

2006/2007 PROPOSED CHANGES TO THE INTERNATIONAL BUILDING CODE — GENERAL

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TENTATIVE ORDER OF DISCUSSION

2006-2007 PROPOSED CHANGES TO THE INTERNATIONAL BUILDING CODE

GENERAL

The following is the tentative order in which the proposed changes to the code will be discussed at the public hearings. Proposed changes which impact the same subject have been grouped to permit consideration in consecutive changes. Code changes to the ICC Electrical Code (EL) are heard by the IBC General Committee.

Proposed change numbers that are indented are those which are being heard out of numerical order. Indentation **does not** necessarily indicate that one change is related to another. Proposed changes may be grouped for purposes of discussion at the hearing at the discretion of the chair. Note that some "IBC-G" code change proposals are not included on this list, as they are being heard by other committees. Please consult the Cross Index of Proposed Changes.

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101.4 (New), IEBC 101.6 (New), ICCEC 101.4 (New), IECC 101.6 (New), IFC 101.6 (New), IFGC 101.6 (New), IMC 101.5 (New), IPC 101.5 (New), IPMC 101.5 (New), IPSDC 101.6 (New), IRC 101.4 (New), IWUIC 101.6 (New), IZC 101.4 (New)

Proponent: Lawrence Brown, CBO, National Association of Home Builders (NAHB)

THIS PROPOSAL IS ON THE AGENDA OF THE IBC GENERAL, IEBC, IECC, IFC, IFGC, IMC, IPC, IPMC/IZC, AND IRC BUILDING/ENERGY CODE DEVELOPMENT COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.

PART I – IBC

Add new text as follows:

101.4 Enacted laws. This Code shall not be interpreted or construed as serving to supersede or amend the provisions of any lawfully enacted federal, state, or local land use law, to include, but not be limited to, statutes, ordinances and resolutions pertaining to zoning, subdivision, development, environmental controls, or planning agreements adopted or entered into by governmental entities.

(Renumber subsequent sections)

PART II – IEBC

Add new text as follows:

101.6 Enacted laws. This Code shall not be interpreted or construed as serving to supersede or amend the provisions of any lawfully enacted federal, state, or local land use law, to include, but not be limited to, statutes, ordinances and resolutions pertaining to zoning, subdivision, development, environmental controls, or planning agreements adopted or entered into by governmental entities.

(Renumber subsequent sections)

PART III – ICCEC

Add new text as follows:

101.4 Enacted laws. This Code shall not be interpreted or construed as serving to supersede or amend the provisions of any lawfully enacted federal, state, or local land use law, to include, but not be limited to, statutes, ordinances and resolutions pertaining to zoning, subdivision, development, environmental controls, or planning agreements adopted or entered into by governmental entities.

PART IV – IECC

Add new text as follows:

101.6 Enacted laws. This Code shall not be interpreted or construed as serving to supersede or amend the provisions of any lawfully enacted federal, state, or local land use law, to include, but not be limited to, statutes, ordinances and resolutions pertaining to zoning, subdivision, development, environmental controls, or planning agreements adopted or entered into by governmental entities.

PART V – IFC

Add new text as follows:

101.6 Enacted laws. This Code shall not be interpreted or construed as serving to supersede or amend the provisions of any lawfully enacted federal, state, or local land use law, to include, but not be limited to, statutes, ordinances and resolutions pertaining to zoning, subdivision, development, environmental controls, or planning agreements adopted or entered into by governmental entities.

PART VI – IFGC

101.6 Enacted laws. This Code shall not be interpreted or construed as serving to supersede or amend the provisions of any lawfully enacted federal, state, or local land use law, to include, but not be limited to, statutes, ordinances and resolutions pertaining to zoning, subdivision, development, environmental controls, or planning agreements adopted or entered into by governmental entities.

PART VII – IMC

101.5 Enacted laws. This Code shall not be interpreted or construed as serving to supersede or amend the provisions of any lawfully enacted federal, state, or local land use law, to include, but not be limited to, statutes, ordinances and resolutions pertaining to zoning, subdivision, development, environmental controls, or planning agreements adopted or entered into by governmental entities.

PART VIII – IPC

101.5 Enacted laws. This Code shall not be interpreted or construed as serving to supersede or amend the provisions of any lawfully enacted federal, state, or local land use law, to include, but not be limited to, statutes, ordinances and resolutions pertaining to zoning, subdivision, development, environmental controls, or planning agreements adopted or entered into by governmental entities.

PART IX – IPMC

101.5 Enacted laws. This Code shall not be interpreted or construed as serving to supersede or amend the provisions of any lawfully enacted federal, state, or local land use law, to include, but not be limited to, statutes, ordinances and resolutions pertaining to zoning, subdivision, development, environmental controls, or planning agreements adopted or entered into by governmental entities.

