as Modified by this public comment.

Replace proposal with the following:

504.2 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum height ~~is~~ shall be increased by ~~20~~ 5 feet (~~6096~~ 1524 mm), except that for Group B and H-4 occupancies in buildings of Type IIA or IV construction, the increase shall be 20 feet, and the maximum number of stories ~~is~~ shall be increased by one. These increases ~~are~~ shall be permitted in addition to the area increases in accordance with Sections 506.2 and 506.3. For Group R buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2, the value specified in Table 503 for maximum height ~~is~~ shall be increased by ~~20~~ 5 feet (~~6096~~ 1524 mm) and the maximum number of stories ~~is~~ shall be increased by one, but shall not exceed four stories ~~or 60 feet (19 288 mm), respectively~~.

Exceptions:

1. Fire areas with an occupancy in Group I-2 of Type IIB, III, IV or V construction.
2. Fire areas with an occupancy in Group H-1, H-2, H-3 or H-5.
3. Fire-resistance rating substitution in accordance with Table 601, Note e.

Commenter's Reason: By doing this modification, which is basically a substitute proposal to the original code change, the vast majority of cases (as illustrated in the table contained in the Reason statement) where the BOCA NBC would still allow heights in feet greater than those allowed by the IBC without the 20 foot sprinkler increase would be eliminated. However, with the revised 5 foot sprinkler increase, the following types of construction/occupancy combinations under the BOCA NBC would still exceed the allowable height in feet for the IBC:

Construction Type			Height Limit (ft)		Maximum
IBC	NBC	IBC*	NBC**	IBC**	Stories***
IIA	2B	65'	B 85'	70'	6
			F-2 85'		6
			H-4 85'		6
			S-2 85'		6
IV	4	65'	B 85'	70'	6
			F-2 85'		6
			H-4 85'		6
			S-2 85'		6
VA	5A	50'	B 60'	55'	4
			F-2 60'		4
			H-4 60'		4
			I-1 60'		4
			R-1 60'		4
			R-2 60'		4
			R-3 60'		4
			S-2 60'		5
VB	5B	40'	B 50'	45'	3
			F-2 50'		3
			H-4 50'		3
			I-1 55'		3
			R-1 55'		3
			R-2 55'		3
			R-3 55'		4
			S-1 50'		3
			S-2 50'		3

*without 5 foot sprinkler increase
**with 5 foot sprinkler increase

***with 1 story sprinkler increase

A further look at the remaining table entries above can even eliminate some of them as not being practical for the application of the limitations. For example, the F-2's and S-2's can basically be discounted since they are very rare to begin with and certainly are not generally built to three stories or higher in height. The remaining S-1 entry can also be discounted since it is extremely rare that they would be built to two stories in height using Type VB construction. The R-3 entries can also be discounted since they were only allowed to be three stories in height under the BOCA NBC.

Basically, for Types IIA and IV construction this leaves Group B and H-4 occupancies which are 15 feet less in height than would have been allowed by the BOCA NBC. At the proposed 70 foot height limit, the average floor-to-floor height would be 11 feet 8 inches. Allowing for 3 feet of floor or roof structure including the floor or roof and the supporting beams and girders, this would accommodate a finished ceiling height of at least 8 feet 6 inches per story which is not unreasonable. However, to accommodate these occupancies, we have further modified the text to allow the full 20 foot height increase to be consistent with the BOCA NBC.

For Type VA construction which basically allows a maximum height of 4 stories, at the 55 foot height limit proposed, the floor-to-floor height would be 13 feet 9 inches which is more than adequate to accommodate the Group B, H-4, I-1, R-1, and R-2 occupancies that would still need to be considered because their height limit would be 5 feet less than that allowed by the BOCA NBC under this proposed modification.

For Type VB construction which basically allows a maximum three stories in height, at the proposed 45 foot height limit the floor-to-floor height would be 15 feet. Again, this would be much more than adequate for the Group B and H-4 occupancies which would be 5 feet less in height than that allowed by the BOCA NBC and for the Group I-1, R-1, and R-2 occupancies which would be 10 feet less in height than allowed by the BOCA NBC.

It should also be noted that for Type VA construction buildings not provided with an automatic sprinkler system to qualify for the height increase in feet, the BOCA NBC would limit them to 40 feet versus 50 feet in the IBC. Similarly, for Type VB construction for Groups B and H-4, the BOCA NBC would limit them to a height of 30 feet in a nonsprinklered building versus 40 feet in the IBC. And, finally, for Type VB construction for Groups I-1, R-1, and R-2 the BOCA NBC would limit these nonsprinklered buildings to 35 feet in height versus 45 feet in height in the IBC. Thus, the increased allowable heights for nonsprinklered buildings in the IBC will somewhat offset the lesser heights allowed for the very minimal cases documented above based on the proposed modification to reduce the 20 foot height sprinkler increase to 5 feet.

In summary, with this proposed modification there should be no significant impact on the existing building stock in those jurisdictions that have previously adopted the BOCA National Building Code. Yet when the buildings are sprinklered, this amendment would still allow for greater building heights than those currently allowed by both the SBCCI Standard Building Code and the ICBO Uniform Building Code where previously adopted. Basically, this proposed modification will bring the International Building Code back in line with what was previously allowed for building heights in feet by all three of the legacy model codes from which the IBC evolved. Certainly, there was no technical justification provided during the code development process for the IBC that substantiated increasing the heights across the board for all occupancies in virtually all construction types (other than Type I) with the installation of an automatic sprinkler system designed in accordance with NFPA 13. This code change proposal with this substitute modification will remedy this problem. Therefore, we urge the ICC voting membership to approve this code change proposal as modified by this Public Comment.

Final Action: AS AM AMPC _____ D

G115-06/07
504.2, 506.3

Proposed Change as Submitted:

Proponent: George Thomas, P.E., CBO, City of Pleasanton, representing the Tri-Chapters Code Committee and Laura Blaul, Orange County Fire, representing the California Fire Chiefs Association

Revise as follows:

504.2 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one. These increases are permitted in addition to the area increase in accordance with Sections 506.2 ~~and 506.3~~. For Group R buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2, the value specified in Table 503 for maximum height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one, but shall not exceed 60 feet (18 288 mm) or four stories, respectively.

Exceptions:

1. Fire areas with an occupancy in Group I-2 of Type IIB, III, IV or V construction.
2. Fire areas with an occupancy in Group H-1, H-2, H-3 or H-5.
3. Fire-resistance rating substitution in accordance with Table 601, Note e
4. This increase is not permitted in addition to the area increase in accordance with Section 506.3.

506.3 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the area limitation in Table 503 is permitted to be increased by an additional 200 percent (I_s = 2) for buildings with more than one story above grade plane and an additional 300 percent (I_s = 3) for buildings with no more than one story above grade plane. ~~These increases are permitted in addition to the height and story increases in accordance with Section 504.2.~~

Exception: The area limitation increases shall not be permitted for the following conditions:

1. The automatic sprinkler system increase shall not apply to buildings with an occupancy in Use Group H-1.
2. The automatic sprinkler system increase shall not apply to the floor area of an occupancy in Use Group H-2 or H-3. For mixed-use buildings containing such occupancies, the allowable area shall be calculated in accordance with Section 508.3.3.2, with the sprinkler increase applicable only to the portions of the building not classified as Use Group H-2 or H-3.
3. Fire-resistance rating substitution in accordance with Table 601, Note e.
4. These increases are not permitted in addition to the story increases in accordance with Section 504.2.

Reason: California code officials recognize and support the benefits of automatic fire sprinkler protection in buildings. The need for a balanced approach to fire protection is also recognized and is the basis for this proposal which permits the use of a sprinkler system for an increase in height or area but not both. During the California statewide code adoption process, building and fire officials reviewed data from various sources in an attempt to justify the increased building size over the allowable areas/heights in all three legacy codes. There appears to be little science behind the table values and formulas and California code officials are not comfortable with the elimination of redundancy from the code and an over-reliance on fire sprinkler systems. Several factors support the need to restore balance to this code:

- There is a public expectation of the level of safety inherent in the current codes which become policy upon local adoption. The west coast has a lower fire loss record than the rest of the county, which may be, at least partially attributed to construction requirements. There is an increase in risk that accompanies larger building sizes which cannot be justified in light of national fire statistics that are among the worst of any other industrialized nation.
- There are no redundant mitigating protective features to address the potential for sprinkler failure due to a disruption in water supply, mechanical failure, lack of proper maintenance, human error, or temporary disruptions to sprinkler systems that occur during typical remodeling and tenant improvement projects. Furthermore, reductions in water supply have resulted after every major seismic event in California, which would render an automatic sprinkler system ineffective if a fire were to occur. What is the true reliability of a sprinkler system? A recent article cites 89% as the figure when both the performance and operational reliability are factored in. They are out of service for maintenance, construction (tenant improvements), unintentional human error. There is also a vulnerability factor – besides seismic, we have experience where systems were taken out by vehicle crash or explosion. In instances of improper design/use or arson, they system can be overcome. Sprinkler systems often don't

extinguish the fire and there can be tremendous smoke generation and spread (particularly smoldering or shielded fires, etc). In fact, sprinklers drive the smoke lower and impede visibility. Building size becomes more of an issue to both rescue (panic) and firefighting.

- The quantity and capability of emergency response resources is based on the infrastructure and building design that has existed in California, and other states, for decades. Therefore, the level of fire and life safety would be decreased below what we have today in terms of building size. Public safety departments are staffed for current building sizes and larger buildings may lead to larger fires and need for staffing/tactical/infrastructure changes which may not be financially or politically feasible.
- This results in a decreased level of public safety because fire rescue and fire suppression responders would be required to accomplish their emergency response tasks in larger multi-story buildings without the benefit of increased fire protection based on a combination of sprinklers, fire-resistive construction, and fire walls.

By limiting the use of a fire sprinkler system to an increase in height or area, but not both, serves to restore balance to the code by reducing over reliance on those systems.

Cost Impact: The code change proposal will increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: Based upon proponents request. See committee reason for G10-06/07.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Pete Wilt, City of Clovis, New Mexico, representing Southern New Mexico Building Officials Association requests Approval as Submitted.

Commenter's Reason: We share many of the same concerns that the ICC Tri-Chapters Code Committee and the California Fire Chiefs Association have expressed in the reason supporting their code change to eliminate what we call "double dipping," that is, allowing both a building area increase and a building height increase for the installation of an automatic sprinkler system. Therefore, we believe this code change should be approved by the ICC voting membership so that a sprinkler system can only be used to either increase the allowable area or increase the allowable height of the building, but not both for the same building.

Final Action: AS AM AMPC _____ D

G122-06/07
506.4

Proposed Change as Submitted:

Proponent: John C. Dean, the National Association of State Fire Marshals

Revise as follows:

506.4 Area determination. The maximum area of a building with more than one story above grade plane shall be determined by multiplying the allowable area of the first story (A_a), as determined in Section 506.1, by 2. ~~the number of stories above grade plane as listed below:~~

~~1. For buildings with two stories above grade plane, multiply by 2;~~
~~2. For buildings with three or more stories above grade plane, multiply by 3; and~~
~~3.~~ No story shall exceed the allowable area per story (A_a), as determined in Section 506.1, for the occupancies on that story.

Exceptions:

~~1.~~ Unlimited area buildings in accordance with Section 507.
~~2. The maximum area of a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2 shall be determined by multiplying the allowable area per story (A_a), as determined in Section 506.1, by the number of stories above grade plane.~~

Reason: NASFM proposes a reduction of the total allowable building area from three to two times that allowed for a single floor area based on the calculations of A_a (allowable area) per floor as determined in Section 506.1.

Two of the three Legacy Codes did not permit an architect to multiply the allowable floor space by a factor of three and the third only addressed this multiplier in limited situations. The National Association of State Fire Marshals (NASFM) understands the economic benefits to developers of being able to construct much larger buildings with less built-in fire-resistance on a defined parcel of land. But the economic benefits to developers do not justify the increased risk to occupants and emergency responders. Nor do they justify the on-going costs to owners and tenants.

Taken together with other provisions of the International Building Code (IBC), the current allowance means that occupancies – including health care facilities, schools, residences and office buildings – may be built taller and larger, with less built-in fire protection. If firefighters must enter a burning building to rescue patients, students, physically challenged or otherwise immobile persons, they now face the prospect of climbing higher and traveling further into hostile conditions. The longer they remain in a burning building, the greater the risk of structural collapse. In addition, our most vulnerable structures – tall buildings – will present challenges that many American fire departments are not equipped to handle. As these buildings are allowed to expand in area and in height, without a corresponding increase in built-in fire resistance, the risks to occupants and emergency first responders grow exponentially. Larger, taller buildings with less built-in passive protection also invite increases in fire load comprising materials that generate higher temperatures much more quickly. Due to the increase in size, coupled with limited fire service resources, tall buildings will be required to sustain themselves for longer periods of time.

Firefighters take responsibility for their own safety. The National Institute of Occupational Safety and Health (NIOSH) has advised fire departments to refrain from sending firefighters into buildings if there are concerns about structural collapse. NASFM concurs with this advice from NIOSH, and encourages fire departments to understand the implications of the fire protection requirements in the IBC.[1] Fire chiefs often bear responsibility for plan review, inspections and fire fighter safety. As a result of the NIOSH advisory, they have little choice but to use what they know about a building to prepare for suppression activities.

It makes little sense to await the loss of life and property before we consider returning to proven safety practices. In fact, "waiting and seeing" begs the question, "How many lives must be lost to justify a return to what we know to be safe?" Our intuitive presumption would be that making buildings larger, both in height and area, with less built-in passive fire resistive protection and the use greater use of combustible materials can only result in greater property loss and the potential for greater loss of life. We all agree that one life lost is one too many. So let us prevent the loss of that one life.

The more responsible policy is to return to the well-tested requirements of the Legacy Codes, so that emergency responders and the persons they are sworn to protect may be confident in the safety of buildings.

[1] NIOSH Alert: Preventing Injuries and Deaths of Fire Fighters due to Structural Collapse. (1999, August). Center for Disease Control & National Institute for Occupational Safety and Health. *NIOSH Alert*, *99: 146*. Retrieved from: http://www.cdc.gov/niosh/99-146.html

Cost Impact: The code change proposal will increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: Based upon proponents request. See committee reason for G10-06/07.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

John C. Dean, the National Association of State Fire Marshals, requests Approval as Submitted.

Commenter's Reason: Proposal G122-06/07 was disapproved by the IBC-General Committee because it was one of a number of proposals that the proponents encouraged to be disapproved based upon an overall effort by an ICC Code Technology Committee study group to address concerns with height and area within all areas of the IBC. Due to the lack of any specific action from the study group on this proposal, we request that proposal G122-06/07 be approved as submitted based on the reasons originally stated in the proposal's justification.

Final Action: AS AM AMPC _____ D

G124-06/07

506.4.1, 506.4.1.1 through 506.4.1.1.4 (New)

Proposed Change as Submitted:

Proponent: Gregory R. Keith, Professional heuristic Development, representing the Boeing Company

Revise as follows:

506.4.1 Mixed occupancies. In buildings containing ~~with~~ mixed occupancies, the allowable area per story (*Aa*) shall be determined in accordance with the applicable provisions of Section 508.3. ~~based on the most restrictive provisions for each occupancy when the mixed occupancies are treated according to Section~~

~~508.3.2. When the occupancies are treated according to Section 508.3.3 as separated occupancies, the maximum total building area shall be such that the sum of the ratios for each such area on all floors as calculated according to Section 508.3.3.2 shall not exceed 2 for two-story buildings and 3 for buildings three stories or higher.~~

506.4.1.1 Multistory buildings. The maximum area of a mixed occupancy building with more than one story above grade plane shall be determined in accordance with the applicable provisions of this section.

506.4.1.1.1 Two stories buildings. For buildings with two stories above grade plane containing mixed occupancies, the maximum building area shall be based on the sum of the allowable floor areas under consideration as determined in accordance with the applicable provisions of Section 508.3.

506.4.1.1.2 Three or more stories, nonseparated mixed occupancies. For buildings with three or more stories above grade plane containing nonseparated mixed occupancies, the maximum building area shall be based on the sum of the three most restrictive allowable floor areas under consideration as determined in accordance with the applicable provisions of Section 508.3.2.

506.4.1.1.3 Three or more stories, separated mixed occupancies. For buildings with three or more stories above grade plane containing separated mixed occupancies, the maximum building area shall be based on the sum of the three least restrictive allowable floor areas under consideration as determined in accordance with the applicable provisions of Section 508.3.3.

506.4.1.1.4 Three or more stories, combination mixed occupancies. For buildings with three or more stories above grade plane containing a combination of mixed occupancies, the maximum building area shall be based on the sum of the three most restrictive allowable floor areas under consideration as determined in accordance with the applicable provisions of Sections 508.3.2 and 508.3.3.

Reason: Section 506.4.1 was introduced into the 2006 IBC. It was intended to address multistory mixed occupancy provisions and was largely based on 2003 mixed occupancy provisions. Most of the language contained in Section 506.4.1 is now redundant due the mixed occupancy reformatting in the 2006 IBC. In fact, allowable area determination procedures for nonseparated and separated occupancies are found in Sections 508.3.2.2 and 508.3.3.3, respectively. Also, Section 506.4.1 tends to oversimplify what is necessarily a complicated process based on the recognition of numerous multistory, mixed occupancy contingencies. This proposal provides currently lacking requirements in this relatively common design condition. Approval of this proposal will clarify current mixed occupancy requirements and provide specific guidance for the determination of allowable area in multistory, mixed occupancy buildings that is currently not contained in the IBC.

Cost Impact: The code change proposal will not increase the cost of construction.

Committee Action: **Approved as Modified**

Modify proposal as follows:

506.4.1.1.1 Two story ~~stories~~ buildings~~s~~. For buildings with two stories above grade plane containing mixed occupancies, the maximum building area shall be based on the sum of the allowable floor areas under consideration as determined in accordance with the applicable provisions of Section 508.3.

506.4.1.1.4 Three or more stories, combination mixed occupancies. For buildings with three or more stories above grade plane containing a combination of non-separated and separated mixed occupancies, the maximum building area shall be based on the sum of the three most restrictive allowable floor areas under consideration as determined in accordance with the applicable provisions of Sections 508.3.2 and 508.3.3.

(Portions of proposal not shown remain unchanged)

Committee Reason: Cleans up a section which was new in the 2006 code that did not correlate well with the new mixed occupancy requirements in section 508. This proposal was preferred to G126-06/07 as it dealt with a building containing a combination of separated and non separated occupancies more clearly. The first modification is editorial and simply makes the title of Section 506.4.1.1.1 singular. The second modification clarifies what the combination is referring to within section 506.4.1.1.4 which is separated and non-separated mixed occupancies. See also the proponent's reason.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Edmund C. Domian, West Valley City, UT, requests Disapproval.

Commenter's Reason: The proposal uses more than one dozen paragraphs to try and simplify and improve what has always been clearly defined in the four sentences that constitute 508.3.3.2 and 508.3.3.3. There is no need for such an extensive rewrite. This is not an improvement in the implementation of mixed occupancy ratios.

Final Action: AS AM AMPC _____ D

G125-06/07
506.4 (New), 506.1.1, 506.4, 506.4.1

Proposed Change as Submitted:

Proponent: Philip Brazil, PE, Reid Middleton, Inc., Everett, WA, representing himself

Revise as follows:

506.4 Buildings with more than one story. The total allowable building area of a building with more than one story shall be determined in accordance with Section 506.4. The actual aggregate building area at all stories in the building shall not exceed the total allowable building area.

Exception: Portions of the building not required to be included in the total allowable building area, as specified in Section 506.4.1, shall be permitted to be excluded from the actual aggregate building area.

506.4.1 ~~506.1.1~~ Basements. A single basement that is not a story above grade plane need not be included in the total allowable building area, provided such basement does not exceed the area permitted for a building with no more than one story above grade plane.

506.4.2 ~~506.4~~ Area determination. The ~~maximum~~ total allowable building area of a building with more than one story above grade plane shall be determined by multiplying the allowable area ~~of the first~~ per story (*Aa*), as determined in Section 506.1, by the number of stories above grade plane as listed below:

1. For buildings with two stories above grade plane, multiply by 2;
2. For buildings with three or more stories above grade plane, multiply by 3; and
3. No story shall exceed the allowable area per story (*Aa*), as determined in Section 506.1, for the occupancies on that story.

Exceptions:

1. Unlimited area buildings in accordance with Section 507.
2. The maximum area of a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2 shall be determined by multiplying the allowable area per story *(Aa),* as determined in Section 506.1, by the number of stories above grade plane.

506.4.2.1 ~~506.4.1~~ Mixed occupancies. In buildings with mixed occupancies, the allowable area per story (A_a) shall be based on the most restrictive provisions for each occupancy when the mixed occupancies are treated according to Section 508.3.2. When the occupancies are treated according to Section 508.3.3 as separated occupancies, the maximum total building area shall be such that the sum of the ratios for each such area on all floors as calculated according to Section 508.3.3.2 shall not exceed 2 for two-story buildings and 3 for buildings three stories or higher.

Reason: The purpose of this proposal is to organize the technical provisions for determining the total allowable building area in buildings with more than one story in a more logical manner and provide charging language where needed. Section 503.1 establishes the allowable building height and the allowable area per story (A_a) by reference to Table 503. Section 506.1 determines increases in the allowable building height and allowable area per story (A_a) through application of the provisions in Section 506.2 for frontage and Section 506.3 for automatic fire sprinkler systems.

Section 506.1.1, which is a continuation of Section 506.1, exempts a single basement from being included in the total allowable area. The meaning of "total allowable area" is not clear but, presumably, it is a reference to the total allowable building area in buildings with more than one story. Section 506.1, however, is not applicable to the total allowable area. The provisions for determining the total allowable building area are found in Section 506.4.

Cost Impact: The code change proposal will not increase the cost of construction.

Committee Action: **Approved as Modified**

Modify proposal as follows:

506.4 Buildings with more than one story. The total allowable building area of a building with more than one story shall be determined in accordance with this section. ~~Section 506.4.~~ The actual aggregate building area at all stories in the building shall not exceed the total allowable building area.

Exception: Portions of the building not required to be included in the total allowable building area, as specified in Section 506.4.1, shall be permitted to be excluded from the actual aggregate building area.

(Portions of proposal not shown remain unchanged)

Committee Reason: The proposal clarifies and provides proper structure to the total building area requirements. The modification is simply related to how the applicable provisions are referenced.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Maureen Traxler, City of Seattle Department of Planning and Development requests Approval as Modified by this public comment.

Further modify proposal as follows:

506.4 Buildings with more than one story. The total allowable building area of a building with more than one story shall be determined in accordance with this section. The actual aggregate building area at all stories in the building shall not exceed the total allowable building area.

Exception: ~~Portions of the building not required to be included in the total allowable building area, as specified in Section 506.4.1, shall be permitted to be excluded from the actual aggregate building area.~~

~~**506.4.1 Basements.**~~ A single basement that is not a story above grade plane need not be included in the total allowable building area, provided such basement does not exceed the area permitted for a building with no more than one story above grade plane.

(Portions of proposal not shown remain unchanged)

Commenter's Reason: This is an editorial comment, intended to simplify Section 506.4. The exception in the original proposal is merely a cross reference to the new Section 506.4.1. It's much simpler to reformat Section 506.4.1 as an exception to 506.4.

Final Action: AS AM AMPC _____ D

G128-06/07
507.3

Proposed Change as Submitted:

Proponent: Jason T. Thompson, National Concrete Masonry Association (NCMA), representing Masonry Alliance for Codes and Standards (MACS)

Revise as follows:

507.3 Sprinklered, one story. The area of a one-story, Group B, F, M or S building or a one-story Group A-4 building, of other than Type V construction, shall not be limited when 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 Type 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 507.2 and 903.3.1.1 and NFPA 230.

2. The automatic sprinkler system shall not be required in areas occupied for 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.
3. Group A-1 and A-2 occupancies of other than Type V construction shall be permitted, provided:
   3.1. ~~All~~ The assembly occupancies are separated from ~~other spaces as required for separated uses~~ adjacent occupancies in accordance with Section 508.3.3.4 with no reduction allowed in the fire-resistance rating of the separation based upon the installation of an automatic sprinkler system;
   3.2 Each Group A occupancy shall be separated from adjacent Group A occupancies by fire barriers having a fire-resistance rating not less than that specified in Table 706.3.9.
   ~~3.2.~~3.3. The area of each Group A occupancy shall not exceed the ~~maximum allowable area permitted in Section 503.1~~ tabular values in Table 503, without area increases in accordance with Section 506; and
   3.4. The aggregate area of the assembly occupancies shall not exceed 10 percent of the area of the building;
   ~~3.3.~~3.5 All required exits shall discharge directly to the exterior.

Reason: This code change proposal is a follow up to Code Change Proposal G124-04/05 which was approved as further revised during the ICC Final Action Hearings held last September in Detroit, MI. That Code Change Proposal was one of a series of several code change proposals attempting to address the issue of how to allow certain types of Group A occupancies in one-story unlimited area buildings. In fact, the Masonry Alliance for Code and Standards (MACS) had also submitted a code change proposal on this issue which was designated as G123-04/05. But we decided not to submit a Public Comment during the last code development cycle. However, it is interesting to note that Code Change G124-04/05 was revised by a Public Comment submitted by the proponent to address some of our concerns regarding the minimum required fire-resistance rating for the occupancy separations.

However, some of our other concerns were not adequately addressed from our perspective. They dealt with limiting the allowable area of each Group A assembly occupancy to that of the tabular area values in Table 503 without any increases for open space or automatic sprinklers and to limit the aggregate area of all such Group A assembly occupancies to not more than 10 percent of the total area of the building. These limitations would be consistent with those specified for accessory occupancies in Section 508.3.1. We believe this is the appropriate approach to take for allowing Group A occupancies in unlimited area buildings which, for the most part, they had not been previously allowed in by any of the legacy model codes. The revisions we propose in this code change not only accomplish that but also clarify the section as to how it is intended to apply.

Without putting such limits on the area allowances for the Group A assembly occupancies, it is conceivable that the entire unlimited area building could be occupied by these Group A-1 and A-2 assembly occupancies. In our opinion, if it is desirable to have very large, in essence, unlimited area buildings containing Group A-1 and A-2 occupancies, then the building should be constructed as Type IB construction which permits unlimited areas for these occupancy groups. Since Footnote b to Table 601 would allow the fire-resistance rating of the structural frame and bearing walls to be reduced by 1-hour where supporting a roof only, which would be the case for one story unlimited area buildings, the required fire-resistance rating of the structural frame and the exterior bearing walls need only be 1-hour. Furthermore, Footnote c to Table 601 will allow the required fire-resistive protection of structural members in the roof construction to be omitted where the roof construction is at least 20 feet above the floor immediately below. Therefore, a one story unlimited area building of a Group A-1 or A-2 occupancy could be constructed with only 1-hour fire-resistance rated columns and bearing walls and no fire-resistive protection of the roof or the structural members of the roof construction.

This code change also makes it clear that even the individual Group A-1 and A-2 occupancies located in the building would need to be separated from each other if they were adjacent to one another. This would have been a requirement had not Table 508.3.3 Required Separation of Occupancies been significantly revised during the ICC Final Action Hearings in Detroit, MI based on Code Change Proposal G32-04/05. That table was previously designated as Table 302.3.2 Required Separation of Occupancies in the 2003 International Building Code (IBC) upon which the Code Change Proposal G124-04/05 was based. It would have required a minimum 2-hour fire-resistance rating between a Group A-1 and Group A-2 occupancy. Furthermore, Table 706.3.9 (previously Table 706.3.7) Fire-Resistance Rating Requirements for Fire Barrier Assemblies Between Fire Areas requires Group A occupancies subdivided into fire areas of the same occupancy classification to also be separated by 2-hour fire-resistance rated construction. So that is why we put in the requirement in 3.2 that each Group A occupancy be separated from adjacent Group A occupancies by fire barriers in accordance with Table 706.3.9.

We believe that this code change completes the package of what we see as a code change in process which is still evolving from the actions taken at the ICC Final Action Hearings last September in Detroit.

Cost Impact: The code change proposal will increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: The committee felt the proposal was too restrictive. Group A occupancies do not need to be separated from one another. Section 503 will appropriately limit the size of the Group A occupancies.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Jason T. Thompson, National Concrete Masonry Association (NCMA), representing Masonry Alliance for Codes and Standards (MACS) requests Approval as Modified by this public comment.

Replace proposal with the following:

507.3 Sprinklered, one story. The area of a one-story, Group B, F, M or S building or a one-story Group A-4 building, of other than Type V construction, shall not be limited when 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 Type 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 507.2 and 903.3.1.1 and NFPA 230.
2. The automatic sprinkler system shall not be required in areas occupied for 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.
3. Group A-1 and A-2 occupancies of other than Type V construction shall be permitted, provided:
   3.1. All assembly occupancies are separated from other spaces as required for separated uses in Section 508.3.3.4 with no reduction allowed in the fire-resistance rating of the separation based upon the installation of an automatic sprinkler system;
   3.2. Each Group A occupancy shall not exceed the maximum allowable area permitted in Section 503.1; ~~and~~
   3.3 The aggregate area of the assembly occupancies shall not exceed 10 percent of the area of the building; and
   3.4 All required exits shall discharge directly to the exterior.

Commenter's Reason: The Masonry Alliance for Codes and Standards (MACS) is requesting that this code change proposal be approved as modified by this Public Comment. We want to focus this Public Comment on one of our major areas of concern regarding the allowance of Group A-1 and A-2 occupancies in one story unlimited area buildings. That is the limit on the aggregate area of such Group A occupancies in these unlimited area buildings which have not been allowed in previous editions of the code.

Under the current International Building Code (IBC) it could be interpreted that Group A-1 and A-2 occupancies could be allowed in an unlimited area building in accordance with Section 507.3 as accessory occupancies based on Section 508.3.1. In that case, the aggregate area of the accessory occupancies cannot occupy more than 10% of the area of the story in which they are located. Furthermore, that section does not permit the area of any individual accessory occupancy to exceed the tabular values in Table 503 without height and area increases in accordance with Sections 504 and 506 for such accessory occupancies. The modifications proposed by this Public Comment would put a maximum aggregate area limit on all Group A assembly occupancies in the unlimited area one story building of 10% of the area of the building which would be consistent with the accessory occupancy concept.

If no aggregate area limit is placed on these Group A assembly occupancies, then much of the unlimited area building could, in fact, contain these Group A-1 and A-2 occupancies though there are Group B and M occupancies also present to qualify for the unlimited area provisions. There needs to be a limit on the aggregate area of such Group A assembly occupancies which have not been allowed previously in these unlimited area one story buildings. Therefore, we request that the ICC voting membership overturn the Committee's recommendation for disapproval and vote to approve this code change proposal as modified in accordance with this Public Comment.

Final Action: AS AM AMPC _____ D

G133-06/07

508.2.1, Table 508.2, 508.3.1

Proposed Change as Submitted:

Proponent: Philip Brazil, PE, Reid Middleton, Inc., Everett, WA, representing himself

Revise as follows:

508.2.1 Occupancy classification. An incidental use area shall be classified in accordance with the occupancy of that portion of the building in which it is located ~~or the building shall be classified as a mixed occupancy and shall comply with Section 508.3~~.

TABLE 508.2
INCIDENTAL USE AREAS

ROOM OR AREA	SEPARATION AND/OR
Furnace room where any piece of equipment is over 400,000 Btu per hour input	1 hour or provide automatic fire-extinguishing system
Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower	1 hour or provide automatic fire-extinguishing system
Refrigerant machinery room	1 hour or provide automatic sprinkler system
~~Parking garage (Section 406.2)~~	~~2 hours; or 1 hour and provide automatic fire-extinguishing System~~
Hydrogen cut-off rooms, not classified as Group H	1-hour in Group B, F, M, S and U occupancies. 2-hour in Group A, E, I and R occupancies.
Incinerator rooms	2 hours and automatic sprinkler System
Paint shops, not classified as Group H, located in occupancies other than Group F	2 hours; or 1 hour and provide automatic fire-extinguishing System
Laboratories and vocational shops, not classified as Group H, located in Group E or I-2 occupancies	1 hour or provide automatic fire-extinguishing system
Laundry rooms over 100 square feet	1 hour or provide automatic fire-extinguishing system
~~Storage rooms over 100 square feet~~	~~1 hour or provide automatic fire-extinguishing system~~
Group I-3 cells equipped with padded surfaces	1 hour
Group I-2 waste and linen collection rooms	1 hour
Waste and linen collection rooms over 100 square feet	1 hour or provide automatic fire-extinguishing system
Stationary storage battery systems having a liquid capacity of more than 100 gallons used for facility standby power, emergency power or uninterrupted power supplies	1-hour in Group B, F, M, S and U occupancies. 2-hour in Group A, E, I and R occupancies.

For SI: 1 square foot = 0.0929 m2, 1 pound per square inch = 6.9 kPa,
1 British thermal unit per hour = 0.293 watts, 1 horsepower = 746 watts,
1 gallon = 3.785 L

508.3.1 Accessory occupancies. Accessory occupancies are those occupancies subsidiary to the main occupancy of the building or portion thereof. Aggregate accessory occupancies shall not occupy more than 10 percent of the area of the story in which they are located and shall not exceed the tabular values in Table 503, without height and area increases in accordance with Sections 504 and 506 for such accessory occupancies. The provisions for accessory occupancies shall not reduce the requirements for incidental use areas in Section 508.2.

Exceptions:

1. Accessory assembly areas having a floor area less than 750 square feet (69.7 m^2) are not considered separate occupancies.
2. Assembly areas that are accessory to Group E occupancies are not considered separate occupancies except when applying the assembly occupancy requirements of Chapter 11.
3. Accessory religious educational rooms and religious auditoriums with occupant loads of less than 100 are not considered separate occupancies.

Reason: The purpose of this proposal is to reestablish the requirements for incidental use areas by eliminating the option of classifying them as mixed occupancies. Incidental use areas are typically areas of special hazard within occupancies. They are typically not classified as separate occupancies. But a few of the areas listed in Table 508.2 are typically classified as separate occupancies, thus diluting the purpose for the requirements imposed on incidental use areas. The proposal will remove the incidental use areas that are typically classified as separate occupancies (storage rooms and parking garages) and restore the requirements for separation and/or protection specified in Table 508.2 to the remaining incidental use areas. Note that storage rooms are typically classified as Group S-1 or S-2 and parking garages are typically classified as Group S-2.

Section 508.2.1 currently requires an incidental use area to be classified in accordance with the occupancy in which it is located, or to be classified as a mixed occupancy and comply with Section 508.3. Section 508.3 requires each portion of a building to be individually classified in accordance with Section 302.1 on classification of occupancies. When a building contains more than one occupancy group, it is required to comply with the provisions for accessory occupancies (Section 508.3.1), nonseparated occupancies (Section 508.3.2), or separated occupancies (Section 508.3.3). The effect of this is to permit an incidental use area to comply with the provisions for accessory occupancies or nonseparated occupancies. Since incidental use areas are typically not classified as separate occupancies, the separation and/or protection typically required for incidental use areas in the absence of these options is eliminated and the special hazard posed by an incidental use area is not addressed. The other areas within the separated occupancy continue to be exposed to the special hazard but are not protected from it.

Removing storage rooms greater than 100 square feet and parking garages from being classified as incidental uses areas will permit them to qualify as accessory occupancies provided they meet the limitations of Section 508.3.1 for accessory occupancies. But that is the case now. This purpose for this proposal is not to change the provisions of the IBC with respect to storage rooms greater than 100

square feet and parking garages. Rather, it is to change the provisions for incidental use areas other than storage rooms greater than 100 square feet and parking garages by restoring the requirements for separation and/or protection specified in Table 508.2.

A prohibition on applying the provisions of Section 508.3.1 for accessory occupancies in order to reduce the requirements of Section 508.2 for incidental use areas is added to Section 508.3.1. Incidental uses are not occupancies but are areas of special hazard within occupancies. Technically, the prohibition is superfluous but it is proposed to ensure that the provisions for accessory occupancies are not misconstrued as a substitute for the requirements for incidental use areas.

Cost Impact: The code change proposal will not increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: Based upon the request of the proponent. The proponent will come back with a public comment to clean up the proposed language.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because public comments were submitted.

Public Comment 1:

Don K. Davies, Salt Lake City Corporation, representing the Utah Chapter of ICC, requests Approval as Submitted.

Commenter's Reason: Including parking garages and storage rooms in the incidental use table creates confusion. These uses are adequately addressed in the occupancy separation table 508.3.3 which the incidental use Section 508.2.1 allows anyway by referencing to Section 508.3. A part of Section 508.3 is nonseparated uses. Why would anyone chose the separations listed in the more restrictive requirements of the incidental use table 508.2 when the option of nonseparated uses is permitted? In this case the exception becomes the rule. A parking garage is an S-2 occupancy and storage may be an S-1 or S-2 occupancies as per I.B.C. Section 311.3 and 311.2. The other uses in the table do not clearly fall into any occupancy group but are unique uses which due to their unique hazard should be separated in all cases except where noted for automatic fire extinguishing systems or fire sprinkling systems.

Public Comment 2:

Philip Brazil, PE, Reid Middleton, Inc., Everett, WA, representing himself requests Approval as Modified by this public comment.

Modify proposal to revise Section 508.2.2:

508.2.2 Separation. Incidental use areas shall be separated or protected, or both, in accordance with Table 508.2.

Exception: Incidental uses classified as separated occupancies and complying with Section 508.3.3.

(Portions of proposal not shown remain unchanged)

Commenter's Reason: I asked for disapproval at the 2006/2007 ICC code development hearings in Orlando because of concerns raised by some of my colleagues that incidental uses could also be classified as separate occupancies and be required to comply with the provision of Section 508.2 for incidental uses as well as Section 508.3.3 for separated occupancies. In the proposed exception, "incidental uses" are proposed rather than "incidental use areas" for consistency with similar changes in Proposal G131-06/07 (AS). The proposed exception to Section 508.2.2 is intended to answer those concerns. Note that Section 508.2.1 requires an incidental use to be classified in accordance with the occupancy of that portion of the building in which it is located.

Final Action: AS AM AMPC _____ D

G136-06/07

508.3, 508.3.2, 508.3.2.1, 508.3.2.2, 508.3.2.3, 506.4.1

Proposed Change as Submitted:

Proponents: Jason T. Thompson, National Concrete Masonry Association (NCMA), representing Masonry Alliance for Codes and Standards (MACS) and Rick Thornberry, P.E., representing the Alliance for Fire and Smoke Containment and Control (AFSC)

1. Revise as follows:

508.3 Mixed occupancies. Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with Sections 508.3.1~~,~~ or 508.3.2~~, 508.3.3~~ or a combination of these sections.

Exceptions:

1. Occupancies separated in accordance with Section 509.
2. Where required by Table 415.3.2, areas of Group H-1, H-2 or H-3 occupancies shall be located in a separate and detached building or structure.

2. Delete without substitution:

~~**508.3.2 Nonseparated occupancies.** Buildings or portions of buildings that comply with the provisions of this section shall qualify as nonseparated occupancies.~~

~~**508.3.2.1 Occupancy classification.** Nonseparated occupancies shall be individually classified in accordance with Section 302.1. Code requirements shall apply to each portion of the building based on the occupancy classification of that space except that the most restrictive applicable provisions of Section 403 and Chapter 9 shall apply to the entire building or portion thereof.~~

~~**508.3.2.2 Allowable area and height.** The allowable area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with Section 503.1.~~

~~**508.3.2.3 Separation.** No separation is required between occupancies.~~

~~**Exception:** Group H-2, H-3, H-4 or H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.3.3.~~

(Renumber subsequent sections)

3. Revise as follows:

506.4.1 Mixed occupancies. In buildings with mixed occupancies, ~~the allowable area per story (A_a) shall be based on the most restrictive provisions for each occupancy when the mixed occupancies are treated according to Section 508.3.2. When the occupancies are treated according to Section 508.3.3 as separated occupancies,~~ the maximum total building area shall be such that the sum of the ratios for each ~~such area on~~ separated occupancy in all ~~floors~~ stories as calculated according to Section ~~508.3.3.2~~ 508.3.2.2 shall not exceed 2 for two-story buildings and 3 for buildings three stories or higher.

Reason: This code change proposal deletes the nonseparated occupancies option for addressing mixed occupancy buildings. Our reason for proposing the deletion of this option is based on the new Table 508.3.3 Required Separation of Occupancies because it allows for nonseparated occupancies within the table itself. If the nonseparated occupancies option remains in the code, then there will be very few cases where the separated occupancies option in Section 508.3.3 would actually be used. In fact it is conceivable that it could be used even where the table designates the letter "N" which means that there is no separation requirement. This would be a meaningless application of the separated occupancies option because there would be no fire-resistive separation between the occupancies so designated. However, that is the way it is supposed to work with the nonseparated occupancies in Section 508.3.2.

A review of Table 508.3.3 will quickly reveal that there are many cases where occupancy separations are not required. The significant cases occur with the Group A and Group E occupancies where there is no occupancy separation required between a Group A and a Group E occupancy, nor is there an occupancy separation between any of the sub-occupancy classifications in the Group A occupancies, such as A-1, A-2, etc. Nor are there any occupancy separations required between any of the Group I sub-occupancy classifications or the Group R sub-occupancy classifications. Furthermore, no occupancy separations are required between Group B, F-2, M, and S-1 occupancies nor are any occupancy separations required between any of the Group H sub-occupancy classifications except for the H-1 which is not permitted to be in a building with any other occupancy classification. So what does that leave as far as requiring occupancy separations by the table that is supposed to specify required separation of occupancies?

We believe this proves our point that there is no need to have a nonseparated occupancies option with the current Table 508.3.3. Possibly another approach would be to revise Table 508.3.3 so that all of the Ns are replaced with a number to indicate that at least some degree of fire-resistance is required to separate occupancies under the separated occupancies option in Section 508.3.3. At least under the 2003 IBC it was clear as to the separated and nonseparated occupancies based on Table 302.3.2 of that edition of the IBC which specified a minimum fire-resistance rating for every occupancy combination unless the combination was not permitted. It is also interesting to note that the exception to current Section 508.3.2.3 Separation in the nonseparated occupancies option would still require Group H-2, H-3, H-4, and H-5 occupancies to be separated from all other occupancies in accordance with Section 508.3.3 Separated Occupancies, yet Table 508.3.3 would not require any occupancy separations between the H-3, H-4, and H-5 occupancies. We believe that Section 508 is definitely broken so we offer this at least as a partial fix.

Cost Impact: The code change proposal will increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: The committee felt that the non separated option is still appropriate within the code even with the substantial changes to the separated use option in the 2006 IBC. Separated occupancies can still result in more restrictive requirements even though the separations have been reduced.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because public comments were submitted.

Public Comment 1:

Jason T. Thompson, National Concrete Masonry Association (NCMA), representing Masonry Alliance for Codes and Standards (MACS) requests Approval as Submitted.

Commenter's Reason: The Masonry Alliance for Codes and Standards (MACS) is requesting that the Committee recommendation for disapproval of this code change proposal be overturned so that it can be approved as submitted. The purpose of this code change proposal is to eliminate the nonseparated occupancies option for mixed occupancy buildings as specified in Section 508.3.2 of the 2006 International Building Code (IBC). The main reason is that the nonseparated occupancies option is basically incorporated into the present Table 508.3.3 which is used for the separated occupancies option specified in Section 508.3.3. A review of that table indicates that there are a significant number of "N"s in the various cells of the table. The "N" indicates that there is no fire-resistance rated occupancy separation required for that particular mixed occupancy combination. Therefore, that would result in a nonseparated occupancy condition. So it is not clear why there is still a nonseparated occupancies option when the new Table 508.3.3 contains both separated and nonseparated occupancy conditions.

Section 508.3 Mixed Occupancies is a completely new section in the 2006 IBC. It is basically a complete rewrite of previous Section 302.3 of the 2003 IBC. In that edition of the IBC, the separated and nonseparated occupancy options for mixed occupancy buildings were very clear. Table 302.3.2 for separated occupancies clearly specified a minimum fire-resistance rating required for every occupancy combination where mixed occupancies occurred under the separated occupancies option. The new Table 508.3.3, however, has eliminated many of the required fire-resistance ratings for mixed occupancy separations and has also reduced the vast number of those occupancy separation fire-resistance ratings as well. And all of this was done without any technical substantiation to justify such a dramatic change in the occupancy separation requirements under the separated occupancies option of the code.

This major reduction in fire safety allowed by Section 508.3.2 needs to be corrected as soon as possible. Our recommendation is to either approve this code change proposal as submitted or approve code change proposal G144-06/07 to which we have also submitted a Public Comment for approval as submitted. Our Public Comment to G144-06/07 contains an additional explanation on the issues about the mixed occupancies treatment in the 2006 IBC. In that Public Comment the "N"s are deleted from the table wherever there are mixed occupancy conditions and a minimum 1-hour fire-resistance rating is provided for sprinklered occupancies and a 2-hour fire-resistance rating provided for nonsprinklered occupancies. This is consistent with the current minimum fire-resistance rated separation requirements in that table.

One of these two Public Comments needs to be approved in order to correct the obvious problems resulting from the new Section 508.3 regarding mixed occupancies. One approach is to approve this Public Comment which overturns the committee action approves the code change proposal as submitted. The other is to approve our Public Comment to G144-06/07.

Public Comment 2:

Rick Thornberry, P.E., The Code Consortium, representing the Alliance for Fire and Smoke Containment and Control (AFSC) requests Approval as Submitted.

Commenter's Reason: The Alliance for Fire and Smoke Containment and Control (AFSCC) is requesting approval of this code change proposal as submitted in order to eliminate the nonseparated occupancies option presently contained in Section 508.3.2. This is because we believe there is no need to have a specific nonseparated occupancies option in the code with the new Table 508.3.3 which was incorporated for the first time into the 2006 International Building Code (IBC). A close examination of Table 508.3.3 will show that the nonseparated occupancy option has already been incorporated to a certain degree into that table wherever an "N" is shown in the individual cells for indicating the required fire-resistance rated separation of various mixed occupancies. An "N" indicates that no separation is required. According to Table 508.3.3 no fire-resistive occupancy separations are required between the following mixed occupancies:

A: any A suboccupancy classification
A/E
A/F-2 (sprinklered)
A/S-2 (sprinklered)
E/F-2 (sprinklered)
E/S-2 (sprinklered)
I: any I suboccupancy classification
R: any R suboccupancy classification
F-2/S-2
B/F-1
B/M
B/S-1
F-1/M
F-1/S-1
M/S-1

By allowing these non-fire-resistance rated "separations of occupancies" in Table 508.3 for the separated occupancies option in Section 508.3.3, the separated occupancies option is significantly diluted and becomes relatively useless since there will be no fire-resistive barriers to define individual fire areas. It is necessary to have individual fire areas to determine compliance with the code as specified in Section 508.3.3.1 Occupancy Classification. It specifies that: "Each fire area shall comply with this code based on the occupancy classification of that portion of the building." Without fire-resistance rated occupancy separations there can be no fire areas. It is truly misleading to specify that Table 508.3.3 creates separated occupancies in accordance with Section 508.3.3 when the vast majority of occupancy combinations do not require a fire-resistance rated separation.

This code change proposal will eliminate this confusion and potential misapplication of the code by deleting the nonseparated occupancies option. Therefore, we request the ICC membership vote to overturn the Committee's recommendation for disapproval so that this code change can be approved as submitted.

Final Action: AS AM AMPC _____ D

G137-06/07
508.3.1

Proposed Change as Submitted:

Proponent: Gregory R. Keith, Professional heuristic Development, representing the Boeing Company

Revise as follows:

508.3.1 Accessory occupancies. Accessory occupancies are those occupancies subsidiary to the main occupancy of the building or portion thereof. Aggregate accessory occupancies shall not occupy more than 10 percent of the area of the story in which they are located and shall not exceed the tabular values in Table 503, without height and area increases in accordance with Sections 504 and 506 for such accessory occupancies.

~~**Exceptions:**~~

1. ~~Accessory assembly areas having a floor area less than 750 square feet (69.7 m2) are not considered separate occupancies.~~
2. ~~Assembly areas that are accessory to Group E occupancies are not considered separate occupancies except when applying the assembly occupancy requirements of Chapter 11.~~
3. ~~Accessory religious educational rooms and religious auditoriums with occupant loads of less than 100 are not considered separate occupancies.~~

Reason: This proposal is intended to follow up on the reorganization of the mixed occupancy and use provisions introduced in the 2006 Edition of the *International Building Code*. Specifically, it is intended to clarify accessory occupancy provisions. It is proposed to eliminate the three current exceptions. These exceptions are a result of the somewhat vague nature of accessory use areas contained in previous editions of the IBC. As such, they are at odds with the current accessory occupancy provisions. Specifically, Section 508.3.1.1 states, "Accessory occupancies shall be individually classified in accordance with Section 302.1. Code requirements shall apply to each portion of the building based on the occupancy classification of that accessory space, except that the most restrictive applicable provisions of Section 403 and Chapter 9 shall apply to the entire building or portion thereof." Traditionally, the exceptions have been employed to allow such buildings to have allowable areas based on the main occupancy of the building and to avoid occupancy separations. The reality is that each of these goals can be achieved using current provisions, without the exceptions. The key difference is that if there are any specific requirements that are normally associated with a given occupancy, they must be acknowledged. Exception 1 is almost moot inasmuch as assembly uses (whether they are accessory or not) less that 750 square feet, would seldom be classified as separate occupancies. New Section 303.1, Exceptions 2 and 3 already appropriately address this condition. If it is truly felt that all inclusive educational and religious occupancies be permitted, such provisions should be contained within the specific occupancy sections in Chapter 3. It should be noted that a similar proposal was defeated during the previous code development cycle. The 2006 IBC accessory occupancy provisions clarify that they are intended only to define a mixed occupancy design option. They are not intended to relieve any pertinent code requirement. Approval of this proposal will clarify accessory occupancy provisions in the IBC and promote needed uniformity in the treatment of these important areas.

Cost Impact: The code change proposal will not increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: Concern that essential exceptions such as item 2 that allows assembly spaces in Group E occupancies to be considered as part of the Group E occupancy would be lost.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Gregory R. Keith, Professional heuristic Development, representing the Boeing Company requests Approval as Modified by this public comment.

Modify proposal as follows:

303.1 Assembly Group A. Assembly Group A occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption; or awaiting transportation.

Exceptions:

1. A building or tenant space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy.
2. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
3. A room or space used for assembly purposes that is less than 750 square feet (70 m^2) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
4. Assembly areas that are accessory to Group E occupancies are not considered separate occupancies except when applying the assembly occupancy requirements of Chapter 11.
5. Accessory religious educational rooms and religious auditoriums with occupant loads of less than 100 are not considered separate occupancies.

(Remainder of section unchanged)

(Portions of proposal not shown remain unchanged)

Commenter's Reason: This proposal is intended to follow up on the reorganization of the mixed occupancy and use provisions introduced in the 2006 Edition of the International Building Code. Specifically, it is intended to clarify accessory occupancy provisions. It is proposed to eliminate the three current exceptions. These exceptions are a result of the somewhat vague nature of accessory use areas contained in previous editions of the IBC. As such, they are at odds with the current accessory occupancy provisions. Specifically, Section 508.3.1.1 states, "Accessory occupancies shall be individually classified in accordance with Section 302.1. Code requirements shall apply to each portion of the building based on the occupancy classification of that accessory space, except that the most restrictive applicable provisions of Section 403 and Chapter 9 shall apply to the entire building or portion thereof." Traditionally, the exceptions have been employed to allow such buildings to have allowable areas based on the main occupancy of the building and to avoid occupancy separations. The reality is that each of these goals can be achieved using current provisions, without the exceptions. The key difference is that if there are any specific requirements that are normally associated with a given occupancy, they must be acknowledged. It was noted during discussion of the item in Orlando that although the provisions were removed from Section 508.3.1, they were not relocated in more appropriate sections. The modification reflected in this public comment corrects that valid observation. Exception 1 is almost moot inasmuch as the matter is already addressed at Section 303.1, Exception 3. Former Exceptions 2 and 3 have been relocated as Exceptions 4 and 5 to Section 303.1. The 2006 IBC accessory occupancy provisions clarify that they are intended only to define a mixed occupancy design option. They are not intended to relieve any pertinent code requirement. Approval of this proposal will clarify accessory occupancy provisions in the IBC and promote needed uniformity in the treatment of these important areas.

Final Action: AS AM AMPC _____ D

G140-06/07
508.3.1.3, 508.3.2.3

Proposed Change as Submitted:

Proponents: George Thomas, PE, CBO, Pleasanton, CA, representing the California Fire Chiefs Association and Tri-Chapter Code Committee; Laura Blaul and Lorin Neyer, representing the California Fire Chief's Association

Revise as follows:

508.3.1.3 Separation. No separation is required between accessory occupancies or the main occupancy.

Exceptions:

1. Group H-2, H-3, H-4 or H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.3.3.
2. Group R occupancies shall be separated from other accessory occupancies in accordance with Section 508.3.3.4.

508.3.2.3 Separation. No separation is required between occupancies.

Exceptions:

1. Group H-2, H-3, H-4 or H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.3.3.
2. All Group R occupancies shall be separated from other occupancies in accordance with Section 508.3.3.4

Reason: The 2006 IBC, like the 2000 and 2003 editions, requires that a one-hour fire rated separation be provided between all dwelling units in Group R occupancies. Some interpret that since the code requires a separation between dwelling units it is logical that there also should be a one-hour separation between dwelling units and other use groups within the same building. The code however does not explicitly state that a fire rated separation between that portion of a building used for Group R and any other uses be provided except for Groups H2, H3, H4 and H5. Table 508.3.3 requires occupancy separations with one hour or more fire resistance to be located between Group R and all other occupancies. In multiple family dwellings, Section 419.3 requires that walls separating dwelling units must be constructed as fire partitions having a fire-resistance rating not less than 1-hour. It is logical that where dwelling units are located in mixed use buildings containing other occupancies that the occupancy separations required by Table 508.3.3 should not be eliminated through the use of the non-separated occupancy provisions of Section 508.3.2.

Cost Impact: The code change proposal will increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: The additional separation requirements were not felt to be justified. In addition the separation being proposed is between Group R and accessory occupancies. This would not require separation from other more significant occupancies. These requirements would also make live/work arrangements more difficult.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Frank Rainone, City of Sunnyvale requests Approval as Submitted.

Commenter's Reason: Additional reasoning to support G 140, with the new exceptions to sections 508.3.1.3 and 508.3.2.3 are as follows; residential buildings already have the highest fire incidence, higher than any other occupancy and now would be subjected to even higher fire loading. Based on current code 508.3.1.3 and 508.3.2.3 these sections would allow the following occupancies B, F and M to have hazardous materials per tables 307.7 (1) and (2) with no separation to an, R occupancy. Introducing hazardous materials in these occupancies increases the fire loading of the whole building and subject the R occupancy to fire incidence which was not allowed by the previous edition of the IBC. The two exceptions should be included in the sections listed above. Due to the fact that section 419.3 already requires a separation between dwelling units, it would be justified to provide separations between occupancies with potential hazardous materials and all R occupancies, we disagree with the committee's action and wish to support G140 as submitted for approval.

Final Action: AS AM AMPC _____ D

G144-06/07
Table 508.3.3

Proposed Change as Submitted:

Proponent: Jason T. Thompson, National Concrete Masonry Association (NCMA), representing Masonry Alliance for Codes and Standards (MACS)

Revise table as follows:

TABLE 508.3.3
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY	A[e], E		I		R[d]		F-2, S-2[c,d], U[d]		B[b], F-1, M[b], S-1		H-1		H-2		H-3, H-4, H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A[e], E[e]	~~N~~ 1	~~N~~ 2	1	2	1	2	~~N~~ 1	1	1	2	NP	NP	3	4	2	3[a]
I	--	--	~~N~~ 2	~~N~~ 2	1	NP	1	2	1	2	NP	NP	3	NP	2	NP
R[d]	--	--	--	--	~~N~~ 1	~~N~~ 2	1	2	1	2	NP	NP	3	NP	2	NP
F-2, S-2[c,d], U[d]	--	--	--	--	--	--	~~N~~ 1	~~N~~ 1	1	2	NP	NP	3	4	2	3[a]
B[b], F-1, M[b], S-1	--	--	--	--	--	--	--	--	~~N~~ 1	~~N~~ 2	NP	NP	2	3	1	2[a]
H-1	--	--	--	--	--	--	--	--	--	--	N	NP	NP	NP	NP	NP
H-2	--	--	--	--	--	--	--	--	--	--	--	--	N	NP	1	NP
H-3, H-4, H-5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	~~N~~ 1	NP

For SI: 1 square foot = 0.0929 m^2.
S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
N = No separation requirement.
NP = Not permitted.
a. For Group H-5 occupancies, see Section 903.2.4.2.
b. Occupancy separation need not be provided for storage areas within Groups B and M if the:
1. Area is less than 10 percent of the floor area;
2. Area is equipped with an automatic fire-extinguishing system and is less than 3,000 square feet; or
3. Area is less than 1,000 square feet.
c. Areas used only for private or pleasure vehicles shall be allowed to reduce separation by 1 hour.
d. See Section 406.1.4.
e. Commercial kitchens need not be separated from the restaurant seating areas that they serve.

Reason: The purpose of Table 508.3.3 is to specify minimum fire-resistance ratings for separated occupancies which are required by the separated occupancies option in Section 508.3.3 Separated Occupancies. However, there are a significant number of entries in the table that are designated by the letter "N" which means there is no fire-resistance rated separation requirement. Yet there is already a nonseparated occupancies option in Section 508.3.2 Nonseparated Occupancies. Obviously, this creates quite a dilemma for someone attempting to use these provisions of the code or for the enforcement official who must interpret and apply them. If it is desirable to retain the nonseparated occupancies option in Section 508.3.2, then it becomes necessary to modify Table 508.3.3 to eliminate the "N"s and substitute some hourly fire-resistance rating which would be commensurate with the differential fire and life safety hazard being separated between the adjacent occupancies in the building. In the 2003 edition of the IBC the nonseparated occupancies option was easy to understand and apply since it was very straight forward. The previous Table 302.3.2 Required Separation of Occupancies (predecessor to Table 508.3.3) specified a minimum fire-resistance rating for every occupancy combination. There were no cases where an occupancy separation was not specified except for where another occupancy was not permitted in the building which was only the case for the H-1 occupancy classification.