PART X – IPSDC

101.6 Enacted laws. This Code shall not be interpreted or construed as serving to supersede or amend the provisions of any lawfully enacted federal, state, or local land use law, to include, but not be limited to, statutes, ordinances and resolutions pertaining to zoning, subdivision, development, environmental controls, or planning agreements adopted or entered into by governmental entities.

(Renumber subsequent sections)

PART XI – IRC

101.4 Enacted laws. This Code shall not be interpreted or construed as serving to supersede or amend the provisions of any lawfully enacted federal, state, or local land use law, to include, but not be limited to, statutes, ordinances and resolutions pertaining to zoning, subdivision, development, environmental controls, or planning agreements adopted or entered into by governmental entities.

PART XII – IWUIC

101.6 Enacted laws. This Code shall not be interpreted or construed as serving to supersede or amend the provisions of any lawfully enacted federal, state, or local land use law, to include, but not be limited to, statutes, ordinances and resolutions pertaining to zoning, subdivision, development, environmental controls, or planning agreements adopted or entered into by governmental entities.

(Renumber subsequent sections)

PART XIII – IZC

101.4 Enacted laws. This Code shall not be interpreted or construed as serving to supersede or amend the provisions of any lawfully enacted federal, state, or local land use law, to include, but not be limited to, statutes, ordinances and resolutions pertaining to zoning, subdivision, development, environmental controls, or planning agreements adopted or entered into by governmental entities.

Reason: The text provides guidance in the application of this code as it relates to enacted laws that take precedence over the provisions of this code.

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

PART I – IBC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

PART II – IEBC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

PART III – ICCEC

Public Hearing: Committee: AS AM D
Assembly: ASF AMF DF

PART IV - IECC

Public Hearing: Committee: AS AM D
Assembly: ASF AMF DF

PART V – IFC

Public Hearing: Committee: AS AM D
Assembly: ASF AMF DF

PART VI – IFGC

Public Hearing: Committee: AS AM D
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PART VII – IMC

Public Hearing: Committee: AS AM D
Assembly: ASF AMF DF

PART VIII – IPC

Public Hearing: Committee: AS AM D
Assembly: ASF AMF DF

PART IX – IPMC

Public Hearing: Committee: AS AM D
Assembly: ASF AMF DF

PART X – IPSDC

Public Hearing: Committee: AS AM D
Assembly: ASF AMF DF

PART XI – IRC

Public Hearing: Committee: AS AM D
Assembly: ASF AMF DF

PART XII – IWUIC

Public Hearing: Committee: AS AM D
Assembly: ASF AMF DF

PART XIII – IZC

Public Hearing: Committee: AS AM D
Assembly: ASF AMF DF

G2–06/07

101.4.1, 603.1.3, 1205.4.1, 1405.10.1; IFC 904.3.1 (IBC [F]904.3.1), IFC 907.6 (IBC [F] 907.6), IFC 909.11 (IBC [F] 909.11), IFC 909.12.1 (IBC [F] 909.12.1), IFC 909.16.3 (IBC [F] 909.16.3), IFC 1803.7.1(IBC [F]415.9.2.8.1), IFC 2704.7 (IBC [F]414.5.1), ICC-EC [F] 1202.8 (IBC [F] K1202.8)

Proponent: Vince Baclawski, National Electrical Manufacturers Association (NEMA)

THIS PROPOSAL IS ON THE AGENDA OF THE IBC GENERAL AND IFC CODE DEVELOPMENT COMMITTEES. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES

PART I – IBC General

Revise as follows:

101.4.1 Electrical. The provisions of the ICC *Electrical Code* or NFPA 70 shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

603.1.3 Electrical. The use of electrical wiring methods with combustible insulation, tubing, raceways and related components shall be permitted when installed in accordance with the limitations of the ICC *Electrical Code* or NFPA 70.

1205.4.1 Controls. The control for activation of the required stairway lighting shall be in accordance with the ICC *Electrical Code* or NFPA 70.

1405.10.4 Grounding. Grounding of metal veneers on buildings shall comply with the requirements of Chapter 27 of this code or the ICC *Electrical Code-Administrative Provisions* or NFPA 70.

PART II – IFC

Revise as follows:

904.3.1 Electrical wiring. Electrical wiring shall be in accordance with the ICC *Electrical Code* or NFPA 70.

907.6 Wiring. Wiring shall comply with the requirements of this code or the ICC *Electrical Code* or NFPA 70 and NFPA 72. Wireless protection systems utilizing radiofrequency-transmitting devices shall comply with the special requirements for supervision of low-power wireless systems in NFPA 72.

909.11 Power systems. The smoke control system shall be supplied with two sources of power. Primary power shall be from the normal building power system. Secondary power shall be from an approved standby source complying with the ICC *Electrical Code* or NFPA 70. The standby power source and its transfer switches shall be in a separate room from the normal power transformers and switch gear and shall be enclosed in a room constructed of not less than 1-hour fire barriers ventilated directly to and from the exterior. Power distribution from the two sources shall be by independent routes. Transfer to full standby power shall be automatic and within 60 seconds of failure of the primary power. The systems shall comply with this code or the ICC *Electrical Code* or NFPA 70.

909.12.1 Wiring. In addition to meeting requirements of this code or the ICC *Electrical Code* or NFPA 70, all wiring, regardless of voltage, shall be fully enclosed within continuous raceways.

909.16.3 Control action and priorities. The fire-fighter's control panel actions shall be as follows:

1. ON-OFF and OPEN-CLOSE control actions shall have the highest priority of any control point within the building. Once issued from the fire-fighter's control panel, no automatic or manual control from any other control point within the building shall contradict the control action. Where automatic means are provided to interrupt normal, nonemergency equipment operation or produce a specific result to safeguard the building or equipment (i.e., duct freezestats, duct smoke detectors, high-temperature cutouts, temperature-actuated linkage and similar devices), such means shall be capable of being overridden by the fire-fighter's control panel. The last control action as indicated by each fire-fighter's control panel switch position shall prevail. In no case shall control actions require the smoke control system to assume more than one configuration at any one time.

Exception: Power disconnects required by the ICC *Electrical Code* or NFPA 70.

2. Only the AUTO position of each three-position fire-fighter's control panel switch shall allow automatic or manual control action from other control points within the building. The AUTO position shall be the NORMAL, nonemergency, building control position. Where a fire-fighter's control panel is in the AUTO position, the actual status of the device (on, off, open, closed) shall continue to be indicated by the status indicator described above. When directed by an automatic signal to assume an emergency condition, the NORMAL position shall become the emergency condition for that device or group of devices within the zone. In no case shall control actions require the smoke control system to assume more than one configuration at any one time.

IFC 1803.7.1 (IBC [F] 415.8.2.8.1) Fabrication areas. Electrical wiring and equipment in fabrication areas shall comply with the ICC *Electrical Code* or NFPA 70.

IFC 2704.7 (IBC [F] 414.5.4) Standby or emergency power. Where mechanical ventilation, treatment systems, temperature control, alarm, detection or other electrically operated systems are required, such systems shall be provided with an emergency or standby power system in accordance with the ICC *Electrical Code* or NFPA 70 and Section 604.

Exceptions:

1. Storage areas for Class 1 and 2 oxidizers.
2. Storage areas for Class III, IV and V organic peroxides.
3. For storage areas for highly toxic or toxic materials, see Section 3704.2.2.8 and 3704.3.2.6.
4. Standby power for mechanical ventilation, treatment systems and temperature control systems shall not be required where an approved fail-safe engineered system is installed.

ICC-EC [F] 1202.8 (IBC [F] K1202.8) Emergency and standby power. Emergency and standby power systems required by the *International Building Code* or *International Fire Code* shall be installed in accordance with the *International Building Code*, the *International Fire Code*, NFPA 70, NFPA 110, NFPA 111 and this code.

Reason: Part I - Without this change, there is no direct path to include the provisions of the National Electrical Code to be included as part of the requirements of the IBC as there is for the other referenced codes in Sections 101.4.2 through 101.4.7.

Part II - The National Electrical Code has specific provisions covering disconnects, lighting and switches, legally required emergency and standby power, alarm systems, grounding and bonding requirements and wiring methods. Without this change, the codes are not complete in regard to electrical installations as intended in the reason statement of the proponent.

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

PART I – IBC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

PART II – IFC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

G3–06/07

102.4; IEBC 102.4; IECC 107.2; IFC 102.6; IMC 102.8; IPC 102.8; IPMC 102.7; IPSDC 102.8; IRC 102.4

Proponent: Dave Cantrell, Seattle-King County Public Health, representing the Washington Association of Building Officials (WABO)

THIS PROPOSAL IS ON THE AGENDA OF THE IBC GENERAL, IEBC, IECC, IFC, IMC, IPC, IPMC, AND THE IRC CODE DEVELOPMENT COMMITTEES. SEE THE TENTATIVE HEARING ORDERS FOR THESE COMMITTEES.

PART I – IBC

Revise as follows:

102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or material, the conditions of the listing and the manufacturer’s installation instructions shall apply.