Therefore, this code change proposal eliminates the "N"s in the table where appropriate (except where there would not be a separation required between the same adjacent occupancies) and substitutes hourly fire-resistance ratings. These new ratings, in our judgment reflect the necessary level of fire resistive protection required to separate the adjacent occupancies based on the overall life safety and property protection risks from not only a fire load perspective, but also from a life loss risk perspective. We believe that a fundamental criterion for determining fire-resistance ratings of occupancy separations is that there is a need to incorporate a factor of safety in the occupancy separation ratings which results in a fire-resistance rating that exceeds the comparable fire loading of the occupancy. In other words, if an occupancy has a low fire loading (less than 10 pounds per square foot), the fire loading would be equated to a 1-hour fire-resistance rating. However, if the occupancy also had a high life safety risk, such as an assembly occupancy or

an institutional occupancy, then at least an additional 1hour should be added as a factor of safety to reflect that occupancy risk. And for the case of the Group I occupancies, for example, the minimum separation specified, regardless of whether it is a sprinklered or nonsprinklered occupancy (since there may be existing nonsprinklered Group I occupancies that may be adjacent to new Group I occupancies), was 2 hours. That is consistent with the minimum occupancy separations required by the Life Safety Code (NFPA 101) for institutional type occupancies.

If this code change is implemented, then it will restore sense and utility to the separated occupancies option in Section 508.3.3. Otherwise, we would strongly suggest that the nonseparated occupancies option in Section 508.3.2 be deleted since it is virtually covered by Table 508.3.3 as it presently exists in the 2006 *International Building Code*.

Cost Impact: The code change proposal will increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: Based upon committee action on G143-06/07.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Jason T. Thompson, National Concrete Masonry Association (NCMA), representing Masonry Alliance for Codes and Standards (MACS), requests Approval as Submitted.

Commenter's Reason: During the last code change cycle that resulted in the publication of the 2006 International Building Code (IBC), major changes were made to what was then Section 302.3 of the 2003 IBC. This also resulted in the requirements for mixed occupancies being relocated to Section 508 for the 2006 IBC. However, when those significant changes were made, the concept of the separated occupancies option previously contained in Section 302.3.2 of the 2003 IBC was significantly modified to the point where it would allow for a large number of mixed occupancy scenarios to have no required fire-resistance rated mixed occupancy fire barrier separations between them. Obviously, this is contrary to the previous separated occupancies option of the code where a fire-resistance rated occupancy separation was previously required between mixed occupancies.

This is evidenced by the “N” provided in many of the cells in Table 508.3.3 which specify the minimum required fire-resistance ratings for separations of occupancies. The “N” indicates that there is no fire-resistance rating required for the assemblies separating those mixed occupancy combinations. These reductions are very significant. Please refer to our original Reason statement. Since the nonseparated occupancies option has been maintained from the 2003 IBC as Section 508.3.2 of the 2006 IBC, it is necessary to modify Table 508.3.3 for the separated occupancies option in Section 508.3.3 so that the “N”s in the table are eliminated where there are mixed occupancies. That is precisely what this code change proposal does. So wherever an “N” occurs for an occupancy separation between different occupancy classifications or sub-classifications, a 1-hour fire-resistance rating will be required for the sprinklered condition and a 2-hour fire-resistance rating will be required for the nonsprinklered condition. This is consistent with the minimum fire-resistance rated separation requirements found elsewhere in the table for other than the H occupancy separations. By doing this the code will still retain the complete concept of the separated occupancies option that requires a minimum 1-hour fire-resistance rated separation in sprinklered buildings and a minimum 2-hour fire-resistance rating in nonsprinklered buildings for mixed occupancies and is consistent with the 2003 IBC for the nonseparated occupancies option. Note, the 2003 IBC would have required, in many cases, higher fire-resistance ratings than those being suggested in this change for mixed occupancy separations. However, because the separated occupancies option in the 2006 IBC is “broken,” this is a minimum quick fix to at least provide a minimum degree of fire-resistance ratings for these separations. Therefore, we request that this code change proposal be approved as submitted.

Final Action: AS AM AMPC _____ D

G148-06/07
Table 508.3.3

Proposed Change as Submitted:

Proponent: Rick Thornberry, P.E., The Code Consortium, representing the Alliance for Fire and Smoke Containment and Control (AFSC)

Delete and substitute as follows:

~~TABLE 508.3.3~~
~~REQUIRED SEPARATION OF OCCUPANCIES (HOURS)~~

~~OCCUPANCY~~	~~A[e], E[e]~~		~~I~~		~~R[d]~~		~~F-2, S-2[c,d], U[d]~~		~~B[b], F-1, M[b], S-1~~		~~H-1~~		~~H-2~~		~~H-3, H-4, H-5~~	
	~~S~~	~~NS~~	~~S~~	~~NS~~	~~S~~	~~NS~~	~~S~~	~~NS~~	~~S~~	~~NS~~	~~S~~	~~NS~~	~~S~~	~~NS~~	~~S~~	~~NS~~
~~A[e], E[e]~~	~~N~~	~~N~~	~~1~~	~~2~~	~~1~~	~~2~~	~~N~~	~~1~~	~~1~~	~~2~~	~~NP~~	~~NP~~	~~3~~	~~4~~	~~2~~	~~3[a]~~
~~I~~	~~--~~	~~--~~	~~N~~	~~N~~	~~1~~	~~NP~~	~~1~~	~~2~~	~~1~~	~~2~~	~~NP~~	~~NP~~	~~3~~	~~NP~~	~~2~~	~~NP~~
~~R[d]~~	~~--~~	~~--~~	~~--~~	~~--~~	~~N~~	~~N~~	~~1~~	~~2~~	~~1~~	~~2~~	~~NP~~	~~NP~~	~~3~~	~~NP~~	~~2~~	~~NP~~
~~F-2, S-2[c,d], U[d]~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~N~~	~~N~~	~~1~~	~~2~~	~~NP~~	~~NP~~	~~3~~	~~4~~	~~2~~	~~3[a]~~
~~B[b], F-1, M[b], S-1~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~N~~	~~N~~	~~NP~~	~~NP~~	~~2~~	~~3~~	~~1~~	~~2[a]~~
~~H-1~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~N~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~
~~H-2~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~N~~	~~NP~~	~~1~~	~~NP~~
~~H-3, H-4, H-5~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~N~~	~~NP~~

~~For SI: 1 square foot = 0.0929 m2.~~
~~S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.~~
~~NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.~~
~~N = No separation requirement.~~
~~NP = Not permitted.~~
~~a. For Group H-5 occupancies, see Section 903.2.4.2.~~
~~b. Occupancy separation need not be provided for storage areas within Groups B and M if the:~~
~~1. Area is less than 10 percent of the floor area;~~
~~2. Area is equipped with an automatic fire-extinguishing system and is less than 3,000 square feet; or~~
~~3. Area is less than 1,000 square feet.~~
~~c. Areas used only for private or pleasure vehicles shall be allowed to reduce separation by 1 hour.~~
~~d. See Section 406.1.4.~~
~~e. Commercial kitchens need not be separated from the restaurant seating areas that they serve.~~

TABLE 508.3.3
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)[a]

USE	A-1	A-2	A-3	A-4	A-5	B[b]	E	F-1	F-2	H-1	H-2	H-3	H-4	H-5	I-1	I-2	I-3	I-4	M[b]	R-1	R-2	R-3, R-4	S-1	S-2[c]	U
A-1	___	2	2	2	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-2[e]	___	___	2	2	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-3	___	___	___	2	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-4	___	___	___	___	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-5	___	___	___	___	___	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
B[b]	___	___	___	___	___	___	2	3	2	NP	2	1	1	1	2	2	2	2	2	2	2	2	3	2	1
E	___	___	___	___	___	___	___	3	2	NP	4	3	2	3	2	2	2	2	2	2	2	2	3	2	1
F-1	___	___	___	___	___	___	___	___	3	NP	2	1	1	1	3	3	3	3	3	3	3	3	3	3	3
F-2	___	___	___	___	___	___	___	___	___	NP	2	1	1	1	2	2	2	2	2	2	2	2	3	2	1
H-1	___	___	___	___	___	___	___	___	___	___	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
H-2	___	___	___	___	___	___	___	___	___	___	___	1	2	2	4	4	4	4	2	4	4	4	2	2	1
H-3	___	___	___	___	___	___	___	___	___	___	___	___	1	1	4	3	3	3	1	3	3	3	1	1	1
H-4	___	___	___	___	___	___	___	___	___	___	___	___	___	1	4	4	4	4	1	4	4	4	1	1	1
H-5	___	___	___	___	___	___	___	___	___	___	___	___	___	___	4	4	4	3	1	4	4	4	1	1	3
I-1	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	2	2	2	2	2	2	2	4	3	2
I-2	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	2	2	2	2	2	2	3	2	1
I-3	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	2	2	2	2	2	3	2	1
I-4	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	2	2	2	2	3	2	1
M[b]	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	2	2	2	3	2	1
R-1	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	2	2	3	2	1
R-2	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	2	3	2	1
R-3, R-4	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	3	2[d]	1[d]
S-1	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	3	3
S-2[c]	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	1
U	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___	___

For SI: 1 square foot = 0.0929 m^2.
NP = Not permitted.

a. Except for Group H and I-2 occupancies, where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, the fire-resistance ratings shall be reduced by 1 hour but to not less than 1 hour and to not less than that required for the floor construction according to the type of construction.
b. Occupancy separation need not be provided for storage areas within Groups B and M if the:
    1. Area is less than 10 percent of the floor area;
    2. Area is provided with an automatic fire-extinguishing system and is less than 3,000 square feet; or
    3. Area is less than 1,000 square feet.
c. Areas used only for private or pleasure vehicles shall be allowed to reduce separation by 1 hour.
d. See Section 406.1.4 for private garages and carports.
e. Commercial kitchens need not be separated from the restaurant seating areas that they serve.

Reason: This is a follow up to Code Change G32-04/05 which was approved as modified during the last code development cycle. We are very concerned that that code change proposal was approved based on erroneous information. For example, the Committee Reason stated that there were no significant technical changes made by that Code Change Proposal. Yet it goes on to say that similar hazards may be lumped together and not separated from each other with fire resistance rated fire barriers or horizontal assemblies. This is obviously a significant technical change from the previous provisions of Section 302.3.2 Separated Uses and Table 302.3.2 Required Separation of Occupancies (Hours) in the 2003 IBC. In no case in the previous Table 302.3.2 is a fire resistance rating required to separate occupancies allowed to be less than one hour, even when a automatic sprinkler system is installed and the occupancy separation is allowed to be reduced by one hour. The Exception to Section 302.3.2 did not permit the rating to be reduced to less than one hour even where the sprinkler reduction was applied. However, the new Table 508.3.3 has virtually most of the table allowing no fire resistance ratings for the separation requirements as designated by "N" throughout the table. Thus, there is no fire resistance rated separation required between those different occupancies in Table 508.3.3 where the letter "N" is shown. This looks more to us like the nonseparated uses option allowed by Section 508.3.2. So there appears to be an overlap and potential conflict between this revised Section 508.3.3 and current Section 508.3.2.

We believe that if a designer does not wish to utilize fire resistance rated occupancy separations where the building contains mixed occupancies, then the designer should utilize the nonseparated use option of Section 508.3.2. Revising Table 508.3.3 in the manner proposed virtually renders useless the separated occupancies option in Section 508.3.3.

This also begs the question as to how to determine where the separate occupancies are and where the fire areas are that are created by these separate occupancies in order to apply Section 508.3.3. If there are no fire resistance ratings provided, there can be no fire areas and there can be no separated occupancies. Please refer to the definition in Section 702.1 for "fire area." It states the following: "The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls, or fire-resistance rated horizontal assemblies of a building." The only time a fire area is created by Table 508.3.3 and Section 508.3.3 is if there is an actual number provided in the table to indicate the hourly rating. This is further exacerbated by Footnote c which allows a one hour reduction for Group S-2 Parking Garages used for private or pleasure vehicles. For the case of separating such occupancies from Groups B, F-1, M, and S-1 occupancies which are protected throughout with an automatic sprinkler system, the separation rating goes to "0". Again, there would be no fire separation and thus no fire area created. It should also be noted that such a reduction was not allowed by the previous table.

We are also concerned that there is no link between Section 508.3.3 Separated Occupancies and Section 508.3.3.4 Separation regarding fire areas. Section 508.3.3 talks about fire areas but Section 302.3.2.2 does not. One has to make the assumption that when the occupancies are separated, they have been separated into fire areas by looking at the definition for "fire area". The Committee Reason also stated that the new provisions provide some good clarifications and simplification for separated occupancies. We totally disagree. We find this section more confusing and the table more complex than the previous Table 302.3.2 which is very straight forward and simple to understand. Code Change Proposal G32-04/05 as modified represents a significant reduction in the fire resistance ratings required for separated uses when the separated use option of Section 508.3.3 is used. It is totally unworkable and unenforceable and will result in the misapplication of occupancy separation requirements and create confusion between separated and nonseparated use options currently provided for in Section 508.3 of the 2006 IBC.

To help address this problem and fix what is apparently a broken code section, we have proposed to delete the current Table 508.3.3 in its entirety and substitute the previous Table 302.3.2 which was replaced in Code Change G32-04/05. We were certainly able to utilize the previous Table 302.3.2 for the three plus years it existed in the 2000 and 2003 editions of the IBC. Furthermore, the predecessor table to that table was taken directly from the BOCA National Building Code as was the entire concept of the nonseparated and separated occupancies in mixed occupancy buildings. Apparently it had worked quite well under the BOCA code system so we see no reason why it can't continue to work just as well under the IBC. Certainly, those occupancy separations when used in the separated occupancies option have evidently stood the test of time.

A review of the tabular summary included with this code change identifies 30 technical changes to the hourly fire-resistance ratings in the previous Table 302.3.2, not to mention several other equally significant changes proposed to water down the concept of separated uses. It could be argued that a number of these separated use combinations are unrealistic. However, an equal number, though, are very real and represent an unjustified reduction from current code requirements for fire-resistant construction. To unilaterally propose that a mixed use office and moderate hazard warehouse be reduced from the current 3-hour minimum fire separation to a zero separation is unjustifiable. Office employees have an expectation to be protected from the dissimilar risk posed to them by a warehousing operation with moderate to severe fuel loading. Likewise, no rationale has been supplied for the removal of any minimum fire separation between a moderate hazard factory generally with a much higher risk of ignition sources, and either those same office employees in an adjacent portion of the building or large quantities of highly combustible fuel loads associated with either the raw materials or finished products. In fact, no justification has been given for any of the rating reductions.

Another basic flaw in the approach taken by Code Change G32-04/05 is the seemingly innocent deletion of the exception to previous Section 302.3.2.1. That exception, which the proponent of G32-04/05 would lead you to believe, was simply inserted into the proposed new Table 508.3.3. But that is not the case which is obvious by looking at the numbers, or lack thereof, in the table. That exception contained two long-standing provisions that: 1) any reduction for sprinklers never be permitted to be reduced below the floor rating for the type of construction; and 2) the 1-hour sprinkler reduction never result in less than a one hour separation.

Finally, there is absolutely no good argument for removing all passive fire protection between H-3 and H-4 uses. Even though the IBC recognizes that these do not normally include the most flammable or most explosive of materials, the code requires a 1-hour separation so that a fire involving flammable solids of water-reactive materials does not adversely impact an immediately adjacent stockpile of highly toxic H-4 substances.

Separated Occupancy Groups	Required Occupancy Separation		Net Loss in Fire-Resistance (Hours)
	2003 IBC	2006 IBC	
A-1/all other A	2	0	-2
A-1/E	2	0	-2
A-1/F-1 or S-1	3	2	-1
A-1/F-2 or S-2	2	1	-1
A-2/all other A	2	0	-2
A-2/E	2	0	-2
A-2/F-1 or S-1	3	2	-1
A-2/F-2 or S-2	2	1	-1
A-3/all other A	2	0	-2
A-3/F-1 or S-1	3	2	-1
A-3/F-2 or S-2	2	1	-1
A-4/all other A	2	0	-2
A-4/E	2	0	-2
A-4/F-1 or S-1	3	2	-1
A-4/F-2 or S-2	2	1	-1
A-5/E	2	0	-2
A-5/F-1 or S-1	3	2	-1
A-5/F-2 or S-2	2	1	-1
B/F-1 or S-1	3	0	-3
B/M	2	0	-2
E/F-1 or S-1	3	2	-1
E/F-2 or S-2	2	1 (or zero)	-1
F-1/F-2 OR S-2	3	2	-1
F-1/S-1	3	0	-3
I-1/all other I	2	0	-2
I-1/F-1 OR S-2	3	2	-1
I-1/S-1	4	2	-2
I-2/all other I	2	0	-2
I-2/F-1 or S-1	3	2	-1
I-3/all other I	2	0	-2
I-3/F-1 or S-1	3	2	-1
I-4/all other I	2	0	-2
I-4/F-1 or S-1	3	2	-1
R/F-1 or S-1	3	2	-1

Cost Impact: The code change proposal will increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: The committee disapproved the proposal as the reinstating of the 2003 table of occupancy separations was felt to be overly restrictive. In addition the concept of fire area is still applicable in other portions of the code as a method of separation.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because public comments were submitted.

Public Comment 1:

William E. Koffel, P.E., Koffel Associates, Inc., representing the Firestop Contractors International Association (FCIA) and the International Firestop Council, requests Approval as Submitted.

Commenter's Reason: The original proponents of Proposals G148-06/07 and G150-06/07 (among others) have pointed out that the revisions to Table 508.3.3 have resulted in numerous reductions in existing code requirements even though the Committee Reason for accepting G32-04/05 indicates that the "proposal does not have any significant technical changes from the current requirements." We have prepared a detailed spreadsheet comparing the requirements in the IBC 2006 with the IBC 2003 and the legacy codes and the comparison confirms the fact that significant reductions in occupant separation requirements resulted from accepting G32-04/05.

The proponent of G32-04/05 provided several examples about how the use of the separated occupancy provisions in the IBC 2003 would result in very small increases in allowable area even with a fire barrier having a fire resistance of two hours or more separating the occupancies. The proponent's example utilized a Group B and Group F-1 in a building of Type IIB construction. One example used a

ratio of 11% Group F-1 and 89% Group B. The calculations, without any area modifications, indicated that the allowable area for the Group F-1 would increase by 230 square feet over what would be allowed if the accessory use area provisions were used. Furthermore, the proponent points out that the overall allowable building area would decrease by 1150 square feet. However the proponent did not point out that using a similar approach with 11% Group B and 89% Group M and Type IIA construction, the Group B use may now be 1975 square feet larger than permitted by the accessory use area provisions and the overall building area may be increased by 1760 square feet. It should be noted that the IBC 2006 would permit these increases with no separation between the Group B and Group M occupancies and no additional requirements.

The above case is intended to point out that the examples provided by the proponent of G32-04/05 are not representative of all possible, and reasonably likely, scenarios. For example, using the IBC 2006, what would be the allowable area of a building of Type IB construction with a Group S-1 and Group B occupancy within the building? If the design professional chooses to use the separated occupancy approach according to Table 508.3.3 (IBC 2006) there is no separation required between the two occupancies. Using the sum of the ratios provisions of Section 508.3.3.2, the building could consist of a storage area just less than 48,000 square feet and an office area of unlimited area with no separation between the occupancies. Before comparing this to the other options, it should be noted that the presence of a storage fire area would require automatic sprinkler protection so the allowable area of the storage space would actually increase based upon the appropriate area modifier for sprinkler protection. While this example could also occur using the IBC 2003, an occupancy separation having a fire resistance rating of at least a two hour fire resistance rating (assuming a one hour reduction due to sprinkler protection) would have been required.

Although most of us probably would not consider the 48,000 square feet an accessory area, if the overall building was 480,000 square feet or more it could be considered as such. If the accessory occupancy provisions were used, a similar situation could occur as noted above but the area of the storage occupancy could not be increased due to the presence of the sprinkler system (508.3.1). If the non-separated use provisions were used, the overall area of the building would be restricted to 48,000 square feet (508.3.2.2).

The proponent of G32-04/05 also describes occupancies such as Group B, F-1, M, and S-1 as being "ordinary hazard commercial occupancies with mildly different fuel loading and risk." If that were the case, why are they different occupancy classifications? Why are there different height and area restrictions? Why are there different thresholds for sprinkler and fire alarm systems? Is it not true that the occupant load of a mercantile occupancy is anticipated to be significantly different than that of a storage occupancy? Is it not true that the fuel load of an office building in which the sprinkler system is designed for light hazard is significantly different from a Group M (sprinkler system designed for Ordinary Hazard Group 2) or a storage occupancy where the sprinkler design criteria is likely to be Ordinary Hazard Group 2 or greater?

Lastly, the proponent of G32-04/05 claims that the "high fire resistance ratings" in the IBC 2003 are associated with the requirements for separating fire areas within a given occupancy. However, this was not the case and in fact during the development of the IBC there was considerable discussion as to whether the fire area separation requirements belonged in the table at all. A comparison with previous editions of the IBC, earlier drafts of the IBC, BCMC Reports, and the legacy codes demonstrate that in most cases the fire resistance ratings for mixed occupancies in the IBC 2003 have been utilized for years, even prior to the introduction of the fire area concept into the BOCA National Building Code.

We agree that there were and are some problem areas within the section on mixed occupancies. However, the action taken to significantly reduce the fire resistance ratings between various occupancies that resulted in accepting G32-04/05 is not the correct fix to problems that exist. We strongly encourage the ICC membership to accept the proposal to restore the fire resistance ratings contained in previous editions of the IBC while ongoing work takes place to correct some of the problems with the section.

Public Comment 2:

Rick Thornberry, P.E., The Code Consortium, representing the Alliance for Fire and Smoke Containment and Control (AFSC) requests Approval as Submitted.

Commenter's Reason: The Alliance for Fire and Smoke Containment and Control (AFSCC) has submitted this Public Comment to encourage the ICC voting membership to overturn the Committee's recommendation for disapproval so that the membership can then vote for approval as submitted of this code change proposal. If this code change proposal is approved, it will delete the current Table 508.3.3 and substitute a new Table 508.3.3 which is identical to Table 302.3.2 in the 2003 International Building Code (IBC). This was the table that was previously used to determine the required fire-resistance ratings for separation of occupancies under the separated occupancies option of the 2003 IBC.

Currently, Table 508.3.3 of the 2006 IBC does not contain fire-resistance rated occupancy separations for all mixed occupancy combinations. This is evidenced by the "N" that is included in many of the cells that indicate where mixed occupancies are required to be separated. The "N" indicates that there is no fire-resistance rated separation requirement for those mixed occupancies. This brings us to the question of why this is considered to be a mixed occupancy separation requirement where there is no separation requirement specified in terms of a required fire-resistance rating? We believe we have adequately substantiated the need to approve this code change proposal as indicated in our original Reason statement for this code change. There is no doubt that the required fire-resistance ratings have not only been significantly reduced for most of the mixed occupancy separations but, in many cases, have been entirely eliminated. Please see our Reason statement for our Public Comment to G136-06/07.

Since the nonseparated occupancies option in Section 508.3.2 has not been deleted from the code, then it follows that Table 508.3.3 needs to be strengthened to assure that an adequate degree of fire-resistive separation is provided between the various mixed occupancy combinations that may occur. Therefore, we request that this code change proposal be approved as submitted.

Final Action: AS AM AMPC _____ D

G149-06/07
508.1 through 508.3.1.3

Proposed Change as Submitted:

Proponent: Sarah A. Rice, Schirmer Engineering Corporation, Deerfied, IL

Revise as follows:

508.1 General. Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building or portion thereof contains two or more occupancies or uses, the building or portion thereof shall comply with the applicable provisions of ~~this section~~. Section 508.2, 508.3 or 508.4, or a combination of these sections.

Exceptions:

1. Occupancies separated in accordance with Section 509.
2. Where required by Table 415.3.2, areas of Group H-1, H-2 or H-3 occupancies shall be located in a separate and detached building or structure.

508.2 Ancillary use areas ~~Incidental uses~~. Ancillary use areas are those occupancies that are subordinate or auxiliary to the main occupancy of the building or portion thereof. Ancillary ~~Incidental~~ use areas shall comply with the provisions of Section 508.2.1 through 508.2.6.3. ~~this section~~.

Exceptions:

1. Ancillary ~~Incidental~~ use areas within and serving a dwelling unit, are not required to comply with this section.
2. Accessory assembly areas having a floor area less than 750 square feet (69.7 m^2) are not considered separate occupancies.
3. Assembly areas that are accessory to Group E occupancies are not considered separate occupancies except when applying the assembly occupancy requirements of Chapter 11.
4. Accessory religious educational rooms and religious auditoriums with occupant loads of less than 100 are not considered separate occupancies.

508.2.1 Area limitations. Ancillary use areas when measured aggregately, shall not occupy more than 10 percent of the area of the story in which they are located and shall not exceed the tabular values in Table 503, without area increases in accordance with Section 506 for the occupancy of the ancillary use or uses.

~~**508.2.1 Occupancy classification.** An incidental use area shall be classified in accordance with the occupancy of that portion of the building in which it is located or the building shall be classified as a mixed occupancy and shall comply with Section 508.3.~~

508.2.2 Occupancy classification. Ancillary use areas shall be individually classified in accordance with Section 302.1.

508.2.3 Applicability of other code requirements. Code requirements shall apply to each portion of the building based on the occupancy classification of that ancillary use area, except that the most restrictive applicable provisions of Section 403 and Chapter 9 shall apply to the entire building or portion thereof.

508.2.4 Allowable area and height. The allowable area and height of the building shall be based on the allowable area and height for the main occupancy in accordance with Section 503.1. The height of any ancillary use areas shall not exceed the tabular values in Table 503, without height increases in accordance with Section 504 for such ancillary occupancies. The area of the ancillary use area shall be in accordance with Section 508.2.1

508.2.5 Separation of occupancies. Except where required by Section 508.2.6 the walls or floors separating ancillary use areas from other occupancies shall not be required to be fire-resistance rated.

Exception: Group H-2, H-3, H-4 or H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.3.3.

~~**508.2.2**~~ **508.2.6 Separation of ancillary use areas.** ~~Incidental use areas shall be separated or protected, or both, in accordance with Table 508.2~~ The ancillary use areas listed in Table 508.2.6 shall be physically separated from the remainder of the building or equipped with an automatic fire-extinguishing system, or both, in accordance with Table 508.2.

508.2.6.1 Fire resistance rated separation. ~~**508.2.2.1 Construction.**~~ Where Table 508.2 requires a fire-resistance-rated separation, the ~~incidental~~ ancillary use area shall be separated from the remainder of the building by a fire barrier constructed in accordance with Section 706 or a horizontal assembly constructed in accordance with Section 711, or both.

508.2.6.2 Nonfire-resistance rated separation and protection. Where Table 508.2 permits an automatic fire-extinguishing system without a fire barrier, the ~~incidental~~ ancillary use area shall be separated from the remainder of the building by construction capable of resisting the passage of smoke. The ~~partitions~~ walls shall extend from the floor to the underside of the fire-resistance-rated floor/ceiling assembly or fire-resistance-rated roof/ceiling ceiling assembly above or to the underside of the floor or roof sheathing, or sub deck above. Doors shall be self- or automatic closing upon detection of smoke in accordance with Section 715.4.7.3. Doors shall not have air transfer openings and shall not be undercut in excess of the clearance permitted in accordance with NFPA 80.

TABLE 508.2
~~INCIDENTAL~~ ANCILLARY USE AREAS

(No changes to current text)

~~**508.2.3**~~ **508.2.6.3 Protection.** Where an automatic fire-extinguishing system or an automatic sprinkler system is provided in accordance with Table 508.2, only the incidental use areas need be equipped with such a system.

~~**508.3 Mixed occupancies.** Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with Sections508.3.1, 508.3.2, 508.3.3 or a combination of these sections.~~

~~**Exceptions:**~~

1. ~~Occupancies separated in accordance with Section 509.~~
2. ~~Where required by Table 415.3.2, areas of Group H-1, H-2 or H-3 occupancies shall be located in a separate and detached building or structure.~~

~~**508.3.1 Accessory occupancies.** Accessory occupancies are those occupancies subsidiary to the main occupancy of the building or portion thereof. Aggregate accessory occupancies shall not occupy more than 10 percent of the area of the story in which they are located and shall not exceed the tabular values in Table 503, without height and area increases in accordance with Sections 504 and 506 for such accessory occupancies.~~

~~**Exceptions:**~~

1. ~~Accessory assembly areas having a floor area less than 750 square feet (69.7 m2) are not considered separate occupancies.~~
2. ~~Assembly areas that are accessory to Group E occupancies are not considered separate occupancies except when applying the assembly occupancy requirements of Chapter 11.~~
3. ~~Accessory religious educational rooms and religious auditoriums with occupant loads of less than 100 are not considered separate occupancies.~~

~~**508.3.1.1 Occupancy classification.** Accessory occupancies shall be individually classified in accordance with Section 302.1. Code requirements shall apply to each portion of the building based on the occupancy classification of that accessory space, except that the most restrictive applicable provisions of Section 403 and Chapter 9 shall apply to the entire building or portion thereof.~~

~~**508.3.1.2 Allowable area and height.** The allowable area and height of the building shall be based on the allowable area and height for the main occupancy in accordance with Section 503.1. The height of any accessory occupancy shall not exceed the tabular values in Table 503, without height and area increases in accordance with Sections 504 and 506 for such accessory occupancies.~~

~~**508.3.1.3 Separation.** No separation is required between accessory occupancies or the main occupancy.~~

~~**Exception:** Group H-2, H-3, H-4 or H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.3.3.~~

(Renumber subsequent sections)

Reason: There has always been confusion when it comes to determining when a building has mixed occupancies, and if it does what level of protection and/or separation is required, and how ""accessory use areas"" and ""incidental use areas"" are related.

The changes made to Section 302 last cycle made it clear that both accessory use areas and incidental use areas are subsets of a mixed occupancy building, but that really was a beginning of what is needed to make Section 302 ""user friendly."". This proposal seeks to go to the next level and

- Organize Section 302.3 to be more user-friendly, and
- Make it clear that "incidental use areas" are really only "accessory use areas" that require special protection.

To begin with, the use of two terms to define different aspects (or levels) of the same concept have been the source of confusion. Therefore, to make this cleaner and hopefully add clarity to the entire concept of mixed occupancies, it is proposed that both the term "accessory use area" and "incidental use area" be replaced with a new term - "ancillary use area." Then the provisions that were attached to each of these organized such that those provisions previously called "incidental use area" are now considered as "ancillary use area" but have special protection and/or separation provisions.

In addition, the text has been arranged such that when a building contains small areas occupied by an occupancy(s) that is different than that of the main occupancy, depending upon the risk of that "ancillary" occupancy it may or may not need to be separated from the main occupancy.

The proposed change is intended to clearly establish the hierarchy of the options available to a designer when a building contains mixed occupancies.

As the designer is fundamentally given the choice of which option they wish to apply when designing a building having mixed occupancies, the proposed code change arranges the code provisions in the order in which most designers are going to look at a mixed occupancy scenario. The order would be:

1) identify all of the occupancies in the building (regardless of the amount of area they occupy),
2) see if the area occupied by any one occupancy or multiple occupancies,
   a) occupies < 10% of the aggregate floor area, or
   b) exceeds the tabular values for either height or area for such occupancy.
3) if the occupancy(s) does occupy<10% of the aggregate floor area nor exceed the tabular values for either height or area for such occupancy. or so, then it is an ""ancillary use area"" and Section 508.2 applies. If an "ancillary use area," it becomes clear that there are certain cases where it must be separated/protected - Table 508.2
4) If > 10% then it is not an ""ancillary use area"" and must comply with either a non separated occupancy or a separated occupancy.

Cost Impact: The code change proposal will not increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: Disapproved with concern that it will undo provisions that were recently implemented into the 2006 code. The incidental use area concept will be lost by this proposal. Suggest a more thorough review of the subject to see how it will affect the new provisions.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Sarah A. Rice, Schirmer Engineering Corporation, Deerfied, IL and Gregory R. Keith, Professional heuristic Development representing the Boeing Company requests Approval as Modified by this public comment.

Modify proposal as follows:

508.1 General. Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building <u>contains more than one occupancy group</u> ~~or portion thereof contains two or more occupancies or uses~~, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.

Exceptions:

1. Occupancies separated in accordance with Section 509.
2. Where required by Table 415.3.2, areas of Group H-1, H-2 or H-3 occupancies shall be located in a separate and detached building or structure.

508.2 Accessory occupancies ~~Ancillary use areas~~ ~~Ancillary use areas~~ Accessory occupancies are those occupancies that are ancillary ~~subordinate or auxiliary~~ to the main occupancy of the building or portion thereof. ~~Ancillary use areas~~ Accessory occupancies shall comply with the provisions of Section 508.2.1 through 508.2.6.3.

Exceptions:

~~1. Ancillary use areas within and serving a dwelling unit, are not required to comply with this section.~~

1. ~~2.~~ Accessory assembly areas having a floor area less than 750 square feet (69.7 m2) are not considered separate occupancies.
2. ~~3.~~ Assembly areas that are accessory to Group E occupancies are not considered separate occupancies except when applying the assembly occupancy requirements of Chapter 11.
3. ~~4.~~ Accessory religious educational rooms and religious auditoriums with occupant loads of less than 100 are not considered separate occupancies.

508.2.1 Area limitations. ~~Ancillary use areas when measured aggregately,~~ Aggregate accessory occupancies shall not occupy more than 10 percent of the area of the story in which they are located and shall not exceed the tabular values in Table 503, without area increases in accordance with Section 506 for such accessory occupancies ~~the occupancy of the ancillary use or uses~~.

508.2.2 Occupancy classification. ~~Ancillary use areas~~ Accessory occupancies shall be individually classified in accordance with Section 302.1.

~~**508.2.3 Applicability of other code requirements.**~~ Code requirements shall apply to each portion of the building based on the occupancy classification of that space ~~Ancillary use areas, except that the most restrictive applicable provisions of Section 403 and Chapter 9 shall apply to the entire building or portion thereof~~.

508.2.3 ~~508.2.4~~ Allowable area and height. The allowable area and height of the building shall be based on the allowable area and height for the main occupancy in accordance with Section 503.1. The height of any ~~ancillary use areas~~ accessory occupancies shall not exceed the tabular values in Table 503, without ~~height~~ increases in accordance with Section 504 for such ~~ancillary~~ accessory occupancies. The area of the ~~ancillary use areas~~ accessory occupancies shall be in accordance with Section 508.2.1

508.2.4 ~~508.2.5~~ Separation of occupancies. No separation is required between accessory occupancies or the main occupancy. ~~Except where required by Section 508.2.6, the walls or floors separating ancillary use areas from other occupancies shall not be required to be fire-resistance rated.~~

Exceptions:

1. Group H-2, H-3, H-4 or H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.4 ~~3.3~~.
2. Incidental accessory occupancies required to be separated or protected by Section 508.2.5.

508.2.5 ~~508.2.6~~ Separation of incidental accessory occupancies ~~ancillary use areas~~. The ~~ancillary use areas~~ incidental accessory occupancies listed in Table 508.2.5 shall be ~~physically~~ separated from the remainder of the building or equipped with an automatic fire-extinguishing system, or both, in accordance with Table 508.2.5.

Exception: Incidental accessory use areas within and serving a dwelling unit are not required to comply with this section.

508.2.5.1 ~~508.2.6.1~~ Fire resistance rated separation. Where Table 508.2.5 requires a fire-resistance rated separation, the ~~ancillary use areas~~ incidental accessory occupancies shall be separated from the remainder of the building by a fire barrier constructed in accordance with Section 706 or a horizontal assembly constructed in accordance with Section 711, or both.

508.2.5.2 ~~508.2.6.2~~ Nonfire-resistance rated separation and protection. Where Table 508.2.5 permits an automatic fire extinguishing system without a fire barrier, the ~~ancillary use areas~~ incidental accessory occupancies shall be separated from the remainder of the building by construction capable of resisting the passage of smoke. The walls shall extend from the floor to the underside of the fire-resistance-rated floor/ceiling assembly or fire-resistance-rated roof/ceiling assembly above or to the underside of the floor or roof sheathing, or sub deck above. Doors shall be self- or automatic closing upon detection of smoke in accordance with Section 715.4.7.3. Doors shall not have air transfer openings and shall not be undercut in excess of the clearance permitted in accordance with NFPA 80.

508.2.5.3 ~~508.2.6.3~~ Protection. Where an automatic fire-extinguishing system or an automatic sprinkler system is provided in accordance with Table 508.2.5, only the ~~incidental use area~~ space occupied by the incidental accessory occupancy need be equipped with such a system.

TABLE 508.2.5
Incidental Accessory Occupancies ~~Ancillary Use Areas~~ (No changes to current text of table)

508.3 ~~508.3.2~~ Nonseparated occupancies. [No changes to current text but section renumbered accordingly]

508.4 ~~508.3.3~~ Separated occupancies. [No changes to current text but section renumbered accordingly]

Commenter's Reason: The language proposed above is a result of a collaborative effort of the co-proponents. What is proposed is intended to achieve the intent of the original proposal and resolve the concerns expressed at the hearings regarding the potential adverse affect on the new format of Section 508. This proposal does the following:

- It relocates the content of current Section 508.2; Incidental Use Areas to be part of the mixed use provisions in Section 508.3; Mixed occupancies. More specifically, this proposal relocates the text currently found in Section 508.2 and moves it into current Section 508.3.1 so as to become a subset of the accessory occupancy provisions.
- It fundamentally maintains the terminology currently found in Section 508 (e.g., accessory occupancy and incidental use areas) – with the exception that what were called "incidental use areas" are now called "incidental accessory occupancies." The terminology change is consistent with the concept that "incidental use areas" are a subset of "accessory occupancies."
- By "incidental use areas" becoming a subset of "accessory occupancies" it is clear that there is a maximum area limit to those occupancies that are considered currently to be "incidental use areas" - 10% - same as "accessory use areas."
- The proposed language maintains the format of Section 508
- The language found in current Section 508.3 which gives direction on how the mixed occupancies provisions are to be used has been relocated to be part of the general statement in 508.1.

Final Action: AS AM AMPC _____ D

G150-06/07
508

Proposed Change as Submitted:

Proponent: Tony Crimi, A.C. Consulting Solutions, Inc., representing North American Insulation Manufacturers' Association and the International Firestop Council

1. Delete and substitute as follows:

~~**SECTION 508**~~
~~**MIXED USE AND OCCUPANCY**~~

~~**508.1 General.** Where a building or portion thereof contains two or more occupancies or uses, the building or portion thereof shall comply with the applicable provisions of this section.~~

~~**508.2 Incidental uses.** Incidental use areas shall comply with the provisions of this section.~~

~~**Exception:** Incidental use areas within and serving a dwelling unit are not required to comply with this section.~~

~~**508.2.1 Occupancy classification.** An incidental use area shall be classified in accordance with the occupancy of that portion of the building in which it is located or the building shall be classified as a mixed occupancy and shall comply with Section 508.3.~~

~~**508.2.2 Separation.** Incidental use areas shall be separated or protected, or both, in accordance with Table 508.2.~~

~~**508.2.2.1 Construction.** Where Table 508.2 requires a fire-resistance-rated separation, the incidental use area shall be separated from the remainder of the building by a fire barrier constructed in accordance with Section 706 or a horizontal assembly constructed in accordance with Section 711, or both. Where Table 508.2 permits an automatic fire-extinguishing system without a fire barrier, the incidental use area shall be separated from the remainder of the building by construction capable of resisting the passage of smoke. The partitions shall extend from the floor to the underside of the fire-resistance-rated floor/ceiling assembly or fire-resistance-rated roof/ceiling assembly above or to the underside of the floor or roof sheathing, or sub-deck above. Doors shall be self- or automatic closing upon detection of smoke. Doors shall not have air transfer openings and shall not be undercut in excess of the clearance permitted in accordance with NFPA 80.~~

~~**508.2.3 Protection.** Where an automatic fire-extinguishing system or an automatic sprinkler system is provided in accordance with Table 508.2, only the incidental use areas need be equipped with such a system.~~

~~**508.3 Mixed occupancies.** Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with Sections 508.3.1, 508.3.2, 508.3.3 or a combination of these sections.~~

Exceptions:

1. Occupancies separated in accordance with Section 509.
2. Where required by Table 415.3.2, areas of Group H-1, H-2 or H-3 occupancies shall be located in a separate and detached building or structure.

508.3.1 Accessory occupancies. Accessory occupancies are those occupancies subsidiary to the main occupancy of the building or portion thereof. Aggregate accessory occupancies shall not occupy more than 10 percent of the area of the story in which they are located and shall not exceed the tabular values in Table 503, without height and area increases in accordance with Sections 504 and 506 for such accessory occupancies.

Exceptions:

1. Accessory assembly areas having a floor area less than 750 square feet (69.7 m^2) are not considered separate occupancies.
2. Assembly areas that are accessory to Group E occupancies are not considered separate occupancies except when applying the assembly occupancy requirements of Chapter 11.
3. Accessory religious educational rooms and religious auditoriums with occupant loads of less than 100 are not considered separate occupancies.

508.3.1.1 Occupancy classification. Accessory occupancies shall be individually classified in accordance with Section 302.1. Code requirements shall apply to each portion of the building based on the occupancy classification of that accessory space, except that the most restrictive applicable provisions of Section 403 and Chapter 9 shall apply to the entire building or portion thereof.

508.3.1.2 Allowable area and height. The allowable area and height of the building shall be based on the allowable area and height for the main occupancy in accordance with Section 503.1. The height of any accessory occupancy shall not exceed the tabular values in Table 503, without height and area increases in accordance with Sections 504 and 506 for such accessory occupancies.

508.3.1.3 Separation. No separation is required between accessory occupancies or the main occupancy.

Exception: Group H-2, H-3, H-4 or H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.3.3.

508.3.2 Nonseparated occupancies. Buildings or portions of buildings that comply with the provisions of this section shall qualify as nonseparated occupancies.

508.3.2.1 Occupancy classification. Nonseparated occupancies shall be individually classified in accordance with Section 302.1. Code requirements shall apply to each portion of the building based on the occupancy classification of that space except that the most restrictive applicable provisions of Section 403 and Chapter 9 shall apply to the entire building or portion thereof.

508.3.2.2 Allowable area and height. The allowable area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with Section 503.1.

508.3.2.3 Separation. No separation is required between occupancies.

Exception: Group H-2, H-3, H-4 or H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.3.3.

508.3.3 Separated occupancies. Buildings or portions of buildings that comply with the provisions of this section shall qualify as separated occupancies.

508.3.3.1 Occupancy classification. Separated occupancies shall be individually classified in accordance with Section 302.1. Each fire area shall comply with this code based on the occupancy classification of that portion of the building.

508.3.3.2 Allowable area. In each story, the building area shall be such that the sum of the ratios of the actual floor area of each occupancy divided by the allowable area of each occupancy shall not exceed one.

~~**508.3.3.3 Allowable height.** Each occupancy shall comply with the height limitations based on the type of construction of the building in accordance with Section 503.1. The height, in both feet and stories, of each fire area shall be measured from grade plane. This measurement shall include the height, in both feet and stories, of intervening fire areas.~~

~~**Exception:** Special provisions permitted by Section 509.~~

~~**508.3.3.4 Separation.** Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.3.3~~

~~**508.3.3.4.1 Construction.** Required separations shall be fire barriers constructed in accordance with Section 706 or horizontal assemblies constructed in accordance with Section 711, or both, so as to completely separate adjacent occupancies.~~

SECTION 508
MIXED USE AND OCCUPANCY

508.1 General. Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed below. Structures with multiple uses shall be classified according to Section 508.3. Where a structure is proposed for a purpose which is not specifically provided for in this code, such structure shall be classified in the group which the occupancy most nearly resembles, according to the fire safety and relative hazard involved.

1. Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5
2. Business (see Section 304): Group B
3. Educational (see Section 305): Group E
4. Factory and Industrial (see Section 306): Groups F-1 and F-2
5. High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5
6. Institutional (see Section 308): Groups I-1, I-2, I-3 and I-4
7. Mercantile (see Section 309): Group M
8. Residential (see Section 310): Groups R-1, R-2, R-3 as applicable in Section 101.2, and R-4
9. Storage (see Section 311): Groups S-1 and S-2
10. Utility and Miscellaneous (see Section 312): Group U

508.1.1 Incidental use areas. Spaces which are incidental to the main occupancy shall be separated or protected, or both, in accordance with Table 508.1.1 or the building shall be classified as a mixed occupancy and comply with Section 508.3.2. Areas that are incidental to the main occupancy shall be classified in accordance with the main occupancy of the portion of the building in which the incidental use area is located.

Exception: Incidental use areas within and serving a dwelling unit are not required to comply with this section.

508.1.1.1 Separation. Where Table 508.1.1 requires a fire-resistance-rated separation, the incidental use area shall be separated from the remainder of the building with a fire barrier. Where Table 508.1.1 permits an automatic fire-extinguishing system without a fire barrier, the incidental use area shall be separated by construction capable of resisting the passage of smoke. The partitions shall extend from the floor to the underside of the fire-resistance-rated floor/ceiling assembly or fire-resistance-rated roof/ceiling assembly above or to the underside of the floor or roof sheathing deck or slab above. Doors shall be self-closing or automatic-closing upon detection of smoke in accordance with Section 715.3.7.3. Doors shall not have air transfer openings and shall not be undercut in excess of the clearance permitted in accordance with NFPA 80.

508.2 Accessory use areas. A fire barrier shall be required to separate accessory use areas classified as Group H in accordance with Section 508.3,2 and incidental use areas in accordance with Section 508.1.1.1 Any other accessory use area shall not be required to be separated by a fire barrier provided the accessory use area occupies an area not more than 10 percent of the area of the story in which it is located and does not exceed the tabular values in Table 503 for the allowable height or area for such use.

508.2.1 Assembly areas. Accessory assembly areas are not considered separate occupancies if the floor area is equal to or less than 750 square feet (69.7 m^2). Assembly areas that are accessory to Group E are not considered separate occupancies. Accessory religious educational rooms and religious auditoriums with occupant loads of less than 100 are not considered separate occupancies.

508.3 Mixed occupancies. Where a building is occupied by two or more uses not included in the same occupancy classification, the building or portion thereof shall comply with Section 508.3.1 or 508.3.2 or a combination of these sections.

Exceptions:

1. Occupancies separated in accordance with Section 509.
2. Areas of Group H-2, H-3, H-4 or H-5 occupancies shall be separated from any other occupancy in accordance with Section 302.3.2.
3. Where required by Table 415.3.2, areas of Group H-1, H-2 or H-3 occupancy shall be located in a separate and detached building or structure.
4. Accessory use areas in accordance with Section 508.2.
5. Incidental use areas in accordance with Section 508.1.1.

508.3.1 Nonseparated uses. Each portion of the building shall be individually classified as to use. The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building. All other code requirements shall apply to each portion of the building based on the use of that space except that the most restrictive applicable provisions of Section 403 and Chapter 9 shall apply to these nonseparated uses. Fire separations are not required between uses, except as required by other provisions.

508.3.2 Separated uses. Each portion of the building shall be individually classified as to use and shall be completely separated from adjacent areas by fire barriers having a fire-resistance rating determined in accordance with Table 508.3.2 for uses being separated. Each fire area shall comply with this code based on the use of that space. Each fire area shall comply with the height limitations based on the use of that space and the type of construction classification. In each story, the building area shall be such that the sum of the ratios of the floor area of each use divided by the allowable area for each use shall not exceed one.

Exception: Except for Group H and I-2 areas, where the building is equipped throughout with an automatic sprinkler system, installed in accordance with Section 903.3.1.1, the fire-resistance ratings in Table 508.3.2 shall be reduced by 1 hour but to not less than 1 hour and to not less than that required for floor construction according to the type of construction.

508.4 Spaces used for different purposes. A room or space that is intended to be occupied at different times for different purposes shall comply with all the requirements that are applicable to each of the purposes for which the room or space will be occupied.

2. Renumber table as follows:

TABLE ~~508.2~~ 508.1.1
INCIDENTAL USE AREAS

3. Delete current Table 508.3.3 as follows:

~~TABLE 508.3.3~~
~~REQUIRED SEPARATION OF OCCUPANCIES (HOURS)~~

4. Add new Table 508.3.2 as follows:

TABLE 508.3.2

REQUIRED SEPARATION OF OCCUPANCIES (HOURS)[a]

USE	A-1	A-2	A-3	A-4	A-5	B[b]	E	F-1	F-2	H-1	H-2	H-3	H-4	H-5	I-1	I-2	I-3	I-4	M[b]	R-1	R-2	R-3, R-4	S-1	S-2[c]	U
A-1	—	2	2	2	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-2[e]	—	—	2	2	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-3	—	—	—	2	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-4	—	—	—	—	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-5	—	—	—	—	—	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
B[b]	—	—	—	—	—	—	2	3	2	NP	2	1	1	1	2	2	2	2	2	2	2	2	3	2	1
E	—	—	—	—	—	—	—	3	2	NP	4	3	2	3	2	2	2	2	2	2	2	2	3	2	1
F-1	—	—	—	—	—	—	—	—	3	NP	2	1	1	1	3	3	3	3	3	3	3	3	3	3	3
F-2	—	—	—	—	—	—	—	—	—	NP	2	1	1	1	2	2	2	2	2	2	2	2	3	2	1
H-1	—	—	—	—	—	—	—	—	—	—	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
H-2	—	—	—	—	—	—	—	—	—	—	—	1	2	2	4	4	4	4	2	4	4	4	2	2	1
H-3	—	—	—	—	—	—	—	—	—	—	—	—	1	1	4	3	3	3	1	3	3	3	1	1	1
H-4	—	—	—	—	—	—	—	—	—	—	—	—	—	1	4	4	4	4	1	4	4	4	1	1	1
H-5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	4	4	3	1	4	4	4	1	1	3
I-1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	2	2	2	2	4	3	2
I-2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	2	2	2	3	2	1
I-3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	2	2	3	2	1
I-4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	2	3	2	1
M[b]	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	3	2	1
R-1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	3	2	1
R-2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	3	2	1
R-3, R-4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	2[d]	1[d]
S-1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	3
S-2[c]	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1
U	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

For SI: 1 square foot = 0.0929 m^2

NP = Not permitted

a. See exception to Section 508.3.2 (was 302.3.2) for reduction permitted.

b. Occupancy separation need not be provided for storage areas within Groups B and M if the:
   1. Area is less than 10 percent of the floor area;
   2. Area is provided with an automatic fire-extinguishing system and is less than 3,000 square feet; or
   3. Area is less than 1,000 square feet.

c. Areas used only for private or pleasure vehicles shall be allowed to reduce separation by 1 hour.

d. See Section 406.1.4.

e. Commercial kitchens need not be separated from the restaurant seating areas that they serve.

Reason: North American Insulation Manufacturers' Association.

To restore the separated uses (occupancies) concept previously prescribed in Section 302 of the 2003 IBC (and 2003 Supp) and clarify the distinction between separated uses and the non-separated use options.

During the last cycle the separated uses section of the IBC was changed based on public proposal G32-04/05 on the basis that it presented no significant technical changes. To the contrary, there are dozens of reductions in fire resistance ratings resulting from these changes, without justification or supporting rationale. This creates a potentially dangerous condition for certain building occupants and firefighters.

The occupancy separation Table has existed in the BOCA National Building Code for a very long time, and was incorporated into the first edition of the IBC. The concept of separation of major occupancies exists in Building regulations throughout the world. There continues to be a critical need to separate adjacent occupancies of dissimilar use, with fire-resistance rated construction.

As currently published, the 2006 Code provisions in Section 508 blur the distinction between separated uses and the non-separated use options previously prescribed in Section 302.3.1. In some cases, the reductions in required fire resistance ratings are as large as 3 hours for given occupancy separations, while in others, the requirement to provide fire separations is removed altogether. In the published "Report of the Public Hearing on the 2003 editions of the International Building Code", the committee's published reason for recommending adoption of G32-04/05 is reported as follows: "The proposal does not have any significant technical changes from the current requirements." In reality, this code change proposals has lead to literally dozens of separate and distinct reductions in fire resistance rating requirements, in both sprinklered and unsprinklered occupancies, without justification or compensation of any kind.

To illustrate an example, this change has unilaterally reduced the fire separation between a mixed use office and a moderate hazard warehouse from the previously existing 3-hour minimum fire separation to zero, while providing no technical justification or compensating measures. Table 302.3.2 of the 2003 IBC, as well as the Exception to Section 302.2.3 (IBC 2003 Supplement), specified a minimum fire resistance for every occupancy separation and did not permit a fire resistance rating to be less than one hour, even when an automatic sprinkler system was provided. In contrast, the new Table 302.3.2 allows numerous instances where the fire resistance ratings are waived entirely. Further, while Exception 1 of the old section 302.3.2 did not apply to Group H and I-2 areas, the revised Table in the new section 508 shows a reduction of 1-h in fire resistance rating between all I occupancies and for F-2, S-2, U, B, F-1, M, and S-1 without any justification or compensation.

The former Table 302.3.2 specified a minimum fire resistance rating for every occupancy separation between different occupancies and never allowed a fire resistance rating to be less than one hour, even when an automatic sprinkler system is provided which allows a one hour reduction. The Exception to Section 302.2.3 (Supp) did not allow the ratings to be reduced to below one hour even when the automatic sprinkler system reduction is used. This is in contrast to the new Table 508.3.3 which has many entries indicating that no separation is required, again without justification or compensation. So how can a mixed occupancy building have separate occupancies if there is no fire resistance-rating requirement to separate such occupancies? Is this now a tenant separation issue?

It is our belief that the adoption of this Code change in the 2006 IBC has a significant detrimental impact on fire safety in buildings by arbitrarily reducing fire resistance ratings without providing any compensating safety measures. This change needs to be corrected, and a selective process of review, consideration, and justification undertaken to determine which, if any, of these changes are desirable and justifiable.

International Firestop Council.

The purpose of this proposed code change is to restore the separated uses (occupancies) concept prescribed in Section 302.of the 2003 IBC (and 2003 Supp) which was severely corrupted in the last cycle by proposed Code Change G32-04/05, and clarify the distinction between separated uses and the non-separated use options. The proposed wording is intended to be identical to that of 2003 IBC (and 2003 Supp), and renumbered for consistency in the 2006 IBC.

The committee's reasons for approving the changes was that there was no significant technical changes made by this Code Change Proposal. To the contrary, there are dozens of reductions in fire resistance ratings resulting from these changes, without justification or supporting rationale. This creates a potentially dangerous condition for certain building occupants and firefighters. The occupancy separation Table has existed in the BOCA National Building Code for a very long time, and was incorporated into the IBC since the first edition. The concept of separation of major occupancies exists in Building regulations throughout the world. There continues to be a critical need to separate adjacent occupancies of dissimilar use, with fire-resistance rated construction.

This proposed Code change would re-introduce the identical wording contained in the 2003 IBC (and Supplement). In the published "Report of the Public Hearing on the 2003 editions of the International Building Code", the committee's published reason for recommending adoption of G32-04/05 is reported as follows:

"The proposal does not have any significant technical changes from the current requirements."

In reality this code change proposals has lead to literally dozens of separate and distinct reductions in fire resistance rating requirements, in both sprinklered and unsprinklered occupancies, without justification or compensating fire safety measures of any kind. As currently published, the 2006 Code provisions in Section 508 blur the distinction between separated uses and the non-separated use options previously prescribed in Section 302.3.1. In some cases, the reductions in required fire resistance ratings are as large as 3 hours for given occupancy separations, while in others, the requirement to provide fire separations is removed altogether.

To illustrate an example, this change has unilaterally reduced the fire separation between a mixed use office and a moderate hazard warehouse from the previously existing 3-hour minimum fire separation to zero, while providing no technical justification or compensating measures. Table 302.3.2 of the 2003 IBC, as well as the Exception to Section 302.2.3 (IBC 2003 Supplement), specified a minimum fire resistance for every occupancy separation and did not permit a fire resistance rating to be less than one hour, even when an automatic sprinkler system was provided. In contrast, the new Table 302.3.2 allows numerous instances where the fire resistance ratings are waived entirely. Further, while Exception 1 of the old section 302.3.2 did not apply to Group H and I-2 areas, the revised Table in the new section 508 shows a reduction of 1-h in fire resistance rating between all I occupancies and for F-2, S-2, U, B, F-1, M, and S-1 without any justification or compensating fire safety measures being provided.

The former Table 302.3.2 specified a minimum fire resistance rating for every occupancy separation between different occupancies and never allowed a fire resistance rating to be less than one hour, even when an automatic sprinkler system is provided which allows a one hour reduction. The Exception to Section 302.2.3 (Supp) did not allow the ratings to be reduced to below one hour even when the automatic sprinkler system reduction is used. This is in contrast to the new Table 508.3.3 which has many entries indicating that no separation is required, again without justification or compensating fire safety measures. So how can a mixed occupancy building have separate occupancies if there is no fire resistance-rating requirement to separate such

occupancies? Is this now a tenant separation issue?

It is our belief the adoption of this Code change in the 2006 IBC was done without thorough consideration being given to the impact on both fire resistance ratings, code users, and fire safety. This change needs to corrected, and a selective process of review, consideration, and justification undertaken to determine which, if any, of these changes are desirable and justifiable.

Cost Impact: The code change proposal will not increase the cost of construction.

Analysis: The term 'fire barrier' is used in proposed Sections 508.1.1.1, 508.2 and 508.3.2. During the last cycle, there was a global change to consider fire barriers as walls only, and add 'horizontal assemblies when the separation would be walls and floor/ceiling assemblies. Should the language in this proposal be revised to include 'and horizontal assemblies' for any section?
The language in the proposed Section 508.4 is currently found in Section 302.1. Should it be repeated or deleted from Section 302.1?

Errata: Incorporated into the As Submitted portion of the code change.