PART II - IEBC

102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment, material, plumbing fixture or appliance, the conditions of the listing and the manufacturer’s installation instructions shall apply

PART III - IECC

107.2 Conflicting requirements. Where the provisions of this code and the referenced standards conflict, the provisions of this code shall take precedence.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment, material, the conditions of the listing and the manufacturer's installation instructions shall apply

PART IV – IFC

Revise as follows:

102.6 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 45 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or material, the conditions of the listing and the manufacturer's installation instructions shall apply.

PART V – IMC

Revise as follows:

102.8 Referenced codes and standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and the manufacturer's installation instructions shall apply.

PART VI – IPC

See Code Change P2-06/07

PART VII – IPMC

Revise as follows:

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment, material, plumbing fixture or appliance, the conditions of the listing and the manufacturer's installation instructions shall apply

PART VIII - IPSDC

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 14 and considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment, material, plumbing fixture or appliance, the conditions of the listing and the manufacturer's installation instructions shall apply

PART IX – IRC

Revise as follows:

R102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment, material, plumbing fixture or appliance, the conditions of the listing and manufacturer's instructions shall apply.

Reason: To clarify the Code. To create consistency with the similar provision found in the IFGC and the IRC. The commentary of the IFGC regarding this exception states, "It is the intent of the code to be in harmony with the referenced standards. The exception recognizes the extremely unlikely but possible occurrence of the code requiring or allowing something less restrictive or stringent than the product listing or manufacturer's instructions." The overall intent of this section as revised is for the highest level of safety to prevail.

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

PART I – IBC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

PART II – IEBC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

PART III – IECC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

PART IV – IFC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

PART V – IMC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

PART VI – IPC

See Code Change P2-06/07

PART VII – IPMC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

PART VIII – IPSDC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

PART IX – IRC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

G4–06/07

112.1, 1612.3, 3109.4.1.8, 3202.1.2, 3202.3.4, 3202.4, 3303.6, 3306.2 (IEBC [B] 1401.6.1), 3308.1(IEBC [B] 1403.1), 3409.9 (IEBC [B] 308.9), G102.2

Proponent: Philip Brazil, P.E., Reid Middleton, Inc., representing the Washington Association of Building Officials

Revise as follows:

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing body authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing body authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for [INSERT NAME OF JURISDICTION]," dated [INSERT DATE OF ISSUANCE], as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

3109.4.1.8 Dwelling wall as a barrier. Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

1. Doors with direct access to the pool through that wall shall be equipped with an alarm that produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall activate within 7 seconds and sound continuously for a minimum of 30 seconds after the door and/or its screen, if present, are opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means, such as touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last for not more than 15 seconds. In dwellings not required to be Accessible, Type A or Type B units, the deactivation switch shall be located 54 inches (1372 mm) or more above the threshold of the door. In dwellings required to be Accessible, Type A or Type B units, the deactivation switch(es) shall be located at 54 inches (1372 mm) maximum and 48 inches minimum above the threshold of the door.
2. The pool shall be equipped with a power safety cover that complies with ASTM F 1346.
3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the administrative authority building official, shall be accepted so long as the degree of protection afforded is not less than the protection afforded by Section 3109.4.1.8, Item 1 or 2.

3202.1.2 Vaults and other enclosed spaces. The construction and utilization of vaults and other enclosed space below grade shall be subject to the terms and conditions of the applicable governing authority or legislative body having jurisdiction.

3202.3.4 Pedestrian walkways. The installation of a pedestrian walkway over a public right-of-way shall be subject to the approval of ~~local~~ the applicable governing authority having jurisdiction. The vertical clearance from the public right-of-way to the lowest part of a pedestrian walkway shall be 15 feet (4572 mm) minimum.

3202.4 Temporary encroachments. Where allowed by the ~~local~~ applicable governing authority having jurisdiction, vestibules and storm enclosures shall not be erected for a period of time exceeding 7 months in any one year and shall not encroach more than 3 feet (914 mm) nor more than one-fourth of the width of the sidewalk beyond the street lot line. Temporary entrance awnings shall be erected with a minimum clearance of 7 feet (2134 mm) to the lowest portion of the hood or awning where supported on removable steel or other approved noncombustible support.

3303.6 Utility connections. Service utility connections shall be discontinued and capped in accordance with the approved rules and the requirements of the applicable governing authority having jurisdiction.