Committee Action: **Disapproved**

Committee Reason: The proposal was disapproved as it would go against the action taken in the 04/05 (G14-05/06 and G32-04/05) cycle to revise the mixed occupancy requirements. In addition, this action is consistent with other actions taken by this committee to disapprove major revisions to Section 508.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Tony Crimi, A.C. Consulting Solutions, Inc., representing North American Insulation Manufacturers' Association, requests Approval as Modified by this public comment.

Replace proposal and current Table 508.3.3 with the following

TABLE 508.3.2

REQUIRED SEPARATION OF OCCUPANCIES (HOURS)[a]

USE	A-1	A-2	A-3	A-4	A-5	B[b]	E	F-1	F-2	H-1	H-2	H-3	H-4	H-5	I-1	I-2	I-3	I-4	M[b]	R-1	R-2	R-3, R-4	S-1	S-2[c]	U
A-1	—	2	2	2	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-2[e]	—	—	2	2	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-3	—	—	—	2	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-4	—	—	—	—	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-5	—	—	—	—	—	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
B[b]	—	—	—	—	—	—	2	3	2	NP	2	1	1	1	2	2	2	2	2	2	2	2	3	2	1
E	—	—	—	—	—	—	—	3	2	NP	4	3	2	3	2	2	2	2	2	2	2	2	3	2	1
F-1	—	—	—	—	—	—	—	—	3	NP	2	1	1	1	3	3	3	3	3	3	3	3	3	3	3
F-2	—	—	—	—	—	—	—	—	—	NP	2	1	1	1	2	2	2	2	2	2	2	2	3	2	1
H-1	—	—	—	—	—	—	—	—	—	—	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
H-2	—	—	—	—	—	—	—	—	—	—	—	1	2	2	4	4	4	4	2	4	4	4	2	2	1
H-3	—	—	—	—	—	—	—	—	—	—	—	—	1	1	4	3	3	3	1	3	3	3	1	1	1
H-4	—	—	—	—	—	—	—	—	—	—	—	—	—	1	4	4	4	4	1	4	4	4	1	1	1
H-5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	4	4	3	1	4	4	4	1	1	3
I-1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	2	2	2	2	4	3	2
I-2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	2	2	2	3	2	1
I-3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	2	2	3	2	1
I-4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	2	3	2	1
M[b]	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	3	2	1
R-1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	3	2	1
R-2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	3	2	1
R-3, R-4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	2[d]	1[d]
S-1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	3
S-2[c]	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1
U	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

For SI: 1 square foot = 0.0929 m^2
NP = Not permitted

a. Except for Group H and I-2 occupancies, where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, the fire-resistance ratings shall be reduced by 1 hour but to not less than 1 hour and to not less than that required for the floor construction according to the type of construction
b. Occupancy separation need not be provided for storage areas within Groups B and M if the:
   1. Area is less than 10 percent of the floor area;
   2. Area is provided with an automatic fire-extinguishing system and is less than 3,000 square feet; or
   3. Area is less than 1,000 square feet.
c. Areas used only for private or pleasure vehicles shall be allowed to reduce separation by 1 hour.
d. See Section 406.1.4 for private garages and carports.
e. Commercial kitchens need not be separated from the restaurant seating areas that they serve.

Commenter's Reason: To restore the separated uses (occupancies) concept previously prescribed in Section 302 of the 2003 IBC (and 2003 Supp) and clarify the distinction between separated uses and the non-separated use options. During the last cycle the separated uses section of the IBC was changed based on public proposal G32-04/05 on the basis that it presented no significant technical changes. To the contrary, there are dozens of reductions in fire resistance ratings resulting from these changes, without justification or supporting rationale. This creates a potentially dangerous condition for certain building occupants and firefighters.

Substantiation: This modification to proposal G150-06/07 aims to restore the previous Table 302.3.2 from the 2003 IBC, but retain the modified text of section 508 on Mixed Use & Occupancy. The occupancy separation Table has existed in the BOCA National Building Code for a very long time, and was incorporated into the first edition of the IBC. The concept of separation of major occupancies exists in Building regulations throughout the world. There continues to be a critical need to separate adjacent occupancies of dissimilar use, with fire-resistance rated construction. This public comment proposes to delete the current Table 508.3.3 in its entirety and substitute the previous Table 302.3.2 which was replaced in Code Change G32-04/05. The previous Table 302.3.2 had been is use for the three plus years it existed in the 2000 and 2003 editions of the IBC. Furthermore, the occupancy separation fire resistance ratings from this predecessor table were taken directly from the BOCA National Building Code, along with the entire concept of the non-separated and separated occupancies in mixed occupancy buildings. Certainly, those occupancy separations requirements used in the separated occupancies option have stood the test of time.

As currently published, the 2006 Code provisions in Section 508 blur the distinction between separated uses and the non-separated use options previously prescribed in Section 302.3.1. In some cases, the reductions in required fire resistance ratings are as large as 3 hours for given occupancy separations, while in others, the requirement to provide fire separations is removed altogether. In the published "Report of the Public Hearing on the 2003 editions of the International Building Code", the committee's published reason for recommending adoption of G32-04/05 is reported as follows: "The proposal does not have any significant technical changes from the current requirements." In reality, this code change proposals has lead to literally dozens of separate and distinct reductions in fire resistance rating requirements, in both sprinklered and unsprinklered occupancies, without justification or compensation of any kind.

To illustrate an example, this change has unilaterally reduced the fire separation between a mixed use office and a moderate hazard warehouse from the previously existing 3-hour minimum fire separation to zero, while providing no technical justification or compensating measures. Table 302.3.2 of the 2003 IBC, as well as the Exception to Section 302.2.3 (IBC 2003 Supplement), specified a minimum fire resistance for every occupancy separation and did not permit a fire resistance rating to be less than one hour, even when an automatic sprinkler system was provided. In contrast, the new Table 302.3.2 allows numerous instances where the fire resistance ratings are waived entirely. Further, while Exception 1 of the old section 302.3.2 did not apply to Group H and I-2 areas, the revised Table in the new section 508 shows a reduction of 1-h in fire resistance rating between all I occupancies and for F-2, S-2, U, B, F-1, M, and S-1 without any justification or compensation. While it has been argued that a number of these separated use combinations are unrealistic, an equal number are very realistic and represent an unjustified reduction from current code requirements for fire-resistant construction. To unilaterally propose that a mixed use office and moderate hazard warehouse be reduced from the current 3-hour minimum fire separation to a zero separation is unjustifiable.

It is our belief that the adoption of this Code change in the 2006 IBC has had a significant detrimental impact on fire safety in buildings by arbitrarily reducing fire resistance ratings without providing any compensating safety measures. This change needs to be corrected, and a selective process of review, consideration, and justification undertaken to determine which, if any, of these changes are desirable and justifiable.

Final Action: AS AM AMPC _____ D

G153-06/07
509.2, 509.3

Proposed Change as Submitted:

Proponent: Philip Brazil, PE, Reid Middleton, Inc., Everett, WA, representing himself

509.2 Group S-2 enclosed or open parking garage with Group A, B, M, R or S above. A ~~basement and/or the first story above grade plane of a~~ building shall be considered as ~~a~~ two separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction ~~when~~ where all of the following conditions are met:

1. The ~~basement and/or the first story above grade plane is of Type IA construction and is separated from the~~ buildings are separated ~~above~~ with a horizontal assembly having a minimum 3-hour fire-resistance rating.

2. The building below the horizontal assembly is no more than one story above grade plane.
3. The building below the horizontal assembly is of Type IA construction.
4. Shaft, stairway, ramp ~~or~~ and escalator enclosures through the horizontal assembly shall have not less than a 2-hour fire-resistance rating with opening protectives in accordance with Table 715.4.

Exception: Where the enclosure walls below the horizontal assembly have not less than a 3-hour fire-resistance rating with opening protectives in accordance with Table 715.4, the enclosure walls extending above the horizontal assembly shall be permitted to have a 1-hour fire-resistance rating, provided:

1. The building above the horizontal assembly is not required to be of Type I construction;
2. The enclosure connects less than four stories; and
3. The enclosure opening protectives above the horizontal assembly have a minimum 1-hour fire protection rating.

~~3.~~5. The building above the horizontal assembly shall be permitted to have multiple Group A uses, each with an occupant load of less than 300, or Group B, M, R or S uses.

~~4.~~6. The building below the horizontal assembly is a Group S-2 enclosed or open parking garage, used for the parking and storage of private motor vehicles.

Exceptions:

1. Entry lobbies, mechanical rooms and similar uses incidental to the operation of the building shall be permitted.
2. Multiple Group A uses, each with an occupant load of less than 300, or Group B or M uses shall be permitted, in addition to those uses incidental to the operation of the building (including storage areas), provided that the entire structure below the horizontal assembly is protected throughout by an approved automatic sprinkler system.

~~5.~~7. The maximum building height in feet shall not exceed the limits set forth in Section 503 for the building having the smaller allowable height as measured from the grade plane.

509.3 Group S-2 enclosed parking garage with Group S-2 open parking garage above. A Group S-2 enclosed parking garage with no more than one story above grade plane and located ~~in the basement or first story~~ below a Group S-2 open parking garage shall be classified as a separate and distinct building for the purpose of determining the type of construction ~~when~~ where the following conditions are met:

1. The allowable area of the ~~structure~~ building shall be such that the sum of the ratios of the actual area divided by the allowable area for each separate occupancy shall not exceed 1.0.
2. The Group S-2 enclosed parking garage is of Type I or II construction and is at least equal to the fire-resistance requirements of the Group S-2 open parking garage.
3. The height and the number of ~~the floors above the basement~~ tiers of the Group S-2 open parking garage shall be limited as specified in Table 406.3.5.
4. The floor assembly separating the Group S-2 enclosed parking garage and Group S-2 open parking garage shall be protected as required for the floor assembly of the Group S-2 enclosed parking garage. Openings between the Group S-2 enclosed parking garage and Group S-2 open parking garage, except exit openings, shall not be required to be protected.
5. The Group S-2 enclosed parking garage is used exclusively for the parking or storage of private motor vehicles, but shall be permitted to contain an office, waiting room and toilet room having a total area of not more than 1,000 square feet (93 m^2), and mechanical equipment rooms incidental to the operation of the building.

Reason: The purpose of this proposal is to clarify the methods used in Sections 509.2 and 509.3 to establish the equivalent of separate and distinct buildings. Currently, Section 509.2 permits a basement and/or a first story above grade plane, and Section 509.3 permits a Group S-2 enclosed parking garage located in a basement and/or first story below a Group S-2 open parking garage, to be considered a separate and distinct building if certain conditions are met. The height of the first story above grade plane is well established elsewhere in Chapter 5 but that of a basement is not. The question of whether the term “basement” applies to each floor level that is partly or completely below grade or to all floor levels that are partly or completely below grade is addressed by a related code change proposal. Assuming that the term “basement” applies to each floor level that is partly or completely below grade, it is conceivable that more than one basement could qualify as a story above grade plane. The definition of basement in Section 502.1 establishes when a basement is considered a story above grade plane but there is no restriction in the definition or elsewhere in the IBC limiting such a basement to no higher than the first (one) story above grade plane.

Once the location of the basement and/or a first story above grade plane is established, what about the floor levels below the basement and/or a first story above grade plane? Literally, they are currently excluded from the separate and distinct building below the fire-resistance-rated horizontal assembly, which is required between the upper and lower buildings in both cases. The proposed revision establishes a criterion in each case that is more precise and closer to the intent, which is to consider a portion of a building whose topmost floor is no higher than the first story above grade plane to be a separate and distinct building.

The proposed change from "floors" to "tiers" in Item 3 of Section 508.3 is for consistency with the use of "tier" for open parking garages in Section 406.3. "Structure" is revised to "building" in Item #1 of Section 509.3 for consistency with use of the term "building" in the charging statement of Section 509.3.

Cost Impact: The code change proposal will not increase the cost of construction.

Errata: Incorporated into the As Submitted portion of the code change.

Committee Action: **Disapproved**

Committee Reason: Based upon the request of the proponent.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Philip Brazil, PE, Reid Middleton, Inc., Everett, WA, representing himself, requests Approval as Modified by this public comment.

Modify proposal as follows:

509.2 Group S-2 enclosed or open parking garage with Group A, B, M, R or S above. A building shall be considered as ~~two~~ separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where all of the following conditions are met:

1. The buildings are separated with a horizontal assembly having a minimum 3-hour fire-resistance rating.
2. The building below the horizontal assembly is no more than one story above grade plane.
3. The building below the horizontal assembly is of Type IA construction.
4. Shaft, stairway, ramp and escalator enclosures through the horizontal assembly shall have not less than a 2-hour fire-resistance rating with opening protectives in accordance with Table 715.4.

   Exception: Where the enclosure walls below the horizontal assembly have not less than a 3-hour fire-resistance rating with opening protectives in accordance with Table 715.4, the enclosure walls extending above the horizontal assembly shall be permitted to have a 1-hour fire-resistance rating, provided:

   1. The building above the horizontal assembly is not required to be of Type I construction;
   2. The enclosure connects less than four stories; and
   3. The enclosure opening protectives above the horizontal assembly have a minimum 1-hour fire protection rating.
5. The building <u>or buildings</u> above the horizontal assembly shall be permitted to have multiple Group A uses, each with an occupant load of less than 300, or Group B, M, R or S uses.
6. The building below the horizontal assembly is a Group S-2 enclosed or open parking garage, used for the parking and storage of private motor vehicles.

   Exceptions:

   1. Entry lobbies, mechanical rooms and similar uses incidental to the operation of the building shall be permitted.
   2. Multiple Group A uses, each with an occupant load of less than 300, or Group B or M uses shall be permitted, in addition to those uses incidental to the operation of the building (including storage areas), provided that the entire structure below the horizontal assembly is protected throughout by an approved automatic sprinkler system.
7. The maximum building height in feet shall not exceed the limits set forth in Section 503 for the building having the smaller allowable height as measured from the grade plane.

(Portions of the proposal not shown remain unchanged)

Commenter's Reason: The purpose for this public comment is to eliminate an unintended consequence of the originally proposed revisions. Section 509.2, as originally proposed for revision, could be interpreted as limiting the portion of the building above the horizontal assembly to one building. The current language of Section 509.2 does not intend to limit that portion of the building in such a manner and I did not intend to change that in the proposal. As currently intended and as intended by the revised proposal in this public

comment, the portion of the building above the horizontal assembly could consist of more than building. Note that this unintended consequence exists with the current language unaffected by the original proposal. In Item #5 of Section 509.2, "building above the horizontal assembly" is changed to "buildings above the horizontal assembly."

Final Action: AS AM AMPC _____ D

G156-06/07
509.5, 509.6

Proposed Change as Submitted:

Proponent: Roger R. Evans, Park City Municipal Corporation, representing the Utah Chapter

Revise as follows:

509.5 Group R-~~2~~ buildings of Type IIIA construction. The height limitation for buildings of Type IIIA construction in Group R-~~2~~ shall be increased to six stories and 75 feet (22 860 mm) where the first-floor construction above the basement has a fire-resistance rating of not less than 3 hours and the floor area is subdivided by 2-hour fire-resistance-rated fire walls into areas of not more than 3,000 square feet (279 m^2).

509.6 Group R-~~2~~ buildings of Type IIA construction. The height limitation for buildings of Type IIA construction in Group R-~~2~~ shall be increased to nine stories and 100 feet (30 480 mm) where the building is separated by not less than 50 feet (15 240 mm) from any other building on the lot and from lot lines, the exits are segregated in an area enclosed by a 2-hour fire-resistance-rated fire wall and the first-floor construction has a fire-resistance rating of not less than $1^1/_2$ hours.

Reason: When you compare the differences between Group R-1 occupancies and Group R-2 occupancies and look at the fire record information that is published by NFPA, there is no justifiable reason not to extend the special provisions of Section 509 to Group R-1 occupancies.

Cost Impact: The code change proposal will decrease the cost of construction.

Committee Action: **Approved as Submitted**

Committee Reason: Since fire losses in Group R-1 occupancies have been minimal they should be given the same height increase allowances as Group R-2 as addressed in Sections 509.5 and 509.6.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

William Michael Brady, Ohio Board of Building Standards, representing himself, requests Approval as Modified by this public comment.

Further modify proposal as follows:

509.5 Group <u>R1 and</u> R-<u>2</u> buildings of Type IIIA construction. The height limitation for buildings of Type IIIA construction in Groups <u>R1 and</u> R-<u>2</u> shall be increased to six stories and 75 feet (22 860 mm) where the first-floor construction above the basement has a fire-resistance rating of not less than 3 hours and the floor area is subdivided by 2-hour fire resistance-rated fire walls into areas of not more than 3,000 square feet (279 m2).

509.6 Groups <u>R1 and</u> R-<u>2</u> buildings of Type IIA construction. The height limitation for buildings of Type IIA construction in Groups <u>R1 and</u> R-<u>2</u> shall be increased to nine stories and 100 feet (30 480 mm) where the building is separated by not less than 50 feet (15 240 mm) from any other building on the lot and from lot lines, the exits are segregated in an area enclosed by a 2-hour fire-resistance-rated fire wall and the first-floor construction has a fire-resistance rating of not less than $1^1/_2$ hours.

Commenter's Reason: The proponent's reasoning statement and the committee's reason for approving the proposal was based on including R-1 occupancies into section 509.5 and 509.6. The proponent's language, however, inadvertently covered <u>all</u> R occupancies including R-3 and R-4 (assisted living facilities) with no justification. The proposed change returns the text to the proponent's original intent.

Final Action: AS AM AMPC _____ D

G157-06/07
509.8

Proposed Change as Submitted:

Proponent: Philip Brazil, PE, Reid Middleton, Inc., representing himself

Revise as follows:

509.8 Group B or M with Group S-2 open parking garage above. ~~Group B or M uses located in the basement or first story below a Group S-2 open parking garage~~ A building shall be ~~classified~~ considered as a two separate and distinct building for the purpose of determining the type of construction ~~when~~ where all of the following conditions are met:

~~1. The basement or first story shall be Type I or II construction, but not less than the type of construction required for the open parking garage above. The height and area of the basement or first story shall not exceed the limitations in Section 503 for the Group B or M uses.~~
~~2. The height and area of the open parking garage shall not exceed the limitations permitted under Section 406.3.. The height, in both feet and stories, of the open parking garage shall be measured from grade plane and include both the open parking garage and the basement or first story.~~
~~3. Fire separation assemblies between the open parking garage and the basement or first story use group shall correspond to the required fire-resistance rating prescribed by Table 508.3.3~~
~~4. Exits serving the open parking garage shall discharge directly to a street or public way and shall be separated from the basement or first story use group by not less than 2-hour fire barriers constructed in accordance with Section 706 or 2-hour horizontal assemblies constructed in accordance with Section 711, or both, with opening protectives in accordance with Table 715.4.~~

1. The buildings are separated with a horizontal assembly having a minimum 2-hour fire-resistance rating.
2. The occupancies in the building below the horizontal assembly are limited to Groups B and M.
3. The building above the horizontal assembly is a Group S-2 open parking garage.
4. The building below the horizontal assembly is no more than one story above grade plane.
5. The building below the horizontal assembly is of Type I or II construction but not less than the type of construction required for the Group S-2 open parking garage above.
6. The height and area of the building below the horizontal assembly does not exceed the limits set forth in Section 503.
7. The height and area of the Group S-2 open parking garage does not exceed the limits set forth in Section 406.3. The height, in both feet and stories, of the open parking garage shall be measured from grade plane and shall include the building below the horizontal assembly.
8. Exits serving the Group S-2 open parking garage discharge directly to a street or public way and are separated from the building below the horizontal assembly by 2-hour fire barriers constructed in accordance with Section 706 or 2-hour horizontal assemblies constructed in accordance with Section 711, or both.

Reason: The purpose of this proposal is to update the provisions for consistency with other related provisions in the code and to make them more understandable to the average code user. Item #3 currently refers to fire separation assemblies, which is the only instance in the IBC of the term. A fire-resistance-rated horizontal assembly is the likely intent. Section 711 on horizontal assemblies specifies technical provisions for horizontal assemblies ensuring horizontal compartmentation through fire-resistance of the assembly and the protection of penetrations and openings equivalent to a fire-resistance rating. There are no technical provisions in the IBC, however, for fire separation assemblies. Item #3 also refers to use groups but this term was effectively eliminated from the IBC by code change proposal G14-04/05.

Item #1 permits Group B or M occupancies in a basement or first story below a Group S-2 open parking garage to be considered a separate and distinct building if certain conditions are met. A story is defined in Section 502.1 as a "portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above." Consequently, stories are established between all adjoining floors including basement floors. In a building with several floors below grade, the first story is located between the bottom two floors. A story no higher than the first story above grade plane is the likely intent.

The height of the first story above grade plane is well established elsewhere in Chapter 5 but that of a basement is not. The question of whether the term "basement" applies to each floor level that is partly or completely below grade or to all floor levels that are partly or completely below grade is addressed by a related code change proposal. Assuming that the term "basement" applies to each floor level that is partly or completely below grade, it is conceivable that more than one basement could qualify as a story above grade plane. The definition of basement in Section 502.1 establishes when a basement is considered a story above grade plane but there is no restriction in the definition or elsewhere in the IBC limiting such a basement to no higher than the first (one) story above grade plane.

Once the location of the basement or first story above grade plane is established, what about the floor levels below the basement or a first story above grade plane? Literally, they are currently excluded from the separate and distinct building below the fire-resistance-rated horizontal assembly. The proposed revision establishes a criterion that is more precise and closer to the intent, which is to consider a portion of a building whose topmost floor is no higher than the first story above grade plane to be a separate and distinct building.

Items #2, #3 and #4 of the proposal correspond to the current charging language. Items #5 and #6 of the proposal correspond to current Item #1. Item #7 of the proposal corresponds to current Item #2. Item #1 of the proposal corresponds to current Item #3. Item #8 of the proposal corresponds to current Item #4.

Cost Impact: The code change proposal will not increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: Based upon proponents request. The proponent plans to submit a public comment.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Philip Brazil, PE, Reid Middleton, Inc., representing himself requests, Approval as Modified by this public comment.

Replace the proposal with the following:

509.8 Group B or M with Group S-2 open parking garage below. Group B or M ~~uses~~ occupancies located ~~in the basement or first story below a Group S-2 open parking garage~~ no higher than the first story above grade plane shall be ~~classified~~ considered as a separate and distinct building for the purpose of determining the type of construction ~~when~~ where all of the following conditions are met:

~~1. The basement or first story shall be Type I or Type II construction, but not less than the type of construction required for the open parking garage above. The height and area of the basement or first story shall not exceed the limitations in Section 503 for the B or M uses.~~
~~2. The height and area of the open parking garage shall not exceed the limitations permitted under Section 406.3. The height, in both feet and stories, of the open parking garage shall be measured from grade plane and include both the open parking garage and the basement or first story.~~
~~3. Fire separation assemblies between the open parking garage and the basement or first story use group shall correspond to the required fire-resistance rating prescribed by Table 508.3.3.~~
~~4. Exits serving the open parking garage shall discharge directly to a street or public way and shall be separated from the basement or first story use group by 2-hour fire barriers constructed in accordance with Section 706 or 2-hour horizontal assemblies constructed in accordance with Section 711, or both, with opening protectives in accordance with Section 715.4.~~

1. The buildings are separated with a horizontal assembly having a minimum 2-hour fire-resistance rating.
2. The occupancies in the building below the horizontal assembly are limited to Groups B and M.
3. The occupancy above the horizontal assembly is limited to a Group S-2 open parking garage.
4. The building below the horizontal assembly is of Type I or II construction but not less than the type of construction required for the Group S-2 open parking garage above.
5. The height and area of the building below the horizontal assembly does not exceed the limits set forth in Section 503.
6. The height and area of the Group S-2 open parking garage does not exceed the limits set forth in Section 406.3. The height, in both feet and stories, of the Group S-2 open parking garage shall be measured from grade plane and shall include the building below the horizontal assembly.
7. Exits serving the Group S-2 open parking garage discharge directly to a street or public way and are separated from the building below the horizontal assembly by 2-hour fire barriers constructed in accordance with Section 706 or 2-hour horizontal assemblies constructed in accordance with Section 711, or both.

Commenter's Reason: The purpose for the public comment is to eliminate an unintended consequence of the originally proposed revisions. Section 509.8, as originally proposed for revision, could be interpreted as limiting the Group S-2 open parking garage above the horizontal assembly to one building. The current language of Section 509.8 does not intend to limit the open parking garage in such a manner and I did not intend to change that in the proposal. As currently intended and as intended by the revised proposal in this public comment, the Group S-2 open parking garage could consist of more than building.

Final Action: AS AM AMPC _____ D

G158-06/07
509.9 (New)

Proposed Change as Submitted:

Proponent: John Berry, Cole + Russell Architects, Inc., Cincinnati, OH

Add new text as follows:

509.9 Multiple buildings above an enclosed or open Group S-2 parking garage. Where two or more buildings are provided above the horizontal assembly separating a Group S-2 open or closed parking garage from the buildings above in accordance with the special provisions in Sections 509.2, 509.3, 509.4 and 509.7, the buildings above the horizontal assembly shall be regarded as separate and distinct buildings and shall comply with all other provisions of this code as applicable to each separate and distinct building.

Reason: This text is needed to clarify when two or more buildings are built atop a common parking garage that the buildings above the garage are to be considered as distinct buildings separate from one another. As an example, this will allow a four-story Type VA Group R-2 condominium building to be built as a separate building from a six-story Type IIA Group B office building. Although this may be obvious to some, I have had more than one jurisdiction interpret that multiple structures above the parking garage are actually one building and are limited to the most restrictive construction type and Use Group provisions. The proposed text legitimizes the evaluation of this example as two distinct buildings for construction type, fire separation distance, suppression, opening protectives, etc.

Cost Impact: The code change proposal will not increase the cost of construction.

Committee Action: **Approved as Modified**

Modify proposal as follows:

509.9 Multiple buildings above an enclosed or open Group S-2 parking garage. Where two or more buildings are provided above the horizontal assembly separating a Group S-2 open or closed parking garage from the buildings above in accordance with the special provisions in Sections 509.2, 509.3, ~~509.4~~ and 509.7, the buildings above the horizontal assembly shall be regarded as separate and distinct buildings and shall comply with all other provisions of this code as applicable to each separate and distinct building.

Committee Reason: Clarifies that buildings located above the horizontal separation are allowed to be addressed as separate and distinct buildings from other buildings also located above the same horizontal separation. The modification removes reference to a section that is only focused upon a single building with a parking garage underneath.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Rick Thornberry, P.E., The Code Consortium, requests Approval as Modified by this public comment.

Further modify proposal as follows:

509.9 Multiple buildings above an enclosed or open Group S-2 parking garage. Where two or more buildings are provided above the horizontal assembly separating a Group S-2 open or closed parking garage from the buildings above in accordance with the special provisions in Sections 509.2~~,~~ and 509.3, ~~and 509.7~~, the buildings above the horizontal assembly shall be regarded as separate and distinct buildings and shall comply with all other provisions of this code as applicable to each separate and distinct building.

Commenter's Reason: The purpose of this Public Comment is to restrict the application of this proposed new section that allows two or more buildings to be located above the horizontal assembly that separates a Group S-2 parking garage from the buildings above so they can be treated as separate and distinct buildings. Currently, we believe the code would only allow that condition to occur for Sections 509.2 and 509.3 which specify that the buildings located above the horizontal assembly are considered separate from the parking garage below the horizontal assembly. Furthermore, the horizontal assembly in that case is required to have a minimum 3 hour fire-resistance rating which, in effect, serves as a “horizontal” fire wall. Such is not the case for Sections 509.4 and 509.7 which simply specify an occupancy separation between the parking garage and the structure above. Therefore, in addition to the committee action for Approved as Modified which deleted the reference to Section 509.4 we have proposed to delete Section 509.7 from this code change proposal with this Public Comment.

These are different applications that still treat the building as one complete building with a different occupancy located above the Group S-2 parking garage. But they do not treat the horizontal fire separation between the Group S-2 parking garage and the occupancies above as creating a separate and distinct building like Sections 509.2 and 509.3. Therefore, if the membership believes this section is necessary to further clarify the application of the code regarding the buildings constructed above the horizontal assembly specified in the special provisions of Section 509, then we urge the membership to vote to approve this Public Comment. It further amends this code change proposal to delete the reference to Section 509.7 which does not apply for the purpose of this original code change proposal

Final Action: AS AM AMPC _____ D

G166-06/07
Table 603 (New), 602.1, Table 601, 704.5, Table 704.8

Proposed Change as Submitted:

Proponent: Jason T. Thompson, National Concrete Masonry Association (NCMA), representing Masonry Alliance for Codes and Standards (MACS)

1. Add new table as follows:

TABLE 603
FOR BUILDINGS IN SEISMIC DESIGN CATEGORIES C, D, E, and F
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE[a, e]

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H	OCCUPANCY GROUP F-1, M, S-1	OCCUPANCY GROUP A, B, E, F-2, I, R[b], S-2, U[b]
X < 5[c]	I, III, IV	4	4	4
	II, V	4	3	2
5 ≤ X < 10	I, III IV	3	3	2
	II, V	2	1	1
10 ≤ X < 20	I, III, IV	2	2	2[d]
	II, V	1	1	1[d]
20 ≤ X < 30	I, III, IV	1	1	1[d]
	II, V	1	0	0
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.

a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
b. For special requirements for Group U occupancies see Section 406.1.2.
c. See Section 705.1.1 for party walls.
d. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
e. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.

2. Revise table as follows:

602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Tables 602 and 603.

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A[e]	B	A[e]	B	HT	A[e]	B
Nonbearing walls and partitions Exterior	See Tables 602 and 603								

(Portions of table not shown remain unchanged)

704.5 Fire-resistance ratings. Exterior walls shall be fire-resistance rated in accordance with Tables 601, ~~and~~ 602 and 603. The fire-resistance rating of exterior walls with a fire separation distance of greater than 5 feet (1524 mm) shall be rated for exposure to fire from the inside. The fire-resistance rating of exterior walls with a fire separation distance of 5 feet (1524 mm)or less shall be rated for exposure to fire from both sides.

TABLE 704.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS[a]

(No changes to table text)
For SI: 1 foot = 304.8 mm.
a. through h. (No changes to current text)
i. Buildings whose exterior bearing wall, exterior nonbearing wall and exterior structural frame are not required to be fire-resistance rated by Tables 601, ~~or~~ 602 or 603 shall be permitted to have unlimited unprotected openings.
j. (No changes to current text)

Reason: This code change proposal attempts to address the significant potential for exterior fire spread from building to building in areas of the country that are subject to more significant seismic events. It has been well documented in recent earthquakes in California that fires follow major earthquakes. Probably the most well-known earthquake in this regard was the San Francisco earthquake in which occurred in 1906. That earthquake caused hundreds of fires which destroyed thousands of buildings within the city creating a virtual wasteland. It is somewhat ironic that this year is the 100th anniversary of that most dramatic and tragic earthquake. Of course, we've learned a lot since then about how to build buildings and how to protect them from fire. But we believe that the current Table 602 may prove to be inadequate to protect against a major conflagration, especially in concentrated downtown areas when the next significant earthquake strikes.

The numbers in this table are basically modeled after the fire-resistance ratings and separation distances for the for various types of construction and occupancies contained in the 1997 ICBO Uniform Building Code (UBC) since that is the code that is adopted and used throughout most of the states that have buildings in Seismic Design Categories C, D, E, and F. We chose to limit this table to those six seismic design categories to parallel Section 903.3.5.2 Secondary Water Supply. That section requires a secondary on-site water supply for high-rise buildings constructed in accordance with Section 403 when in Seismic Design Categories C, D, E, or F. If a secondary on-site water supply is necessary for high-rise buildings in these seismic design categories, we believe it is also an appropriate trigger for establishing higher fire-resistance ratings for exterior walls for those same buildings.

The basic philosophy for the fire-resistance ratings in this table is that the closer a building is to a property line or an adjacent building, the more fire-resistance should be provided to protect against potential exposure fires or to prevent a fire within a building from becoming an exposure fire to an adjacent building. Of course, this is similar to the concept in Table 602 where the closer a building is to an adjacent building or property line, the more severe the potential fire exposure will be. But in the case of buildings in seismic design categories C, D, E, and F, there is a major concern that fires may burn out of control since the fire department may not be able to respond to every fire in a timely manner. Their access may be disrupted by earthquake damage caused to roadways, bridges, and buildings that collapse across roadways blocking their access throughout their area of coverage. The fire department will also be spread very thin having to respond to many incidents virtually simultaneously or within close proximity to each other so they may find it extremely difficult, if not impossible, to respond to each and every fire incident. Thus, it can be expected that many fires will go uncontrolled and will need to be contained as long as possible within the structures in which they originate or be resisted by structures adjacent to those that have caught on fire in order to prevent building to building fire spread.

This is the reason for requiring 4-hour fire walls for virtually all types of construction for all occupancy groups that are located within 5 feet of an adjacent property line or building. Exterior walls with 4-hour fire-resistance ratings are also more substantial in construction since they are generally constructed of concrete or masonry. Therefore, there is a greater likelihood that they will also remain in place after the seismic event and be able to withstand the impact of any fires that occur subsequent to the seismic event. Another significant problem with earthquakes is that the water supplies are often disrupted as the water mains are ruptured and/or electric power is interrupted so there may not be pumps available to pump the water that might be available in the city water systems or the municipal water systems. Therefore, automatic sprinkler systems may not have water supplies available to deal with a fire that occurs in those buildings that are protected with sprinklers. Also, the fire department may not have adequate water to combat a fire within a building, thus having to fall back and protect adjacent structures from the fire within the building that is burning out of control. Therefore, we believe it is very important that the exterior walls have generally higher degrees of fire-resistance than is otherwise required by Table 602 based on fire separation distance where a building may be located in a Seismic Design Category C, D, E, or F.

Cost Impact: The code change proposal will increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: The proposal lacked technical justification for requiring increased fire resistance construction in more seismically active areas. It was suggested that a load combination looking at the likelihood of fire occurring after a seismic event would be a more appropriate approach.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Laura Blaul, Orange County Fire Authority and Lorin Neyer, California Office of Statewide Health. Planning and Development, representing the California Fire Chief's Association request Approval as Submitted.

Commenter's Reason: One of the main reasons this code change was recommended for disapproval was because the Committee said it lacked technical justification for requiring increased fire-resistance construction of exterior walls in more seismically active areas. Unfortunately, such statistical information is very difficult to come by and one needs to rely, at best, on anecdotal information of fires that have occurred after significant seismic events. We certainly know from experience that more fires occur than normal after a significant seismic event and the subsequent after shocks. And we know that as a result of a significant seismic event the fire service will be facing extreme challenges to provide emergency services and respond to such fires. One of our major concerns in such situations is to prevent building to building fire spread since we know there is a high likelihood that water supplies will be interrupted and access to buildings may even be significantly reduced or not available at all to within reasonable distances. Let alone the fact that response times will greatly increase because of the demand on services and because of obstructions that will have occurred as a result of the seismic event. Therefore, we believe it is very prudent to provide increased fire-resistance ratings for exterior walls of buildings relatively close to each other or to adjacent property lines in seismically active areas. That's what this code change proposal does and we strongly urge the ICC voting membership overturn the Committee's recommendation for disapproval and subsequently approve this code change proposal.

There are two key points to this code change proposal from the fire service perspective that we see value in. The first is that virtually all exterior walls of most occupancies, regardless of construction type, are required to have a minimum 4-hour fire-resistance rating where the fire separation distance is less than 5 feet. However, in some cases the fire-resistance rating is allowed to be reduced to 3-hours and 2-hours but in no case less than 2-hours. But the International Building Code (IBC) does not even require any 4-hour fire-resistance ratings for exterior walls in those applications. In fact, the highest fire-resistance rating is 3-hours which is only required for Group H occupancies. Fire-resistance ratings of exterior walls are allowed to be as low as 1-hour for most other occupancies. We believe this is totally inadequate for such a minimal fire separation distance.

The second key point is that this table differs from Table 602 in that the fire separation distance from 10 feet to 30 feet has been broken down into two ranges of fire separation distances from 10 feet to 20 feet and from 20 feet to 30 feet. We believe this is a very important differentiation so that buildings between 10 feet and 20 feet from a property line or an adjacent building exposure will have a higher degree of fire-resistance required for their exterior walls as compared to the current code which treats a fire separation distance of 10 feet the same as 30 feet. This proposed new Table 603 will require all exterior walls located between 10 feet and 20 feet fire separation distance to have not less than a 1-hour fire-resistance rating, whereas the IBC does not require a fire-resistance rating for Types IIB and VB construction for other than Group H occupancies. All other exterior wall ratings are only required to be 1-hour fire-resistance rated except for Group H occupancies which require a minimum 2-hour fire-resistance rating. This code change proposal will specify a minimum 2-hour fire-resistance for all occupancy classifications in construction Types I, III, and IV. Then from the 20 foot to 30 foot fire separation distance range the table basically mimics that of Table 602 for the 10 foot to 30 foot range.

We believe this approach is more realistic for protecting exterior walls of buildings from adjacent exposures of other buildings nearby, especially after a significant seismic event. Having these greater fire-resistance ratings for exterior walls for the fire separation distances less than 20 feet will greatly assist the fire service in preventing building to building fire spread after a major seismic event since our resources will be taxed to the maximum and water supplies will be very limited if not totally unavailable. We believe that providing the additional fire-resistive protection for the exterior walls will help minimize building to building fire spread. Therefore, we urge the ICC voting membership to approve this code change proposal as submitted.

Final Action: AS AM AMPC _____ D

G170-06/07, Part I
1203.1

Proposed Change as Submitted:

Proponent: Richard Grace, Fairfax County Government, representing VPMIA

PART I – IBC GENERAL

Revise as follows:

1203.1 General. Buildings shall be provided with natural ventilation in accordance with Section 1203.4, or mechanical ventilation in accordance with the *International Mechanical Code*. Occupied spaces utilizing natural ventilation shall be limited to Groups F, R, S, and U Occupancies.

Reason: Part I. This proposal revises outdated material. The *International Mechanical Code* Section 401.3 states that ventilation shall be provided during the periods that the room or space is occupied. Natural ventilation is not being utilized to satisfy this requirement when outdoor air temperatures exceed tolerable comfort levels. It is not reasonable to assume that a commercial occupancy utilizing natural ventilation is providing occupants with the adequate ventilation air. Schools, day care centers, restaurants, office occupants, hospital occupants, etc., etc, do not open their windows and doors when temperatures exceed 90 degrees or fall below freezing. Residential, Storage, and Utility Groups utilization of natural ventilation is slightly more reasonable because it typically gives an individual occupant the ability to provide ventilation. This requirement originally existed due to the expense and unavailability of HVAC equipment. This condition has drastically changed in the last 50 years as should the requirement.

Part II. IMC 401.3 states that ventilation shall be provided during the periods that the room or space is occupied. Natural ventilation is not being utilized to satisfy this requirement when outdoor air temperatures exceed tolerable comfort levels. It is not reasonable to assume that a commercial occupancy utilizing natural ventilation is providing occupants with the adequate ventilation air. Schools, day care centers, restaurants, office occupants, hospital occupants, etc., etc, do not open their windows and doors when temperatures exceed 90 degrees or fall below freezing. Residential, Storage, and Utility Groups utilization of natural ventilation is slightly more reasonable because it typically gives an individual occupant the ability to provide ventilation. This requirement originally existed due to the expense and unavailability of HVAC equipment. This condition has drastically changed in the last 50 years as should the requirement.

Cost Impact: The code change proposal may increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: The committee was concerned by the removal of the option for natural ventilation.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Richard Grace, Fairfax County Government, representing VPMIA requests Approval as Modified by this public comment for Part I.

Modify proposal as follows:

1203.1 General. Buildings shall be provided with natural ventilation in accordance with Section 1203.4, or mechanical ventilation in accordance with the *International Mechanical Code*. Occupied spaces utilizing natural ventilation shall be limited to Groups F, H, R, S, and U ~~Occupancies~~ occupancy classifications.

Commenter's Reason: IMC 401.3 states "Ventilation shall be provided during the periods that the room or space is occupied." This requirement is applicable whether the space is being provided with natural ventilation or mechanical ventilation. The purpose of this requirement is to insure that occupants of the space are provided with adequate ventilation to reduce poor air quality. Mechanical ventilation can be programmed to activate during occupied periods, whereas natural ventilation relies on the occupants of the space to fully open ALL windows and doors when they enter the space. Most occupants to spaces do not have either (1) knowledge that all windows and doors must be fully opened to provide them with the necessary fresh air to insure their continued health, or (2) the access or permissions to open the windows and doors even if they have the knowledge required in (1). Additionally, in most applications utilizing natural ventilation, exterior doors are included in the calculation process to meet the requirements of IBC 1203.4.1. These doors must also be open during the periods that the space is occupied. Occupants, if educated, may be willing to open their windows during the course of the day, but may not be willing or able to leave their front and back doors open to meet this requirement. Finally, natural ventilation will be utilized by occupants in climates that are only favorable and comfortable to the occupants. In most regions, this is not a year round occurrence. When temperatures exceed occupant comfort levels, mechanical heating and cooling will be utilized, and windows and doors will remain closed.

An oversight in the original proposed change. A number of Group H structures are constructed with only two walls and a roof. Requiring mechanical ventilation to these structures that are clearly ventilated naturally would be cost inhibiting and energy wasting.

Final Action: AS AM AMPC _____ D

G170-06/07, Part II
IMC 401.2

Proposed Change as Submitted:

Proponent: Richard Grace, Fairfax County Government, representing VPMIA

PART II – IMC

Revise as follows:

401.2 Ventilation required. Every occupied space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403. Occupied spaces utilizing natural ventilation shall be limited to Groups F, R, S, and U Occupancies.

Reason: Part I. This proposal revises outdated material. The *International Mechanical Code* Section 401.3 states that ventilation shall be provided during the periods that the room or space is occupied. Natural ventilation is not being utilized to satisfy this requirement when outdoor air temperatures exceed tolerable comfort levels. It is not reasonable to assume that a commercial occupancy utilizing natural ventilation is providing occupants with the adequate ventilation air. Schools, day care centers, restaurants, office occupants, hospital occupants, etc., etc, do not open their windows and doors when temperatures exceed 90 degrees or fall below freezing. Residential, Storage, and Utility Groups utilization of natural ventilation is slightly more reasonable because it typically gives an individual occupant the ability to provide ventilation. This requirement originally existed due to the expense and unavailability of HVAC equipment. This condition has drastically changed in the last 50 years as should the requirement.

Part II. IMC 401.3 states that ventilation shall be provided during the periods that the room or space is occupied. Natural ventilation is not being utilized to satisfy this requirement when outdoor air temperatures exceed tolerable comfort levels. It is not reasonable to assume that a commercial occupancy utilizing natural ventilation is providing occupants with the adequate ventilation air. Schools, day care centers, restaurants, office occupants, hospital occupants, etc., etc, do not open their windows and doors when temperatures exceed 90 degrees or fall below freezing. Residential, Storage, and Utility Groups utilization of natural ventilation is slightly more reasonable because it typically gives an individual occupant the ability to provide ventilation. This requirement originally existed due to the expense and unavailability of HVAC equipment. This condition has drastically changed in the last 50 years as should the requirement.

Cost Impact: The code change proposal may increase the cost of construction.

Committee Action: **Approved as Modified**

Modify proposal as follows:

401.2 Ventilation required. Every occupied space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403. Occupied spaces utilizing natural ventilation shall be limited to Groups F, R, S, and U ~~Occupancies~~ Occupancy classifications.

Committee Reason: Most buildings do not open windows to obtain ventilation air, especially when the outdoor air is uncomfortably cold or hot. This results in inadequate ventilation and poor air quality. The occupancies listed in the proposed language are more likely to use natural ventilation. The modification revises the word "Occupancies" to more appropriate code language.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because public comments were submitted.

Public Comment 1:

Richard Grace, Fairfax County Government, representing VPMIA, requests Approval as Modified by this public comment for Part II.

Further modify proposal as follows:

401.2 Ventilation required. Every occupied space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403. Occupied spaces utilizing natural ventilation shall be limited to Groups F, H, R, S, and U Occupancy classifications.

Commenter's Reason: An oversite in the original proposed change. A number of Group H structures are constructed with only two walls and a roof. Requiring mechanical ventilation to these structures that are clearly ventilated naturally would be cost inhibiting and energy wasting.

Public Comment 2:

Daniel Weed, City of Thornton, representing the Colorado Chapter of ICC, requests Approval as Modified by this public comment for Part II.

Further modify proposal as follows:

401.2 Ventilation required. Every occupied space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403. Occupied spaces utilizing natural ventilation shall be limited to Groups F, ~~R,~~ S, and U Occupancy classifications.

Commenter's Reason: Natural ventilation options in Group R occupancies may result in structures that have no mechanical ventilation. People in climates where heat is relied on in the winter, and air conditioning is relied on in the summer do not open their windows. As a result, they will not get ventilation. Highrise apartment building windows that would be unsafe to open are now going to be relied on for ventilation if we don't remove "R" occupancies from this change. Such building owners may be accepting liability for guests falling out of windows that would otherwise have been sealed shut. Hotels with 4-7 stories (that are not high rise and where egress windows are not required per section 1026.1) will be relying on windows for ventilation if the owner doesn't want to spend the money for mechanical ventilation.

Public Comment 3:

Lawrence Brown, CBO, National Association of Home Builders (NAHB), requests Disapproval for Part II.

Commenter's Reason: The same Proposal was Disapproved by the IBC-General Code Committee because of the "concerned by the removal of the option for natural ventilation." The Reason supporting the Proposal is flawed. The Proponent has provided no documentation that the current provisions and construction practices is posing a problem. No documentation was presented that shows, "is not reasonable to assume that a commercial occupancy utilizing natural ventilation is providing occupants with the adequate ventilation air." But, as the Reason speaks to commercial occupancies, the Proposal includes residential occupancies – again without any documented problem. Also, assisted living applications will be limited as I Occupancies are not included in the proposal. Provisions in an I-Code should not be based on a misconception that only mechanical ventilation is acceptable in all regions of the country, and in all F, R, S and U occupancies. Just ask a person residing in Mississippi or lower Alabama.

Public Comment 4:

Lawrence G. Perry, AIA, representing BOMA International, requests Disapproval for Part II.

Commenter's Reason: This proposal should be disapproved, as was recommended by the General Committee. While the proponent points out the potential for 'abuse' of the natural ventilation option currently permitted by the code, this proposed 'fix' is seriously flawed. As the proponent notes in the published reason statement, "The *International Mechanical Code* Section 401.3 states that ventilation shall be provided during the periods the room or space is occupied." By prohibiting the use of natural ventilation, mechanical ventilation systems will need to be in operation at all times the buildings are occupied, regardless of whether natural ventilation is available and is being provided, and regardless of outdoor temperature and humidity.

Natural ventilation is, and should continue to be recognized as, a viable option in many climates. Prohibiting the use of natural ventilation runs contrary to today's increased focus on 'greening' of buildings and energy efficiency.

Public Comment 5:

Daniel Weed, City of Thornton, representing the Colorado Chapter of ICC, requests Disapproval for Part II.

Commenter's Reason: Based on committee action to disapprove the first half of this change, the second half should be disapproved as well or we will have a conflict. The Mechanical code will allow natural ventilation only in certain occupancies, but the Building Code will allow either type of ventilation in all occupancies. This should be disapproved to prevent confusion.

Final Action: AS AM AMPC _____ D

G186-06/07
3006.2

Proposed Change as Submitted:

Proponent: John Terry, State of New Jersey, DCA, representing himself

Revise as follows:

3006.2 Venting. Elevator machine rooms, machinery spaces, control rooms, and control spaces ~~that contain solid-state equipment for elevator operation~~ shall be provided with ~~an independent ventilation or air-conditioning system to protect against the overheating of the electrical equipment. The system shall be capable of maintaining temperatures within the range established for the elevator equipment~~. independent natural or mechanical ventilation to ensure the ambient air temperature and humidity is in the range specified by the elevator equipment manufacturer to ensure safe and normal operation of the elevator.

Reason: To ensure safe and normal operation of elevators, the proposed revisions have been recommended.

The current rule does not address requirements for maintaining humidity within the range specified by the elevator manufacturers. Furthermore, it does not recognize elevator designs involving machinery spaces, control rooms or control spaces where the same requirements shall apply.

The ASME A17.1 code, entitled Safety Code For Elevators and Escalators, recognizes that safe and normal operation of elevators can be ensured when both the temperature and humidity are maintained within the required ranges. It extends the requirements to the elevator machine rooms, machinery spaces, control rooms, or control spaces.

Cost Impact: The code change proposal will not increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: The increase in cost that the proposal would create by extending to other spaces seems unwarrented. It was felt that the manufacturers requirements will address the conditions necessary for equipment.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Eirene Oliphant, MCP. City of Leawood, representing the Metropolitan Kansas City Chapter of the ICC, requests Approval as Submitted.

Commenter's Reason: The proponent is attempting to provide consistency with the ASME A17.1 document which has defined new terminology to include machine spaces, control rooms and control spaces. These terms apply to items which have been created to keep up with elevator technology. The proposed code change is recognizing that technology as well as recognizing that elevator manufacturers would be the best source at determining when and what needs to be provided for temperature and air control for a specific elevator installation.

Final Action: AS AM AMPC _____ D

G187-06/07
3006.4

Proposed Change as Submitted:

Proponent: Ed Donoghue, Edward A. Donoghue Associates, Inc. (EADAI), representing the National Elevator Industry, Inc. (NEII)

Revise as follows:

3006.4 Machine rooms and machinery spaces. Elevator machine rooms and machinery spaces shall be enclosed with fire barriers complying with Section 706 or horizontal assemblies complying with Section 711 having a minimum 1 hour fire-resistance rating and not less than the required rating of the hoistway enclosure served by the machinery. Openings shall be protected with assemblies having a fire-protection rating not less than that required for the hoistway enclosure doors.

> **Exception:** Machine rooms and machinery spaces not abutting and not having any openings to the hoistway enclosure they serve shall be permitted to be enclosed by a 1 hour fire barrier.

Reason: Allows a machine room or machinery space to have a maximum fire resistance rating of 1 hour even if when the hoistway would require a higher rating. Only allowed when they are separate from one another.

The current requirement for Section 3006.4 is too strict for elevator machine rooms that do not abut and do not have any openings to the elevator shaft. Also, some elevators, such as those within an atrium space, are not required to be within a fire-rated hoistway enclosure. The 1 hour room enclosure is drawn from that required by the code for isolating a hazardous contents room from the remainder of the space on a floor.

Similar to code change G171-04/05.

Cost Impact: The code change proposal will decrease the cost of construction.

Committee Action: **Disapproved**

Committee Reason: The language trying to provide a reduction in fire resistance construction for machinery rooms and spaces not next to the hoistway was not clear. The language in G188-06/07 was clearer though that was also disapproved.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because public comments were submitted.

Public Comment 1:

Ed Donoghue, Edward A. Donoghue Associates, Inc. (EADAI), representing the National Elevator Industry, Inc. (NEII), requests Approval as Modified by this public comment.

Replace proposal with the following:

3006.4 Machine rooms and machinery spaces. Elevator machine rooms and machinery spaces shall be enclosed with fire barriers complying with Section 706 or horizontal assemblies complying with Section 711 having a fire-resistance rating not less than the required rating of the hoistway enclosure served by the machinery. Openings shall be protected with assemblies having a fire-protection rating not less than that required for the hoistway enclosure doors.

> **Exception:** Where machine rooms and machinery spaces do not abut and have no openings to the hoistway enclosure they serve the fire barriers complying with 706 or horizontal assemblies complying with Section 711 shall be permitted to be reduced to a 1 hour fire resistance rating.

Commenter's Reason: The original proposal had two objectives. The first was to retain a minimum rating of machine rooms and spaces when the hoistway was not required to be enclosed and the second objective was to give credit to machine rooms and machinery spaces remote from the hoistway. This public comment focuses on the latter. The intent of the original proposal with respect to the new exception was to allow a machine room or machinery space to have a reduced rating of 1 hour when the hoistway would require a 2 hour fire resistance rating in accordance with Section 707.4. This would only be allowed when the hoistway and machine room or machinery space do not abut one another. The current requirement for Section 3006.4 is too strict for elevator machine rooms that do not abut and do not have any openings to the elevator shaft. The language has been revised to be more consistent with that originally proposed by G188-06/07 but retaining a 1 hour minimum rating for the enclosure.

Public Comment 2:

Ed Donoghue, Edward A. Donoghue Associates, Inc. (EADAI), representing the National Elevator Industry, Inc. (NEII) requests Approval as Modified by this public comment.

Replace proposal as follows:

3006.4 Machine rooms and machinery spaces. Elevator machine rooms and machinery spaces shall be enclosed with fire barriers complying with Section 706 or horizontal assemblies complying with Section 711 having a fire-resistance rating not less than the required rating of the hoistway enclosure served by the machinery. Openings shall be protected with assemblies having a fire-protection rating not less than that required for the hoistway enclosure doors. Where hoistways are not required to be enclosed by fire barriers or horizontal assemblies, machine rooms and machinery spaces shall be enclosed with 1 hour fire barriers complying with Section 706 or 1 hour horizontal assemblies complying with Section 711, or both.

Commenter's Reason: The original proposal had two objectives. The first was to retain a minimum rating of machine rooms and spaces when the hoistway was not required to be enclosed and the second objective was to give credit to machine rooms and machinery spaces remote from the hoistway. This public comment focuses on the 1st objective which was to retain a 1 hour fire resistance enclosure regardless of whether the hoistway was required to be enclosed by fire barriers and horizontal assemblies. Some elevators, such as those within an atrium space, are not required to be within a fire-rated hoistway enclosure. The 1 hour room enclosure is drawn from that required by the code for isolating a hazardous contents room from the remainder of the space on a floor.

Final Action: AS AM AMPC _____ D

G188-06/07
3006.4

Proposed Change as Submitted:

Proponent: Jim McClintic, Sandy City Corporation, representing the Utah Chapter

Revise as follows:

3006.4 Machine rooms and machinery spaces. Elevator machine rooms and machinery spaces shall be enclosed with fire barriers complying with Section 706 or horizontal assemblies complying with Section 711 having a fire-resistance rating not less than the required rating of the hoistway enclosure served by the machinery. Openings shall be protected with assemblies having a fire-protection rating not less than that required for the hoistway enclosure doors.

Exception: When machine room and machinery spaces do not abut and have no openings to the hoistway enclosure they serve, the machine room and machinery spaces need not be rated.

Reason: This exception eliminates the need to fire rate the room enclosing the equipment in this situation. The reason is, there are no openings directly from the machine room to the elevator shaft and in some cases the machine room may be in a different part of the building. The intent of this code section is for rooms that become a part of an elevator shaft due to the fact that they have unprotected openings between the room and the shaft due to some of the mechanics involved with the elevator.

Cost Impact: The code change proposal will not increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: Language is clearer than what is proposed in G187-06/07 but there were concerns related to the lack of fire resistive separation. Specifically how will that affect fire fighter safety when using such elevators. It was suggested that perhaps it should be limited to lower rise buildings.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Jim McClintic, Sandy City Corporation, representing the Utah Chapter requests Approval as Modified by this public comment.

Modify proposal as follows:

3006.4 Machine rooms and machinery spaces. Elevator machine rooms and machinery spaces shall be enclosed with fire barriers complying with Section 706 or horizontal assemblies complying with Section 711 having a fire-resistance rating not less than the required rating of the hoistway enclosure served by the machinery. Openings shall be protected with assemblies having a fire-protection rating not less than that required for the hoistway enclosure doors.

Exception: In buildings 4 stories or less, above grade plane when machine room and machinery spaces do not abut and have no openings to the hoistway enclosure they serve, the machine room and machinery spaces need not be rated.

Commenter's Reason: With committee's recommendations a revision has been added to limit this exception to lower rise buildings and eliminating concerns over fire fighter safety.

Final Action: AS AM AMPC _____ D

G195-06/07
3101.1, 3110 (New), Chapter 35

Proposed Change as Submitted:

Proponent: Joseph R. Hetzel, P.E., Door & Access Systems Manufacturers Association

1. Revise as follows:

3101.1 Scope. The provisions of this chapter shall govern special building construction including membrane structures, temporary structures, pedestrian walkways and tunnels, automatic vehicular gates, awnings and canopies, marquees, signs, and towers and antennas.

2. Add new text as follows:

SECTION 3110
AUTOMATIC VEHICULAR GATES

3110.1 General. Automatic vehicular gates shall comply with the requirements of this section and other applicable sections of this code.

3110.2 Definitions. The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meaning shown herein.

VEHICULAR GATE. A gate that is intended for use at a vehicular entrance or exit to a drive, parking lot or similar location, and that is not generally intended for use by pedestrian traffic.

3110.3 Vehicular gates intended for automation. Vehicular access gates intended for automation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

3110.4 Vehicular gate openers. Vehicular gate openers, when provided, shall be listed in accordance with UL 325.

3. Add standards to Chapter 35 as follows:

ASTM F 2200-05 Standard Specification for Automated Vehicular Gate Construction

UL 325-02 Door, Drapery, Gate, Louver, and Window Operators and Systems, with revisions through February, 2006

Reason: The purpose of the proposed code change is to provide requirements for automatic vehicular gates, which are not currently addressed in the Code.

The current Code provisions are inadequate because public safety needs are not addressed regarding automatic operation of vehicular gates.

Protection is needed from potential entrapment of individuals between an automatically moving gate and a stationary object, or surface, in close proximity to such gate. Gates intended for automation require specific design, construction and installation to accommodate entrapment protection to minimize or eliminate certain excessive gate gaps, openings and protrusions identified as contributing to the hazard of entrapments that have historically caused numerous serious injuries and deaths.

The Code will be improved by including provisions referencing UL 325 and ASTM F 2200. UL 325 is an ANSI recognized safety standard containing provisions governing gate openers. Gate openers listed to the requirements of UL 325 provide the public with assurance that safety requirements have been met for such openers. ASTM F 2200 is a consensus document containing provisions governing the construction of vehicular gates intended for automation, and has been harmonized with the applicable provisions of UL 325.

Cost Impact: The code change proposal will increase the cost of construction. However, the resulting safety benefits will outweigh the increased cost.