3306.2 (IEBC 1401.6.1) Walkways. A walkway shall be provided for pedestrian travel in front of every construction and demolition site unless the applicable governing authority having jurisdiction authorizes the sidewalk to be fenced or closed. Walkways shall be of sufficient width to accommodate the pedestrian traffic, but in no case shall they be less than 4 feet (1219 mm) in width. Walkways shall be provided with a durable walking surface. Walkways shall be accessible in accordance with Chapter 11 and shall be designed to support all imposed loads and in no case shall the design live load be less than 150 pounds per square foot (psf) (7.2 kN/m²).

3308.1 (IEBC 1403.1) Storage and handling of materials. The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the applicable governing authority having jurisdiction and this chapter.

3409.9 (IEBC 308.9) Historic buildings. These provisions shall apply to buildings and facilities designated as historic structures that undergo alterations or a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, entrances or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the applicable governing authority having jurisdiction, the alternative requirements of Sections 3409.9.1 through 3409.9.4 for that element shall be permitted.

G102.2 Establishment of flood hazard areas. Flood hazard areas are established in Section 1612.3 of the *International Building Code*, adopted by the applicable governing body authority on [INSERT DATE].

Reason: The purpose of this proposal is to make more consistent references to the regulatory authorities responsible for enforcement of the IBC in their jurisdictions. Typically, the building official is responsible for day-to-day enforcement. The IBC refers to the building official consistently throughout the IBC except for the definition of "immediately dangerous to life and health," which refers to the code official, and Sections 903.6, 903.3.7 and 903.3.7.1 on hose threads and fire department connections, which refer to the "fire code official."

In many jurisdictions there is a committee or other body, typically appointed by the local elected officials, with the authority to oversee the performance of building officials in their duties and to perform other regulatory functions (i.e., board of appeals). The IBC makes frequent references to such a body but it does not do so in a consistent manner. The most prevalent term for this body currently in the IBC is "applicable governing authority." This proposal will make the references consistent.

Authority having jurisdiction. IRC (Def – permit, potable water, approved, code, labeled and listed, N1107.7) IPC (Def – approved, code, potable water, 302.2, 602.3.3, C101.1), IMC (Def approved, code, listed, approved), IFGC (Def – code, listed), IECC (101.2.2.4, Approved), ICCEC (Approved, Listed and listing), IPMC (106.3, 109.3, 302.4), IEBC (116.3, 1105.15, A505).

Governing Body. Ordinances, IRC (112.1, AG105.2 (Item 9.3)), IFC (106.2, 108.1, A101.2, A101.3.3), ICCEC (701.1, 1101.1), IPMC (110.4), IEBC (112.1,117.4).

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

Analysis. The IBC also includes these terms in the example of the Adoption Ordinance, the definition of 'permit' and Section 3303.4.

While some sections listed are typically the purview of other committees, for consistency, the General Committee will make the determination for this entire proposal.

Public Hearing: Committee: AS AM D
Assembly: ASF AMF DF

G5–06/07

305.1, 407.2.1, 407.2.3, 418.2, 706.3.6, 706.5, [F] Table 903.2.13, 3410.6.18 (IEBC[B] 1301.6.19), Table 3410.6.18 (IEBC[B] Table 1301.6.19), Table 3410.7, IEBC[B] Table 1301.7)

Proponent: Sarah Rice, CBO, Schirmer Engineering Corp.

Revise as follows:

305.1 Educational Group E. Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade. Religious educational rooms and religious auditoriums, which are ~~accessory~~ ancillary to places of religious worship in accordance with Section 508.3.1 and have occupant loads of less than 100, shall be classified as A-3 occupancies.

407.2.1 Spaces of unlimited area. Waiting areas and similar spaces constructed as required for corridors shall be permitted to be open to a corridor, only where all of the following criteria are met:

1. The spaces are not occupied for patient sleeping units, treatment rooms, hazardous or ~~incidental~~ ancillary use areas as defined in Section 508.2.
2. The open space is protected by an automatic fire detection system installed in accordance with Section 907.
3. The corridors onto which the spaces open, in the same smoke compartment, are protected by an automatic fire detection system installed in accordance with Section 907, or the smoke compartment in which the spaces are located is equipped throughout with quick-response sprinklers in accordance with Section 903.3.2.
4. The space is arranged so as not to obstruct access to the required exits.

407.2.3 Mental health treatment areas. Areas wherein mental health patients who are not capable of self-preservation are housed, or group meeting or multipurpose therapeutic spaces other than ~~incidental~~ ancillary use areas as defined in Section 508.2, under continuous supervision by facility staff, shall be permitted to be open to the corridor, where the following criteria are met:

1. Each area does not exceed 1,500 square feet (140m²).
2. The area is located to permit supervision by the facility staff.
3. The area is arranged so as not to obstruct any access to the required exits.
4. The area is equipped with an automatic fire detection system installed in accordance with Section 907.2.
5. Not more than one such space is permitted in any one smoke compartment.
6. The walls and ceilings of the space are constructed as required for corridors.