Note: The following analysis was not in the Code Change Proposal book but was published in the "Errata to the 2006/2007 Proposed Changes to the International Codes and Analysis of Proposed Referenced Standards" provided at the code development hearings:

Analysis: Review of the proposed new standards indicated that, in the opinion of ICC Staff, the standards did comply with ICC standards criteria. Note that UL325-02 is already referenced by the IRC.

Committee Action: **Disapproved**

Committee Reason: The provisions were felt to be more appropriately placed within a code such as the IFC.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Joseph R. Hetzel, P.E., Thomas Associates, representing Door & Access Systems Manufacturers Association requests Approval as Submitted.

Commenter's Reason: Concerns raised by the Committee have been addressed as follows:

1. Death and injury data does exist associated with automated vehicular gates. A previous related proposal on the topic, submitted in 2002 by the Consumer Product Safety Commission and designated as E34-02, pointed out the following information compiled by the CPSC from 1985 to that time:
   a. Reports of 32 deaths relating to automatically operated vehicular gates were received, many as a result of entrapment between a moving gate and a stationary object.
   b. Data from the National Electronic Injury Surveillance System estimated that approximately 2,000 people are treated annually in hospital emergency rooms due to injuries in such gates. Many of these injuries have been identified as serious, involving amputation, broken arms and broken legs.
2. The International Fire Code addresses emergency access associated with automated vehicular gates. Point #5 in IFC Section D103.5, entitled "fire apparatus access road gates", states: "Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the code official." The term "fire apparatus access road" is defined in IFC Section 502 as, "A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway."
3. Provisions are needed in the International Building Code to complement the requirements in the IFC. We stand on the supporting statement previously submitted associated with the need for such provisions in the IBC.

Final Action: AS AM AMPC _____ D

G201-06/07 , Part I
3409.1, 3409.4, 3409.5, 3409.6 (IEBC 308.1, 308.4, 308.5, 308.6)

Proposed Change as Submitted:

Proponent: Dominic Marinelli, United Spinal Association

PART I – IBC GENERAL

1. Revise as follows:

3409.1 (IEBC 308.1) Scope. The provisions of Sections 3409.1 (IEBC 308.1) through 3409.9 (IEBC 308.9) apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

~~**Exception:** Type B dwelling or sleeping units required by Section 1107 are not required to be provided in existing buildings and facilities.~~

3409.4 (IEBC 308.4) Change of occupancy. Existing buildings, or portions thereof, that undergo a change of group or occupancy shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1110.
4. Accessible parking, where parking is being provided.
5. At least one accessible passenger loading zone, when loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible. Change of group or occupancy that incorporates any alterations or additions shall comply with this section and Sections 3409.5, 3409.6, 3409.7 and 3409.8 (IEBC 308.5, 308.6, 308.7 and 308.8).

Exception: Type B dwelling or sleeping units required by Section 1107 are not required to be provided in existing buildings and facilities undergoing a change or occupancy.

3409.5 (IEBC 308.5) Additions. Provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of, a primary function shall comply with the requirements in Section 3409.7 (IEBC 308.7).

Exceptions:

1. In additions with four or more dwelling or sleeping units, the number of Type B dwelling or sleeping units required by Section 1107 is permitted to be reduced in accordance with Section 1107.7.
2. In additions with three or fewer dwelling or sleeping units, Type B units are not required.

3409.6 (IEBC 308.6) Alterations. A building, facility or element that is altered shall comply with the applicable provisions in Chapter 11 and ICC A117.1, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Section 3409.7 (IEBC 308.7).
2. Accessible means of egress required by Chapter 10 are not required to be provided in existing buildings and facilities.

3. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provision for a Type B dwelling unit and shall comply with the applicable provisions in Chapter 11 and ICC A117.1.
4. Additional Type B dwelling or sleeping units required by Section 1107 are not required to be provided in existing buildings and facilities undergoing an alteration.

Reason: Several item concerning when Type B units are not clear. A generic exception for Type B units for all existing buildings is incorrect. In alterations, Type B units are not required to be inserted, but they should be maintained. Type B units are not required in existing buildings undergoing a change of occupancy. Type B units are required in additional with 4 or more units. The proposed language would make these specifics apparent.

The revision to Section 806.1 is editorial. For Alterations Level 3, the accessibility provisions of Section 605 (Alterations Level 1) and 706 (Alterations Level 2) should both be applicable.

The revision to the section reference in Section 1005.1 is to specifically send you to the accessible route provisions in Section 605. This will clarify when the accessible route is part of the requirements for the addition when it contains accessible elements, such as Type B units.

Cost Impact: The code change proposal will increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: The proposal would exceed Fair Housing requirements by requiring Type B units in existing buildings. Cost impacts should be provided.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Linda Volpe, United Spinal Association, requests Approval as Modified by this public comment for Part I.

Replace proposal with the following:

3409.1 (IEBC 308.1) Scope. The provisions of Sections 3409.1 (IEBC 308.1) through 3409.9 (IEBC 308.9) apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

~~**Exception:** Type B dwelling or sleeping units required by Section 1107 are not required to be provided in existing buildings and facilities.~~

3409.8.7 (IEBC 308.8.7) Dwelling or sleeping units. Where I-1, I-2, I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered or added, the requirements of Section 1107 for Accessible units, ~~and~~ Type A units, and Type B units and Section 907 for accessible alarms apply only to the quantity of spaces being altered or added.

Commenter's Reason: The Fair Housing Act and its Accessibility Guidelines has impacted multi-family dwellings since March, 1991, however, these requirements did not start to appear in the legacy codes until 1996. There are many housing developments that did not meet those requirements at the time of initial construction. While Section 3409.2, *Maintenance of facilities*, would require Type B units to be maintained when they had been provided, there is nothing in current text to require them when they had not been provided initially. The proposal has been developed to capture these nominal requirements in existing housing stock that is being altered, changed or added to for the benefit of people with disabilities.

Final Action: AS AM AMPC _____ D

G201-06/07, Part II
IEBC 605.1, 806.1, 1005.1

Proposed Change as Submitted:

Proponent: Dominic Marinelli, United Spinal Association

PART II – IEBC

1. Revise as follows:

605.1 General. A building, facility or element that is altered shall comply with the applicable provisions in Sections 605.1.1 through 605.1.12, Chapter 11 of the *International Building Code* and ICC A117.1 unless it is

technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible. A building, facility or element that is constructed or altered to be accessible shall be maintained accessible during occupancy.

Exceptions:

1. The altered element or space is not required to be on an accessible route unless required by Section 605.2.
2. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be provided in existing buildings and facilities.
3. Additional Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities undergoing and alteration.
4. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provisions for Type B dwelling units and shall comply with the applicable provisions in Chapter 11 of the *International Building Code* and ICC A117.1.

806.1 General. A building, facility, or element that is altered shall comply with Section 605 and 706.

1005.1 Minimum requirements. Accessibility provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of, primary function shall comply with the requirements of Section ~~605~~ 605.2.

Exceptions:

1. In additions with four or more dwelling or sleeping units, the number of Type B dwelling or sleeping units required by Section 1107 is permitted to be reduced in accordance with Section 1107.7.
2. In additions with three or fewer dwelling or sleeping units, Type B units are not required.

Reason: Several item concerning when Type B units are not clear. A generic exception for Type B units for all existing buildings is incorrect. In alterations, Type B units are not required to be inserted, but they should be maintained. Type B units are not required in existing buildings undergoing a change of occupancy. Type B units are required in additional with 4 or more units. The proposed language would make these specifics apparent.

The revision to Section 806.1 is editorial. For Alterations Level 3, the accessibility provisions of Section 605 (Alterations Level 1) and 706 (Alterations Level 2) should both be applicable.

The revision to the section reference in Section 1005.1 is to specifically send you to the accessible route provisions in Section 605. This will clarify when the accessible route is part of the requirements for the addition when it contains accessible elements, such as Type B units.

Cost Impact: The code change proposal will increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: Current language of the IEBC sufficiently covers the relationship of Type A and Type B dwelling units to alterations and additions. Further, this action is consistent with action taken on G201-06/07, Part I. Lastly; the proposed requirements go beyond what is required by Fair Housing provisions. As minimum requirements, this code should be consistent with, but not go beyond the Fair Housing provisions.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Linda Volpe, United Spinal Association, requests Approval as Modified by this public comment for Part II.

Replace proposal with the following:

605.1 General. A building, facility or element that is altered shall comply with the applicable provisions in Sections 605.1.1 through 605.1.12, Chapter 11 of the *International Building Code* and ICC A117.1 unless it is technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible. A building, facility or element that is constructed or altered to be accessible shall be maintained accessible during occupancy.

Exceptions:

1. The altered element or space is not required to be on an accessible route unless required by Section 605.2.
2. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be provided in existing buildings and facilities.
3. ~~Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities.~~
4. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provisions for Type B dwelling units and shall comply with the applicable provisions in Chapter 11 of the *International Building Code* and ICC A117.1.

605.1.8 Dwelling or sleeping units. Where Group I-1, I-2, I-3, R-1, R-2, or R-4 dwelling or sleeping units are being altered, the requirements of Section 1107 of the *International Building Code* for Accessible units or Type A units and Type B units and Chapter 9 of the *International Building Code* for accessible alarms apply only to the quantity of the spaces being altered.

706.3 Dwelling units and sleeping units. Where Group I-1, I-2, I-3, R-1, R-2, or R-4 dwelling units or sleeping units are being added, the requirements of Section 1107 of the *International Building Code* for Accessible units or Type A units and Type B units and Chapter 9 of the *International Building Code* for accessible alarms apply only to the quantity of spaces being added.

Commenter's Reason: The Fair Housing Act and its Accessibility Guidelines has impacted multi-family dwellings since March, 1991, however, these requirements did not start to appear in the legacy codes until 1996. There are many housing developments that did not meet those requirements at the time of initial construction. While Section 3409.2, *Maintenance of facilities*, would require Type B units to be maintained when they had been provided, there is nothing in current text to require them when they had not been provided initially. The proposal has been developed to capture these nominal requirements in existing housing stock that is being altered, changed or added to for the benefit of people with disabilities.

Final Action: AS AM AMPC _____ D

G206-06/07, Part II

3409 .1, 3409.6, 3409.8.7 (IEBC) [B] 308.1, [B] 308.6, [B] 308.8.7; IEBC 605.1, 605.1.8, 706.3, 912.8

Proposed Change as Submitted:

PART I DID NOT RECEIVE A PUBLIC COMMENT AND IS ON THE CONSENT AGENDA. PART I IS SHOWN HERE FOR INFORMATIONAL PURPOSES ONLY.

Proponent: Brian D. Black, BD Black Codes, Inc., Perry, NY, representing himself

PART I – IBC

Revise as follows:

3409.1 (IEBC 308.1) Scope. The provisions of Sections 3409.1 (IEBC 308.1) through 3409.9 (IEBC 308.9) apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

Exception: Type A and Type B dwelling or sleeping units required by Section 1107 are not required to be provided in existing buildings and facilities being altered or undergoing a change of occupancy.

3409.6 (IEBC 308.6) Alterations. A building, facility or element that is altered shall comply with the applicable provisions in Chapter 11 and ICC A117.1, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Section 3409.7 (IEBC 308.7).
2. Accessible means of egress required by Chapter 10 are not required to be provided in existing buildings and facilities.
3. ~~The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provision for a Type B dwelling unit and shall comply with the applicable provisions in Chapter 11 and ICC/ANSI A117.1.~~

3409.8.7 (IEBC 308.8.7) Dwelling or sleeping units. Where I-1, I-2 , I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered or added, the requirements of Section 1107 for Accessible ~~or Type A~~ units and Section 907 for accessible alarms apply only to the quantity of spaces being altered or added.

PART II – IEBC

1. Revise as follows:

605.1 General. A building, facility or element that is altered shall comply with the applicable provisions in Sections 605.1.1 through 605.1.12, Chapter 11 of the *International Building Code* and ICC A117.1 unless it is technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible. A building, facility or element that is constructed or altered to be accessible shall be maintained accessible during occupancy.

Exceptions:

1. The altered element or space is not required to be on an accessible route unless required by Section 605.2.
2. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be provided in existing buildings and facilities.
3. Type A and Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities being altered.
4. ~~The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provisions for Type B dwelling units and shall comply with the applicable provisions in Chapter 11 of the *International Building Code* and ICC A117.1.~~

605.1.8 Dwelling units and sleeping units. Where Group I-1, I-2, I-3, R-1, R-2, or R-4 dwelling or sleeping units are being altered, the requirements of Section 1107 of the *International Building Code* for Accessible units ~~or Type A units~~ and Chapter 9 of the *International Building Code* for accessible alarms apply only to the quantity of spaces being altered.

706.3 Dwelling units and sleeping units. Where Group I-1, I-2, I-3, R-1, R-2, or R-4 dwelling units or sleeping units are being added, the requirements of Section 1107 of the *International Building Code* for Accessible units ~~or Type A units~~ and Chapter 9 of the *International Building Code* for accessible alarms apply only to the quantity of spaces being added.

912.8 Accessibility. Existing buildings or portions thereof that undergo a change of group or occupancy classification shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1110 of the *International Building Code*.
4. Accessible parking, where parking is provided.
5. At least one accessible passenger loading zone, where loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible. Changes of group or occupancy that incorporate any alterations or additions shall comply with this section and Sections 605.1 and 1005.1 as applicable.

Exception: Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities undergoing a change of occupancy.

Reason: The purpose of the proposed code change is to remove the requirement to comply with ICC A117.1 Type A provisions where an existing Group R-2 dwelling unit is altered.

Chapter 11 requires that in Group R-2 occupancies containing more than 20 dwelling units, at least 2 percent but not less than one of the units shall be a Type A unit. This requirement was established based on demographic information that indicated a small segment of the population needs a greater level of accessibility in residential construction than that afforded by the Fair Housing Accessibility Guidelines and the parallel scoping of Type B dwelling units by the *International Building Code*.

While this may be a sound approach in new construction, it has never made sense in alterations to existing Group R-2 occupancies, most of which do not involve major renovations that include moving walls, relocating plumbing lines, and complete reconfigurations of bathrooms and kitchens – all of which could be necessary to make a 30 year old apartment unit comply with the Type A criteria.

For example, an apartment manager or condominium owner could opt to completely gut the master bathroom in a single dwelling unit to replace the existing fixtures and reconfigure the space. Arguably, the first unit in a building so altered would be designated the required Type A unit, which would then mean that a turning space would have to be provided in the room, the toilet would have to be located in a corner, any shower unit provided would have to be accessible, *etc*. This could require demolishing and relocating walls if the room isn't of sufficient size to meet the Type A criteria.

Even where the code requirement is met, the result could be a Type A master bathroom in an otherwise totally inaccessible dwelling unit in an inaccessible building. Clearly, the intent of the scoping for Type A units found in Chapter 11 would not be met.

The additional wording in Section 3409.1 will clarify that the exception is limited to alterations and change of occupancy, not additions.

This proposed change would not affect the code's harmonization with the ADA or Fair Housing Act.

Cost Impact: The code change proposal will not increase the cost of construction.

Errata: Incorporated into the As Submitted portion of the code change.

PART I — IBC
Committee Action: Approved as Modified

Modify proposal as follows:

3409.6 (IEBC 308.6) Alterations. A building, facility or element that is altered shall comply with the applicable provisions in Chapter 11 and ICC A117.1, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Section 3409.7 (IEBC 308.7).
2. Accessible means of egress required by Chapter 10 are not required to be provided in existing buildings and facilities.
3. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provision for a Type B dwelling unit and shall comply with the applicable provisions in Chapter 11 and ICCI A117.1.
4. Type A dwelling units or sleeping units required by Section 1107 are not required to be provided in existing building and facilities being altered.

(Portions of proposal not shown remain unchanged)

Committee Reason: The proposed language clarifies when Type A units and Type B units are exempted in existing buildings. The modification was to maintain Section 3409.6 Exception 3. This language was added in the last code change cycle to allow Type A units in an existing building being altered to meet Type B unit requirements. This exception is still needed.

PART II — IEBC
Committee Action: Disapproved

Committee Reason: The committee indicated that requirements for Type A individually owned units within a Group R-2 occupancy currently contained in Exception 4 to Section 605.1 were appropriate with the intent of the IEBC by allowing flexibility to the owner and therefore should remain.

Assembly Action: None

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Brian D. Black, BD Black Codes, Inc., Perry, NY, representing himself requests Approval as Modified by this public comment for Part II.

Modify proposal as follows:

605.1 General. A building, facility or element that is altered shall comply with the applicable provisions in Sections 605.1.1 through

605.1.12, Chapter 11 of the *International Building Code* and ICC A117.1 unless it is technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible. A building, facility or element that is constructed or altered to be accessible shall be maintained accessible during occupancy.

Exceptions:

1. The altered element or space is not required to be on an accessible route unless required by Section 605.2.
2. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be provided in existing buildings and facilities.
3. ~~Type A and~~ Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities ~~being altered~~.

4. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provisions for Type B dwelling units and shall comply with the applicable provisions in Chapter 11 of the *International Building Code* and ICC A117.1.
5. Type A dwelling units or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities being altered.

(Portions of proposal not shown remain unchanged)

Commenter's Reason: The modifications to the code change proposal heard in Orlando address the Committee's concerns regarding the need to retain exception 4 and correlates this change with that approved for Section 3409.6 by the Means of Egress Committee last fall.

Chapter 11 of the *International Building Code* requires that in Group R-2 occupancies containing more than 20 dwelling units, at least 2 percent but not less than one of the units shall be a Type A unit. This requirement was established based on demographic information that indicated a small segment of the population needs a greater level of accessibility in residential construction than that afforded by the Fair Housing Accessibility Guidelines and the parallel scoping of Type B dwelling units by the *International Building Code*.

While this may be a sound approach in new construction, it has never made sense in alterations to existing Group R-2 occupancies, most of which do not involve major renovations that include moving walls, relocating plumbing lines, and complete reconfigurations of bathrooms and kitchens – all of which could be necessary to make a 30 year old apartment unit comply with the Type A criteria.

For example, an apartment manager or condominium owner could opt to completely gut the master bathroom in a single dwelling unit to replace the existing fixtures and reconfigure the space. Arguably, the first unit in a building so altered would be designated the required Type A unit, which would then mean that a turning space would have to be provided in the room, the toilet would have to be located in a corner, any shower unit provided would have to be accessible, *etc*. This could require demolishing and relocating walls if the room isn't of sufficient size to meet the Type A criteria.

Even where the code requirement is met, the result could be a Type A master bathroom in an otherwise totally inaccessible dwelling unit in an inaccessible building. Clearly, the intent of the scoping for Type A units found in Chapter 11 would not be met.

NOTE: This proposed change would not affect the code's harmonization with the ADA or Fair Housing Act.

Final Action: AS AM AMPC _____ D

G208-06/07, Part II
3409.8.4 (IEBC [B] 308.8.4); IEBC 706.2

Proposed Change as Submitted:

PART I DID NOT RECEIVE A PUBLIC COMMENT AND IS ON THE CONSENT AGENDA. PART I IS SHOWN HERE FOR INFORMATIONAL PURPOSES ONLY.

Proponent: Bill Conner, Oak Park, IL, representing himself

PART I – IBC

Revise as follows:

3409.8.4 (IEBC 308.8.4) Stairs and escalators in existing buildings. In alterations, change or occupancy or additions where an escalator or stair is added where none existed previously and major structural modifications are necessary for installation, an accessible route shall be provided between the levels served by the escalator or stairs in accordance with Sections 1104.4 and 1104.5.

PART II – IEBC

Revise as follows:

706.2 Stairs and escalators in existing buildings. In alterations, change of occupancy or additions where an escalator or stair is added where none existed previously and major structural modifications are necessary for installation, an accessible route shall be provided between the levels served by the escalator or stairs in accordance with Sections 1104.4 and 1104.5 of the *International Building Code*.

Reason: The proposed language would coordinate with ADA 206.2.3.1. The ADAAG approach seems more reasonable for when an elevator or platform lift would be required.

Cost Impact: The code change proposal will not increase the cost of construction.

PART I — IBC
Committee Action: **Approved as Submitted**

Committee Reason: The proposed text is a good clarification for when the provisions are applicable for new escalators and stairways.

Assembly Action: **None**

PART II — IEBC
Committee Action: **Disapproved**

Committee Reason: The committee indicated that providing requirements for change of occupancy and additions in the alterations chapter would be confusing to the code user. These proposed requirements would be more appropriately located in the chapters dealing with additions and change of occupancy. Additionally, the reason statement indicates coordination with portions of ADA; however, it does not appear that all of those portions are part of this change.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because public comments were submitted.

Public Comment 1:

Bill Conner, Oak Park, IL, representing himself, requests Approval as Modified by this public comment for Part II.

Modify proposal as follows:

706.2 Stairs and escalators in existing buildings. In alterations, ~~change of occupancy or additions~~ where an escalator or stair is added where none existed previously and major structural modifications are necessary for installation, an accessible route shall be provided between the levels served by the escalator or stairs in accordance with Sections 1104.4 and 1104.5 of the *International Building Code*.

Commenter's Reason: The committee found it confusing to include change of occupancy or additions in this section under Alterations-Level II. This public comment is limited to specifically addressing when stairways or escalators were added as part of Alterations-Level II.

There is an alternative public comment that would allow for a more complete resolution of appropriate references to this requirement from other chapters in the IEBC.

Public Comment 2:

Bill Conner, Oak Park, IL, representing himself, requests Approval as Modified by this public comment for Part II.

Modify proposal as follows:

706.2 Stairs and escalators in existing buildings. ~~In alterations, change of occupancy or additions~~ Where an escalator or stair is added where none existed previously and major structural modifications are necessary for installation, an accessible route shall be provided between the levels served by the escalator or stairs in accordance with Sections 1104.4 and 1104.5 of the *International Building Code*.

806.1 General. A building, facility, or element that is altered shall comply with Sections 605 and 706 as applicable.

912.8 Accessibility. Existing buildings or portions thereof that undergo a change of group or occupancy classification shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1110 of the *International Building Code*.
4. Accessible parking, where parking is provided.
5. At least one accessible passenger loading zone, where loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible. Changes of group or occupancy that incorporate any alterations or additions shall comply with this section and Sections 605~~.1~~, 706 and 1005~~.1~~ as applicable.

Exception: Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities.

1005.1 Minimum requirements. Accessibility provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of, primary function shall comply with the requirements of Sections 605 and 706 as applicable.

Commenter's Reason: This deletion in Section 706.2 will update the provisions on Alterations-Level II to be generic for application when stairways or escalators are added.

The committee found the language for change of occupancy and additions confusing. It is difficult to allow for a complete picture of accessibility requirements when the requirements are broken into the different chapters in the IEBC. The change in reference in Alterations-Level III, Change of Occupancy, and Additions would clarify that when stairs or escalators are added as part of any of those items, they must comply with the provisions in Alterations Level I and Level II as applicable.

Final Action: AS AM AMPC _____ D

G221-06/07, Part I
Chapters 1 and 2

Proposed Change as Submitted:

PARTS II THROUGH XII DID NOT RECEIVE A PUBLIC COMMENT AND ARE ON THE CONSENT AGENDA. PARTS II THROUGH XII ARE SHOWN HERE FOR INFORMATIONAL PURPOSES ONLY.

Proponent: Lawrence Brown, CBO, National Association of Home Builders

PART I – IBC GENERAL

Revise chapters as follows:

Unless otherwise noted, the section numbers shown below are inclusive of all subsections as shown in the 2006 Codes, Chapter 1. Only those sections that have been divided into two separate chapters are noted below with the proposed new subsection number (applies to all codes represented in this code change proposal).

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

101.1 Title.
(All other Subsections of Section 101 moved into new Chapter 2, Section 201)

SECTION 102 ~~103~~
DEPARTMENT OF BUILDING SAFETY

SECTION 103 ~~104~~
DUTIES AND POWERS OF BUILDING OFFICIAL

SECTION 104 ~~105~~
PERMITS

SECTION 105 ~~107~~
TEMPORARY STRUCTURES AND USES

105.1 ~~107.1~~ Permits ~~General.~~ The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

105.2 ~~107.4~~ Termination of approval. The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 106 ~~108~~
FEES

SECTION 107 ~~109~~
INSPECTIONS

SECTION 108 ~~110~~
CERTIFICATE OF OCCUPANCY

SECTION 109 ~~111~~
SERVICE UTILITIES

SECTION 110 ~~112~~
BOARD OF APPEALS

SECTION 111 ~~113~~
VIOLATIONS

SECTION 112 ~~114~~
STOP WORK ORDER

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

201.1 ~~101.2~~ Scope.
201.2 ~~101.2.1~~ Appendices.
201.3 ~~101.3~~ Intent.
201.4 ~~101.4~~ Referenced codes.

SECTION 202 ~~102~~
APPLICABILITY

SECTION 203 ~~106~~
CONSTRUCTION DOCUMENTS

SECTION 204 ~~107~~
TEMPORARY STRUCTURES AND USES

204.1 ~~107.2~~ Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

204.2 ~~107.3~~ Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the ICC *Electrical Code*.

SECTION 205 ~~115~~
UNSAFE STRUCTURES AND EQUIPMENT

PART II – IEBC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

101.1 Title.
(All other subsections of Section 101 moved into new Chapter 2, Section 201)

SECTION 102 ~~103~~
DEPARTMENT OF BUILDING SAFETY

SECTION 103 ~~104~~
DUTIES AND POWERS OF CODE OFFICIAL

SECTION 104 ~~105~~
PERMITS

SECTION 105 ~~107~~
TEMPORARY STRUCTURES AND USES

105.1 ~~107.1~~ Permits ~~General~~. The code official is authorized to issue a permit for temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The code official is authorized to grant extensions for demonstrated cause.

105.2 ~~107.4~~ Termination of approval. The code official is authorized to terminate such permit for a temporary use and to order the temporary use to be discontinued.

SECTION 105 ~~106~~
INSPECTIONS

SECTION 106 ~~108~~
FEES

SECTION 107 ~~109~~
INSPECTIONS

SECTION 108 ~~110~~
CERTIFICATE OF OCCUPANCY

SECTION 109 ~~112~~
BOARD OF APPEALS

SECTION 110 ~~113~~
VIOLATIONS

SECTION 111 ~~114~~
STOP WORK ORDER

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~

SCOPE AND GENERAL REQUIREMENTS

201.1 ~~101.2~~ Scope.
201.2 ~~101.3~~ Intent.
201.3 ~~101.4~~ Applicability.
201.4 ~~101.5~~ Compliance methods.
201.5 ~~101.6.~~ Safeguards during construction.
201.6 ~~101.7~~ Appendices.
201.7 ~~101.8~~ Correction of violations of other codes.

SECTION 202 ~~102~~
APPLICABILITY

SECTION 203 ~~106~~
CONSTRUCTION DOCUMENTS

SECTION 204 ~~107~~
TEMPORARY STRUCTURES AND USES

204.1 ~~107.2~~ Conformance. Temporary uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

204.2 ~~107.3~~ Temporary power. The code official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the ICC *Electrical Code*.

SECTION 205 ~~111~~
SERVICE UTILITIES

SECTION 206 ~~115~~
UNSAFE BUILDINGS AND EQUIPMENT

SECTION 207 ~~116~~
EMERGENCY MEASURES

SECTION 208 ~~117~~
DEMOLITION

(Renumber subsequent chapters)

PART III – IECC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL ~~SCOPE AND GENERAL REQUIREMENTS~~

101.1 Tile.
(All other subsections of Section 101 moved into new Chapter 2, Section 201)

SECTION 102 ~~105~~
INSPECTIONS

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

201.1 ~~101.2~~ Scope.
201.2 ~~101.3~~ Intent.
201.3 ~~101.4~~ Applicability.
201.4 ~~101.5~~ Compliance.

SECTION 202 ~~102~~
MATERIALS, SYSTEMS AND EQUIPMENT

SECTION 203 ~~103~~
ALTERNATE MATERIALS – METHOD OF CONSTRUCTION, DESIGN OR INSULATING SYSTEMS

SECTION 204 ~~104~~
CONSTRUCTION DOCUMENTS

SECTION 205 ~~106~~
VALIDITY

SECTION 206 ~~107~~
REFERENCED STANDARDS

(Renumber subsequent chapters)

PART IV - IFC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

101.1 Title.
(All other subsections of Section 101 moved into new Chapter 2, Section 201)

SECTION 102 ~~103~~
DEPARTMENT OF FIRE PREVENTION

SECTION 103 ~~104~~
GENERAL AUTHORITY AND RESPONSIBILITIES

SECTION 104 ~~105~~
PERMITS

SECTION 105 ~~106~~
INSPECTIONS

SECTION 106 ~~108~~
BOARD OF APPEALS

SECTION 107 ~~109~~
VIOLATIONS

SECTION 108 ~~111~~
STOP WORK ORDER

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

201.1 ~~101.2~~ Scope.
201.2 ~~101.2.1~~ Appendices.
201.3 ~~101.3~~ Intent.
201.4 ~~101.4~~ Severability.
201.5 ~~101.5~~ Validity.