[F] 418.2 Location. Organic coating manufacturing operations and operations ~~incidental~~ ancillary to or connected therewith shall not be located in buildings having other occupancies.

706.3.6 Incidental Ancillary use areas. The fire barrier separating ~~incidental~~ ancillary use areas shall have a fire-resistance rating of not less than that indicated in Table 508.2.

706.5 Continuity. Fire barriers shall extend from the top of the floor/ceiling assembly below to the underside of the floor or roof slab or deck above and shall be securely attached thereto. Such fire barriers shall be continuous through concealed spaces, such as the space above a suspended ceiling. The supporting construction for fire barrier walls shall be protected to afford the required fire-resistance rating of the fire barrier supported, except for 1-hour fire-resistance-rated ~~incidental~~ ancillary use area separations as required by Table 508.2 in buildings of Type IIB, IIIB and VB construction. Hollow vertical spaces within a fire barrier shall be fireblocked in accordance with Section 717.2 at every floor level.

Exceptions:

1. The maximum required fire-resistance rating for assemblies supporting fire barriers separating tank storage as provided for in Section 415.6.2.1 shall be 2hours, but not less than required by Table 601 for the building construction type.
2. Shaft enclosures shall be permitted to terminate at a top enclosure complying with Section 707.12.

**[F] TABLE 903.2.13
ADDITIONAL REQUIRED SUPPRESSION SYSTEMS**

SECTION	SUBJECT
402.8	Covered malls
403.2, 403.3	High rise buildings
404.3	Atriums
405.3	Underground structures
407.5	Group I-2
410.6	Stages
411.4	Special amusement buildings
412.2.5, 412.2.6	Aircraft hangars
415.6.2.4	Group H-2
416.4	Flammable finishes
417.4	Drying rooms
507	Unlimited area buildings
508.2	Incidental Ancillary use areas
1025.6.2.3	Smoke-protected assembly seating
IFC	Sprinkler system requirements as set forth Section 903.2.13 of the <i>International Fire Code</i>

3410.6.18 (IEBC 1301.6.19) ~~Incidental~~ Ancillary use. Evaluate the protection of ~~incidental~~ ancillary use areas in accordance with Section 508.2. Do not include those where this code requires suppression throughout the building including covered mall buildings, high-rise buildings, public garages and unlimited area buildings. Assign the lowest score from Table 3410.6.18 for the building or fire area being evaluated. If there are no specific occupancy areas in the building or fire area being evaluated, the value shall be zero.

**TABLE 3410.6.18 (IEBC 1301.6.19)
~~INCIDENTAL~~ ANCILLARY USE AREA VALUES^a**

(No change to table text)

**TABLE 3410.7 (IEBC 1301.7)
SUMMARY SHEET — BUILDING CODE**

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
3410.6.16 Mixed Occupancies		* * * *	
3410.6.17 Automatic Sprinklers		÷ 2 =	
3410.6.18 Incidental Ancillary Use			

(Portions of table not shown do not change)

Reason: This proposal is a correlation to the one to Section 508 in which the terms “accessory” and “incidental” are being replaced by “ancillary.” It should be noted that the following sections currently contain the term “ancillary”: Sections 109.3.2, [F] 415.2, FABRICATION AREAS, and 1108.2.7.

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

Public Hearing: Committee: AS AM D
Assembly: ASF AMF DF

G6–06/07

402.6, 414.2.4, 603.1, 704.9, 708.4, 717.4.2, Table 803.5, 1206.2, 1206.3, 1405.4, 1406.2.2, 1406.3, Table 1505.1, 1808.2.5, 1915.5, 2606.12, 3306.7, Table 3410.6.11 (IEBC [B] Table 1301.6.11); IFC Table 803.3, IFC 907.2.4 (IBC [F] 907.2.4), IFC 907.2.8.1 (IBC [F] 907.2.8.1), 907.2.9 (IBC [F] 907.2.9)

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

THIS PROPOSAL IS ON THE AGENDA OF THE IBC GENERAL AND IFC CODE DEVELOPMENT COMMITTEES. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES

PART I – IBC

Revise as follows:

402.6 Types of construction. The area of any covered mall building, including anchor buildings, of Type I, II, III and IV construction, shall not be limited provided the covered mall building and attached anchor buildings and parking garages are surrounded on all sides by a permanent open space of not less than 60 feet (18 288 mm) and the anchor buildings do not exceed three stories ~~in height above grade plane~~. The allowable height and area of anchor buildings greater than three stores ~~in height above grade plane~~ shall comply with Section 503, as modified by Sections 504 and 506. The construction type of open parking garages and enclosed parking garages shall comply with Sections 406.3 and 406.4, respectively.

414.2.4 Fire-resistance-rating requirements. The required fire-resistance rating for fire barriers shall be in accordance with Table 414.2.2. The floor construction of the control area and the construction supporting the floor of the control area shall have a minimum 2-hour fire-resistance rating.

Exception: The floor construction of the control area and the construction supporting the floor of the control area is allowed to be 1-hour fire-resistance rated in buildings of Type IIA, IIIA and VA construction, provided that both of the following conditions exist:

1. The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, and
2. The building is three stories or less ~~in height above grade plane~~.

603.1 Allowable materials. Combustible materials shall be permitted in buildings of Type I or Type II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3:

1. Fire-retardant-treated wood shall be permitted in:
 - 1.1. Nonbearing partitions where the required fire-resistance rating is 2 hours or less.
 - 1.2. Nonbearing exterior walls where no fire rating is required.
 - 1.3. Roof construction, including girders, trusses, framing and decking.

Exception: In buildings of Type I construction exceeding two stories ~~in height above grade plane~~, fire-retardant-treated wood is not permitted in roof construction when the vertical distance from the upper floor to the roof is less than 20 feet (6096 mm).

(Items 2 through 22 of section to remain unchanged)

704.9 Vertical separation of openings. Openings in exterior walls in adjacent stories shall be separated vertically to protect against fire spread on the exterior of the buildings where the openings are within 5 feet (1524 mm) of each other horizontally and the opening in the lower story is not a protected opening with a fire protection rating of not less than $\frac{3}{4}$ hour. Such openings shall be separated vertically at least 3 feet (914 mm) by spandrel girders, exterior walls or other similar assemblies that have a fire-resistance rating of at least 1 hour or by flame barriers that extend horizontally at least 30 inches (762 mm) beyond the exterior wall. Flame barriers shall also have a fire-resistance rating of at least 1 hour. The unexposed surface temperature limitations specified in ASTM E 119 shall not apply to the flame barriers or vertical separation unless otherwise required by the provisions of this code.

Exceptions:

1. This section shall not apply to buildings that are three stories or less ~~in height above grade plane~~.
2. This section shall not apply to buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
3. Open parking garages.

708.4 Continuity. Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistance-rated floor/ceiling or roof/ceiling assembly above, and shall be securely attached thereto. If the partitions are not continuous to the sheathing, deck or slab, and where constructed of combustible construction, the space between the ceiling and the sheathing, deck or slab above shall be fireblocked or draftstopped in accordance with Sections 717.2 and 717.3 at the partition line. The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported, except for tenant and sleeping unit separation walls and corridor walls in buildings of Types IIB, IIIB and VB construction.

Exceptions:

1. The wall need not be extended into the crawl space below where the floor above the crawl space has a minimum 1-hour fire-resistance rating.
2. Where the room-side fire-resistance-rated membrane of the corridor is carried through to the underside of the floor or roof sheathing, deck or slab of a fire-resistance-rated floor or roof above, the ceiling of the corridor shall be permitted to be protected by the use of ceiling materials as required for a 1-hour fire-resistance-rated floor or roof system.
3. Where the corridor ceiling is constructed as required for the corridor walls, the walls shall be permitted to terminate at the upper membrane of such ceiling assembly.
4. The fire partition separating tenant spaces in a mall, complying with Section 402.7.2, are not required to extend beyond the underside of a ceiling that is not part of a fire-resistance-rated assembly. A wall is not required in attic or ceiling spaces above tenant separation walls.
5. Fireblocking or draftstopping is not required at the partition line in Group R-2 buildings that do not exceed four stories ~~in height~~ above grade plane, provided the attic space is subdivided by draftstopping into areas not exceeding 3,000 square feet (279 m²) or above every two dwelling units, whichever is smaller.
6. Fireblocking or draftstopping is not required at the partition line in buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1 or 903.3.1.2, provided that automatic sprinklers are installed in combustible floor/ceiling and roof/ceiling spaces.

717.4.2 Groups R-1 and R-2. Draftstopping shall be provided in attics, mansards, overhangs or other concealed roof spaces of Group R-2 buildings with three or more dwelling units and in all Group R-1 buildings. Draftstopping shall be installed above, and in line with, sleeping unit and dwelling unit separation walls that do not extend to the underside of the roof sheathing above.