SECTION 202 ~~102~~
APPLICABILITY

SECTION 203 ~~107~~
MAINTENANCE

SECTION 204 ~~110~~
UNSAFE BUILDINGS

(Renumber subsequent chapters)

PART V – IFGC

CHAPTER 1

ADMINISTRATION

SECTION 101
GENERAL

101.1 Title.
(All other Subsections of Section 101 moved into new Chapter 2, Section 201)

SECTION 102 ~~103~~
DEPARTMENT OF INSPECTION

SECTION 103 ~~104~~
DUTIES AND POWERS OF CODE OFFICIAL

SECTION 104 ~~106~~
PERMITS

SECTION 105 ~~107~~
INSPECTION AND TESTING

SECTION 106 ~~108~~
VIOLATIONS

SECTION 107 ~~109~~
MEANS OF APPEAL

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

201.1 ~~101.2~~ Scope.
201.2 ~~101.3~~ Appendices.
201.3 ~~101.4~~ Intent.
201.4 ~~101.5~~ Severability.

SECTION 202 ~~102~~
APPLICABILITY

SECTION 203 ~~105~~
APPROVAL

(Renumber subsequent chapters)

PART VI – IMC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

101.1 Title.
(All other Subsections of Section 101 moved into new Chapter 2, Section 201)

SECTION 102 ~~103~~
DEPARTMENT OF MECHANICAL INSPECTION

SECTION 103 ~~104~~
DUTIES AND POWERS OF CODE OFFICIAL

SECTION 104 ~~106~~
PERMITS

SECTION 105 ~~107~~
INSPECTIONS AND TESTING

SECTION 106 ~~108~~
VIOLATIONS

SECTION 107 ~~109~~
MEANS OF APPEAL

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

201.1 ~~101.2~~ Scope.
201.2 ~~101.2.1~~ Appendices.
201.3 ~~101.3~~ Intent.
201.4 ~~101.4~~ Severability.

SECTION 202 ~~102~~
APPLICABILITY

SECTION 203 ~~105~~
APPROVAL

(Renumber subsequent chapters)

PART VII – IPC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

101.1 Title. These regulations shall be known as the *International Plumbing Code* of [NAME OF JURISDICTION] hereinafter referred to as "this code."

SECTION ~~103~~ 102
DEPARTMENT OF PLUMBING INSPECTION

SECTION ~~104~~ 103
DUTIES AND POWERS OF THE CODE OFFICIAL

SECTION ~~106~~ 104
PERMITS

SECTION ~~107~~ 105
INSPECTIONS AND TESTING

SECTION ~~108~~ 106
VIOLATIONS

SECTION ~~109~~ 107
MEANS OF APPEAL

CHAPTER 2
~~DEFINITIONS~~ SCOPE AND APPLICATION

SECTION 201
SCOPE AND GENERAL REQUIREMENTS

~~101.2~~ 201.1 Scope.
~~101.3~~ 201.2 Intent.
~~101.4~~ 201.3 Severability.

SECTION ~~102~~ 202
APPLICABILITY

SECTION ~~105~~ 203
APPROVAL

(Renumber subsequent chapters)

PART XIII – IPMC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

101.1 Title.
(All other Subsections of Section 101 moved into new Chapter 2, Section 201)

SECTION 102 ~~103~~
DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

SECTION 103 ~~104~~
DUTIES AND POWERS OF CODE OFFICIAL

SECTION 104 ~~106~~
VIOLATIONS

SECTION 105 ~~107~~
NOTICES AND ORDERS

SECTION 107 ~~111~~
MEANS OF APPEAL

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

201.1 ~~101.2~~ Scope.
201.2 ~~101.3~~ Intent.
201.3 ~~101.4~~ Severability.

SECTION 202 ~~102~~
APPLICABILITY

SECTION 203 ~~105~~
APPROVAL

SECTION 204 ~~108~~
UNSAFE STRUCTURES AND EQUIPMENT

SECTION 205 ~~109~~
EMERGENCY MEASURES
SECTION 206 ~~110~~
DEMOLITION

(Renumber subsequent chapters)

PART IX – IPSDC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL ~~SCOPE AND GENERAL REQUIREMENTS~~

101.1 Tile.
(All other Subsections of Section 101 moved into new Chapter 2, Section 201)

SECTION 102 ~~103~~
DEPARTMENT OF PRIVATE SEWAGE DISPOSAL INSPECTION

SECTION 103 ~~104~~
DUTIES AND POWERS OF THE CODE OFFICIAL

SECTION 104 ~~106~~
PERMITS

SECTION 105 ~~107~~

SECTION 106 ~~108~~
VIOLATIONS

SECTION 107 ~~109~~
APPEAL

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

201.1 ~~101.2~~ Scope.
201.2 ~~101.6~~ Intent. (Moved up from current 101.6)
201.3 ~~101.3~~ Public sewer connection.
201.4 ~~101.4~~ Abandoned systems.
201.5 ~~101.5~~ Failing system.
201.6 ~~101.7~~ Severability.

SECTION 202 ~~102~~
APPLICABILITY

SECTION 203 ~~105~~
APPROVAL

(Renumber subsequent chapters)

PART X – IRC BUILDING/ENERGY

Part I — Administrative

CHAPTER 1
ADMINISTRATION

SECTION R101
GENERAL ~~TITLE, SCOPE AND PURPOSE~~

R101.1 Title.

SECTION R102 ~~R103~~
DEPARTMENT OF BUILDING SAFETY

SECTION R103 ~~R104~~
DUTIES AND POWERS OF THE
BUILDING OFFICIAL

SECTION R104 ~~R105~~
PERMITS

SECTION R105 ~~R107~~
TEMPORARY STRUCTURES AND USES

R107.1 General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

R107.4 Termination of approval. The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION R106 ~~R108~~
FEES

SECTION R107 ~~R109~~
INSPECTIONS

SECTION R108 ~~R110~~
CERTIFICATE OF OCCUPANCY

SECTION R109 ~~R112~~
BOARD OF APPEALS

SECTION R110 ~~R113~~
VIOLATIONS

SECTION R111 ~~R114~~
STOP WORK ORDER

CHAPTER 2
SCOPE AND APPLICATION

SECTION R201
SCOPE AND GENERAL REQUIREMENTS

R201.1 ~~R101.2~~ Scope.
R201.2 ~~R101.3~~ Purpose.

SECTION R202 ~~R102~~
APPLICABILITY

SECTION R203 ~~R106~~
CONSTRUCTION DOCUMENTS

SECTION R204 ~~R107~~
TEMPORARY STRUCTURES AND USES

R204.1 ~~R107.2~~ Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

R204.2 ~~R107.3~~ Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the ICC *Electrical Code*.

SECTION R205 ~~R111~~
SERVICE UTILITIES

(Renumber subsequent chapters)

PART XI – IWUIC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

101.1 Title.
(All other Subsections of Section 101 moved into new Chapter 2, Section 201)

SECTION 102
AUTHORITY OF THE CODE OFFICIAL

SECTION 103 ~~104~~
APPEALS

SECTION 104 ~~105~~
PERMITS

SECTION 105 ~~107~~
INSPECTIONS AND ENFORCEMENT

SECTION 106 ~~108~~
CERTIFICATION

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

201.1 ~~101.2~~ Scope.
201.2 ~~101.3~~ Objective.
201.3 ~~101.4~~ Retroactivity.

201.4 ~~101.5~~ Additions and alterations.
201.5 ~~101.6~~ Maintenance.

SECTION 202 ~~103~~
COMPLIANCE ALTERNATIVES

SECTION 203 ~~106~~
PLANS AND SPECIFICATIONS

(Renumber subsequent chapters)

PART XII - IZC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

101.1 Title.
(All other Subsections of Section 101 moved into new Chapter 2, Section 201)

SECTION 102
FEES

SECTION 103 ~~104~~
DUTIES AND POWERS OF CODE OFFICIAL

SECTION 104 ~~105~~
PLANNING COMMISSION

SECTION 105 ~~106~~
COMPLIANCE WITH THE CODE

SECTION 106 ~~107~~
BOARD OF ADJUSTMENT

SECTION 107 ~~108~~
HEARING EXAMINER

SECTION 108 ~~109~~
HEARINGS, APPEALS AND AMENDMENTS

SECTION 109 ~~110~~
VIOLATIONS

SECTION 110 ~~111~~
PERMITS AND APPROVALS

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

201.1 ~~101.3~~ Scope.
201.2 ~~101.1~~ Intent.

SECTION 202 ~~103~~
EXISTING BUILDINGS AND USES

(Renumber subsequent chapters)

Reason: This proposal separates out the "Scoping" and "Application" provisions from the "Administration" provisions of Chapter 1, and places them in a new Chapter 2. As the code grows, the first chapter is becoming a catch-all for the administrative provisions needed to enforce the code. As many jurisdiction are required to drastically modify or completely revise Chapter 1 to coordinate with the jurisdiction's codified ordinances or other state and local administrative law, having these non-administrative provisions in a separate chapter will help retain the scoping, application, and intent of this code's provisions when the code is adopted.

Cost Impact: The code change proposal will not increase the cost of construction.

PART I — IBC GENERAL
Committee Action: Disapproved

Committee Reason: A modification consistent with the actions taken by other committees was not presented to the committee therefore as currently proposed it was not acceptable. One specific concern about the published proposal was that permits would be addressed in a different chapter than construction documents.

Assembly Action: None

PART II — IEBC
Committee Action: Approved as Modified

Replace the proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF BUILDING SAFETY

Committee Reason: The committee agreed that separating scoping and application provisions from administrative provisions within Chapter 1 of the IEBC was appropriate and allowed for jurisdictions to modify the administrative provisions as required by their local laws while easily retaining the scoping, application and intent provisions of the code. The modification allows for two separate parts versus two separate Chapters. This modification eliminates a massive chapter and section reference re-numbering requirement throughout the I-codes that would be a possible source of confusion and future errata.

Assembly Action: None

PART III — IECC
Committee Action: Approved as Modified

Replace the current proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
SCOPE AND GENERAL REQUIREMENTS

SECTION 102
MATERIALS, SYSTEMS AND EQUIPMENT
SECTION 103
ALTERNATE MATERIALS – METHOD OF CONSTRUCTION, DESIGN OR INSULATING SYSTEMS

Part 2 – Administration and Enforcement

SECTION 104
CONSTRUCTION DOCUMENTS

SECTION 105
INSPECTIONS

SECTION 106
VALIDITY

SECTION 107
REFERENCED STANDARDS

Committee Reason: The committee agreed with the proponent that separation of the administrative requirements from the scope and intent requirements avoids losing the scope and intent statements when a jurisdiction modifies the administrative requirements, as is often does. This modification eliminates a massive chapter and section reference re-numbering and correlation requirement throughout the I-codes that would be a possible source of confusion and future errata.

Assembly Action: None

PART IV — IFC
Committee Action: Approved as Modified

Replace the proposal with the following:

Revise Chapter 1 arrangement as follows:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – General Provisions

Section 101 Scope and General Requirements

Section 102 Applicability

Part 2 – Administrative Provisions

Section 103 Department of Fire Prevention

Section 104 General Authority and Responsibilities

Section 105 Permits

Section 106 Inspections

Section 107 Maintenance

Section 108 Board of Appeals

Section 109 Violations
Section 110 Unsafe Buildings

Section 111 Stop Work Order

Committee Reason: The committee agreed that separating scoping and application provisions from administrative provisions within Chapter 1 of the IFC was appropriate and allowed for jurisdictions to modify the administrative provisions as required by their local laws while easily retaining the scoping, application and intent provisions of the code. The modification allows for two separate parts versus two separate chapters. This modification eliminates a massive chapter and section reference re-numbering and correlation requirement throughout the I-codes that would be a possible source of confusion and future errata.

Assembly Action: None

PART V - IFGC
Committee Action: Approved as Modified

Replace the current proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF INSPECTION

SECTION 104
DUTIES AND POWERS OF CODE OFFICIAL

SECTION 105
APPROVAL

SECTION 106
PERMITS

SECTION 107
INSPECTIONS AND TESTING

SECTION 108
VIOLATIONS

SECTION 109
MEANS OF APPEAL

Committee Reason: Many jurisdictions delete or modify chapter one of the ICC codes and in doing so, may lose some needed code text.. Separating scoping and application provisions from administrative provisions within Chapter 1 of the IFGC is appropriate and allows jurisdictions to modify the administrative provisions as required by their local laws while easily retaining the scoping, application and intent provisions of the code. The modification allows for two separate parts of Chapter one instead of creating two separate chapters. This modification eliminates the massive task of re-numbering all sections and section references throughout the ICC codes. Such re-numbering would be a likely source of confusion and future errata.

Assembly Action: **None**

PART VI — IMC
Committee Action: **Approved as Modified**

Replace the proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF MECHANICAL INSPECTION
SECTION 104
DUTIES AND POWERS OF CODE OFFICIAL

SECTION 105
APPROVAL

SECTION 106
PERMITS

SECTION 107
INSPECTIONS AND TESTING

SECTION 108
VIOLATIONS

SECTION 109
MEANS OF APPEAL

Committee Reason: This change provides a needed reorganization of Chapter 1 which will allow local jurisdictions to revise or delete the Administration and Enforcement portion of the chapter without losing the Scope and Application requirements. The modification moves the proposed Chapter 2 to a new section in Chapter 1, Scope and Application, to avoid renumbering all subsequent chapters of the IMC.

Assembly Action: **None**

PART VII — IPC
Committee Action: **Approved as Modified**

Replace the proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF PLUMBING INSPECTION

SECTION 104
DUTIES AND POWERS OF CODE OFFICIAL

SECTION 105
APPROVAL

SECTION 106
PERMITS

SECTION 107
INSPECTIONS
SECTION 108
VIOLATIONS

SECTION 109
MEANS OF APPEAL

Committee Reason: Many jurisdictions delete or modify chapter one of the ICC codes and in doing so, may lose some needed code text. Separating scoping and application provisions from administrative provisions within Chapter 1 of the IFGC is appropriate and allows jurisdictions to modify the administrative provisions as required by their local laws while easily retaining the scoping, application and intent provisions of the code. The modification allows for two separate parts of Chapter one instead of creating two separate chapters. This modification eliminates the massive task of re-numbering all sections and section references throughout the ICC codes. Such re-numbering would be a likely source of confusion and future errata.

Assembly Action: **None**

PART VIII — IPMC
Committee Action: **Approved as Modified**

Replace the proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

SECTION 104
DUTIES AND POWERS OF CODE OFFICIAL

SECTION 105
APPROVAL

SECTION 106
VIOLATIONS

SECTION 107
NOTICES AND ORDERS

SECTION 108
UNSAFE STRUCTURES AND EQUIPMENT

SECTION 109
EMERGENCY MEASURES

SECTION 110
DEMOLITION

SECTION 111
MEANS OF APPEAL

Committee Reason: The committee agreed that separating scoping and application provisions from administrative provisions within Chapter 1 of the IPMC was appropriate and allowed for jurisdictions to modify the administrative provisions as required by their local laws while easily retaining the scoping, application and intent provisions of the code. The modification allows for two separate parts versus two separate Chapters. This modification eliminates a massive chapter and section reference re-numbering requirement throughout the I-codes that would be a possible source of confusion and future errata.

Assembly Action: **None**

PART IX — IPSDC
Committee Action: **Approved as Modified**

Replace the proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION 102
APPLICABILITY
Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF PRIVATE SEWAGE DISPOSAL INSPECTION

SECTION 104
DUTIES AND POWERS OF CODE OFFICIAL

SECTION 105
APPROVAL

SECTION 106
PERMITS

SECTION 107
INSPECTIONS

SECTION 108
VIOLATIONS

SECTION 109
MEANS OF APPEAL

Committee Reason: Many jurisdictions delete or modify chapter one of the ICC codes and in doing so, may lose some needed code text.. Separating scoping and application provisions from administrative provisions within Chapter 1 of the IFGC is appropriate and allows jurisdictions to modify the administrative provisions as required by their local laws while easily retaining the scoping, application and intent provisions of the code. The modification allows for two separate parts of Chapter one instead of creating two separate chapters. This modification eliminates the massive task of re-numbering all sections and section references throughout the ICC codes. Such re-numbering would be a likely source of confusion and future errata.

Assembly Action: **None**

PART X — IRC
Committee Action: **Approved as Modified**

Replace the proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL ~~TITLE, SCOPE AND PURPOSE~~

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF BUILDING SAFETY

SECTION 104
DUTIES AND POWERS OF BUILDING OFFICIAL
SECTION 105
PERMITS

SECTION 106
CONSTRUCTION DOCUMENTS

SECTION 107
TEMPORARY STRUCTURES AND USES

SECTION 108
FEES

SECTION 109
INSPECTIONS
SECTION 110
CERTIFICATE OF OCCUPANCY

SECTION 111
SERVICE UTILITIES

SECTION 112
BOARD OF APPEALS

SECTION 113
VIOLATIONS

SECTION 114
STOP WORK ORDER

Committee Reason: The committee agreed that separating scoping and application provisions from administrative provisions within Chapter 1 of the IRC was appropriate and allowed for jurisdictions to modify the administrative provisions as required by their local laws while easily retaining the scoping, application and intent provisions of the code. The modification allows for two separate parts versus two separate chapters. This modification eliminates a massive chapter and section reference re-numbering requirement throughout the I-codes that would be a possible source of confusion and future errata.

Assembly Action: **None**

PART XI —IWUIC
Committee Action: **Approved as Modified**

Replace the proposal with the following:

Revise Chapter 1 arrangement as follows:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – General Provisions

Section 101 Scope and General Requirements

Part 2 – Administrative Provisions

Section 102 Authority of the Code Official

Section 103 Compliance Alternatives

Section 104 Appeals

Section 105 Permits

Section 106 Plans and Specifications

Section 107 Inspection and Enforcement

Section 108
Certificate of Completion

Committee Reason: The committee agreed that separating scoping and application provisions from administrative provisions within Chapter 1 of the IWUIC was appropriate and allowed for jurisdictions to modify the administrative provisions as required by their local laws while easily retaining the scoping, application and intent provisions of the code. The modification allows for two separate parts versus two separate chapters. This modification eliminates a massive chapter and section reference re-numbering and correlation requirement throughout the I-codes that would be a possible source of confusion and future errata.

Assembly Action: None

PART XII —IZC
Committee Action: Approved as Modified

Replace the proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION
Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION ~~103~~ 102
EXISTING BUILDINGS AND USES

Part 2 – Administration and Enforcement

SECTION ~~104~~ 103
DUTIES AND POWERS OF THE ZONING CODE OFFICIAL

SECTION ~~105~~ 104
PLANNING COMMISSION

SECTION ~~106~~ 105
COMPLIANCE WITH THE CODE

SECTION ~~107~~ 106
BOARD OF ADJUSTMENT

SECTION ~~108~~ 107
HEARING EXAMINER

SECTION ~~109~~ 108
HEARINGS, APPEALS AND AMENDMENTS

SECTION ~~110~~ 109
VIOLATIONS

SECTION ~~111~~ 110
PERMITS AND APPROVALS

SECTION ~~102~~ 111
FEES

Committee Reason: The committee agreed that separating scoping and application provisions from administrative provisions within Chapter 1 of the IZC was appropriate and allowed for jurisdictions to modify the administrative provisions as required by their local laws while easily retaining the scoping, application and intent provisions of the code. The modification allows for two separate parts versus two separate Chapters. This modification eliminates a massive chapter and section reference re-numbering requirement throughout the I-codes that would be a possible source of confusion and future errata.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Lawrence Brown, CBO, National Association of Home Builders, requests Approval as Modified by this public comment for Part I.

Replace proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF BUILDING SAFETY

SECTION 104
DUTIES AND POWERS OF BUILDING OFFICIAL

SECTION 105
PERMITS

SECTION 106
CONSTRUCTION DOCUMENTS

SECTION 107
TEMPORARY STRUCTURES AND USES

SECTION 108
FEES

SECTION 109
INSPECTIONS

SECTION 110
CERTIFICATE OF OCCUPANCY

SECTION 111
SERVICE UTILITIES

SECTION 112
BOARD OF APPEALS

SECTION 113
VIOLATIONS

SECTION 114
STOP WORK ORDER

SECTION 115
UNSAFE STRUCTURES AND EQUIPMENT

Commenter's Reason: This modification will provide correlation with the modifications accepted by the eleven Code Committees on Parts 2 through 12 of this Proposal. As I was testifying at the other hearing track I was not able to present this modification the IBC-General Code Committee.

Final Action: AS AM AMPC _____ D

G223-06/07
506.2.1, 506.3, 507.3, 1013.1, 3104.3

Proposed Change as Submitted:

Proponent: Philip Brazil, PE, Reid Middleton, Inc., representing himself

Revise as follows:

506.2.1 Width limits. The value of *"W"* ~~must~~ shall be at least 20 feet (6096 mm). Where the value of *W* varies along the perimeter of the building, the calculation performed in accordance with Equation 5-2 shall be based on the weighted average of each portion of exterior wall and open space where the value of *W* is greater than or equal to 20 feet (6096 mm). Where the value of *W* exceeds 30 feet (9144 mm), a value of 30 feet (9144 mm) shall be used in calculating the weighted average, regardless of the actual width of the open space.

Exception: The ~~quantity~~ value of *W* divided by 30 shall be permitted to be a maximum of 2 when the building meets all requirements of Section 507 except for compliance with the 60-foot (18 288 mm) public way or yard requirement, as applicable.

506.3 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the area limitation in Table 503 is permitted to be increased by an additional 200 percent ($I_s = 2$) for buildings with more than one story above grade plane and an additional 300 percent ($I_s = 3$) for buildings with no more than one story above grade plane. These increases are permitted in addition to the height and story increases in accordance with Section 504.2.

Exception: The area limitation increases shall not be permitted for the following conditions:

1. The automatic sprinkler system increase shall not apply to buildings with an occupancy in ~~Use~~ Group H-1.
2. The automatic sprinkler system increase shall not apply to the ~~floor~~ building area of an occupancy in ~~Use~~ Group H-2 or H-3. For ~~mixed-use~~ buildings containing such occupancies, the allowable area shall be ~~calculated~~ determined in accordance with Section 508.3.3.2, with the sprinkler system increase applicable only to the portions of the building not classified as ~~Use~~ Group H-2 or H-3.
3. Fire-resistance rating substitution in accordance with Table 601, Note e.

3. Revise as follows:

507.3 Sprinklered, one story. The area of a one-story, Group B, F, M or S building, or a one-story Group A-4 building, of other than Type V construction, shall not be limited when 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 Type 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 507.2 and 903.3.1.1 and NFPA 230.
2. The automatic sprinkler system shall not be required in areas occupied for 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.

3. Group A-1 and A-2 occupancies of other than Type V construction shall be permitted, provided:
   3.1. All assembly occupancies are separated from other spaces as required for separated ~~uses~~ occupancies in Section 508.3.3.4 with no reduction allowed in the fire-resistance rating of the separation based upon the installation of an automatic sprinkler system;
   3.2. Each Group A occupancy shall not exceed the maximum allowable area permitted in Section 503.1; and
   3.3. All required exits shall discharge directly to the exterior.

4. Revise as follows:

1013.1 Where required. Guards shall be located along open-sided walking surfaces, mezzanines, ~~industrial~~ equipment platforms, stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below. Guards shall be adequate in strength and attachment in accordance with Section 1607.7. Where glass is used to provide a guard or as a portion of the guard system, the guard shall also comply with Section 2407. Guards shall also be located along glazed sides of stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below where the glazing provided does not meet the strength and attachment requirements in Section 1607.7.

Exception: Guards are not required for the following locations:

1. On the loading side of loading docks or piers.
2. On the audience side of stages and raised platforms, including steps leading up to the stage and raised platforms.
3. On raised stage and platform floor areas, such as runways, ramps and side stages used for entertainment or presentations.
4. At vertical openings in the performance area of stages and platforms.
5. At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.
6. Along vehicle service pits not accessible to the public.
7. In assembly seating where guards in accordance with Section 1025.14 are permitted and provided.

5. Revise as follows:

3104.3 Construction. The pedestrian walkway shall be of noncombustible construction.

Exceptions:

1. Combustible construction shall be permitted where connected buildings are of combustible construction.
2. Fire-retardant-treated wood, in accordance with Table 601, Note ~~c~~ d, shall be permitted for the roof construction of the pedestrian walkway where connected buildings are ~~a minimum of~~ Type I or II construction.

Reason: 1. Internal consistency with revisions approved by code change proposal G113-04/05(AM).
2. Consistency with revisions approved by code change proposal G14-04/05(AMPC1) plus editorial suggestions.
3. Consistency with revisions approved by code change proposal G14-04/05(AMPC1).
4. Consistency with the other deletions approved by code change proposal G88-04/05(AS).
5. First change is for consistency with revisions approved by code change proposal G158-04/05(AMPC1). Second change is because the phrase is superfluous.

Cost Impact: The code change proposal will not increase the cost of construction.

Committee Action: **Disapproved**

Committee Reason: Based upon proponents request. See committee reason for G10-06/07

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Philip Brazil, PE, Reid Middleton, Inc., representing himself requests Approval as Modified by this public comment.

Replace proposal with the following:

506.2.1 Width limits. The value of *"W"* ~~must~~ shall be at least 20 feet (6096 mm). Where the value of *W* varies along the perimeter of the building, the calculation performed in accordance with Equation 5-2 shall be based on the weighted average of each portion of exterior wall and open space where the value of *W* is greater than or equal to 20 feet (6096 mm). Where the value of *W* exceeds 30 feet (9144 mm), a value of 30 feet (9144 mm) shall be used in calculating the weighted average, regardless of the actual width of the open space.

Exception: The ~~quantity~~ value of *W* divided by 30 shall be permitted to be a maximum of 2 when the building meets all requirements of Section 507 except for compliance with the 60-foot (18 288 mm) public way or yard requirement, as applicable.

506.3 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the area limitation in Table 503 is permitted to be increased by an additional 200 percent (*Is* = 2) for buildings with more than one story above grade plane and an additional 300 percent (*Is* = 3) for buildings with no more than one story above grade plane. These increases are permitted in addition to the height and story increases in accordance with Section 504.2.

Exception: The area limitation increases shall not be permitted for the following conditions:

1. The automatic sprinkler system increase shall not apply to buildings with an occupancy in ~~Use~~ Group H-1.
2. The automatic sprinkler system increase shall not apply to the ~~floor~~ building area of an occupancy in ~~Use~~ Group H-2 or H-3. For ~~mixed use~~ buildings containing such occupancies, the allowable area shall be ~~calculated~~ determined in accordance with Section 508.3.3.2, with the sprinkler system increase applicable only to the portions of the building not classified as ~~Use~~ Group H-2 or H-3.
3. Fire-resistance rating substitution in accordance with Table 601, Note e.

507.3 Sprinklered, one story. The area of a one-story, Group B, F, M or S building, or a one-story Group A-4 building, of other than Type V construction, shall not be limited when 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 Type 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 507.2 and 903.3.1.1 and NFPA 230.
2. The automatic sprinkler system shall not be required in areas occupied for 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.
3. Group A-1 and A-2 occupancies of other than Type V construction shall be permitted, provided:
   3.1. All assembly occupancies are separated from other spaces as required for separated ~~uses~~ occupancies in Section 508.3.3.4 with no reduction allowed in the fire-resistance rating of the separation based upon the installation of an automatic sprinkler system;
   3.2. Each Group A occupancy shall not exceed the maximum allowable area permitted in Section 503.1; and
   3.3. All required exits shall discharge directly to the exterior.

1013.1 Where required. Guards shall be located along open-sided walking surfaces, mezzanines, ~~industrial~~ equipment platforms, stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below. Guards shall be adequate in strength and attachment in accordance with Section 1607.7. Where glass is used to provide a guard or as a portion of the guard system, the guard shall also comply with Section 2407. Guards shall also be located along glazed sides of stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below where the glazing provided does not meet the strength and attachment requirements in Section 1607.7.

Exception: Guards are not required for the following locations:

1. On the loading side of loading docks or piers.
2. On the audience side of stages and raised platforms, including steps leading up to the stage and raised platforms.
3. On raised stage and platform floor areas, such as runways, ramps and side stages used for entertainment or presentations.
4. At vertical openings in the performance area of stages and platforms.
5. At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.
6. Along vehicle service pits not accessible to the public.
7. In assembly seating where guards in accordance with Section 1025.14 are permitted and provided.

Commenter's Reason: At the 2006/2007 ICC code development hearings in Orlando, I agreed to ask for disapproval in conjunction with the initiative by several organizations to pursue resolution to the ongoing differences over the IBC provisions for allowable building heights and building areas, specifically through the efforts of the ICC Code Technology Committee. At the time of the deadline to submit public comments for consideration at the final action hearings in Rochester, that effort was ongoing. Consequently, I am asking for approval as submitted, except for Item #5, based on the original reason statement.

I am requesting the membership disregard Item #5 because my understanding at the time of the deadline for submittal of public comments was that Section 3104.3, Exception 2, will be corrected by ICC errata.

Staff note: Please note that the errata to Section 3104.3 which will be corrected in the 3rd printing of the 2006 IBC is as follows:

3104.3 Construction. The pedestrian walkway shall be of noncombustible construction.

Exceptions:

1. Combustible construction shall be permitted where connected buildings are of combustible construction.
2. Fire-retardant-treated wood, in accordance with ~~Table 601, Note c~~ Section 603.1, Item 1.3, shall be permitted for the roof construction of the pedestrian walkway where connected buildings are a minimum of Type I or II construction.

Final Action: AS AM AMPC _____ D