Exceptions:

1. Where corridor walls provide a sleeping unit or dwelling unit separation, draftstopping shall only be required above one of the corridor walls.
2. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
3. In occupancies in Group R-2 that do not exceed four stories ~~in height~~ above grade plane, the attic space shall be subdivided by draftstops into areas not exceeding 3,000 square feet (279 m²) or above every two dwelling units, whichever is smaller.
4. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2, provided that automatic sprinklers are also installed in the combustible concealed spaces.

**TABLE 803.5
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY^k**

(No changes to table text)

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929m².

- a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.4.1.
- b. In exit enclosures of buildings less than three stories ~~in height~~ above grade plane of other than Group I-3, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted.
- c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
- d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
- e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.
- f. For places of religious worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be permitted.
- g. Class B material is required where the building exceeds two stories.
- h. Class C interior finish materials shall be permitted in administrative spaces.
- i. Class C interior finish materials shall be permitted in rooms with a capacity of four persons or less.
- j. Class B materials shall be permitted as wainscoting extending not more than 48 inches above the finished floor in corridors.

- k. Finish materials as provided for in other sections of this code.
- l. Applies when the exit enclosures, exit passageways, corridors or rooms and enclosed spaces are protected by a sprinkler system installed in accordance with Section

1206.2 Yards. Yards shall not be less than 3 feet (914 mm) in width for ~~one and two-story buildings~~ two stories or less above grade plane. For buildings more than two stories ~~in height~~ above grade plane, the minimum width of the yard shall be increased at the rate of 1 foot (305 mm) for each additional story. For buildings exceeding 14 stories ~~in height~~ above grade plane, the required width of the yard shall be computed on the basis of 14 stories above grade plane.

1206.3 Courts. Courts shall not be less than 3 feet (914 mm) in width. Courts having windows opening on opposite sides shall not be less than 6 feet (1829 mm) in width. Courts shall not be less than 10 feet (3048 mm) in length unless bounded on one end by a public way or yard. For buildings more than two stories ~~in height~~ above grade plane, the court shall be increased 1 foot (305 mm) in width and 2 feet (310 mm) in length for each additional story. For buildings exceeding 14 stories ~~in height~~ above grade plane, the required dimensions shall be computed on the basis of 14 stories above grade plane.

1405.4 Wood veneers. Wood veneers on exterior walls of buildings of Type I, II, III and IV construction shall be not less than 1 inch (25 mm) nominal thickness, 0.438-inch (11.1 mm) exterior hardboard siding or 0.375-inch (9.5 mm) exterior-type wood structural panels or particleboard and shall conform to the following:

1. The veneer shall not exceed three stories ~~in height, measured from~~ above the grade plane. Where fire-retardant-treated wood is used, the height shall not exceed four stories.
2. The veneer is attached to or furred from a noncombustible backing that is fire-resistance rated as required by other provisions of this code.
3. Where open or spaced wood veneers (without concealed spaces) are used, they shall not project more than 24 inches (610 mm) from the building wall.

1406.2.2 Architectural trim. In buildings of Type I, II, III and IV construction that do not exceed three stories above grade plane or 40 feet (12 192 mm) in height ~~above grade plane~~, exterior wall coverings shall be permitted to be constructed of wood where permitted by Section 1405.4 or other equivalent combustible material. Combustible exterior wall coverings, other than fire-retardant-treated wood complying with Section 2303.2 for exterior installation, shall not exceed 10 percent of an exterior wall surface area where the fire separation distance is 5 feet (1524 mm) or less. Architectural trim that exceeds 40 feet (12 192 mm) in height above grade plane shall be constructed of approved noncombustible materials and shall be secured to the wall with metal or other approved noncombustible brackets.

1406.3 Balconies and similar projections. Balconies and similar projections of combustible construction other than fire-retardant-treated wood shall be fire-resistance rated in accordance with Table 601 for floor construction or shall be of Type IV construction in accordance with Section 602.4. The aggregate length shall not exceed 50 percent of the building's perimeter on each floor.

Exceptions:

1. On buildings of Type I and II construction, three stories or less ~~in height~~ above grade plane, fire-retardant-treated wood shall be permitted for balconies, porches, decks and exterior stairways not used as required exits.
2. Untreated wood is permitted for pickets and rails or similar guardrail devices that are limited to 42 inches (1067 mm) in height.
3. Balconies and similar projections on buildings of Type III, IV and V construction shall be permitted to be of Type V construction, and shall not be required to have a fire-resistance rating where sprinkler protection is extended to these areas.
4. Where sprinkler protection is extended to the balcony areas, the aggregate length of the balcony on each floor shall not be limited.

TABLE 1505.1 ^{a, b}

MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	C ^c	B	C ^c	B	B	C ^c

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929m².

- a. Unless otherwise required in accordance with the *International Wildland-Urban Interface Code* or due to the location of the building within a fire district in accordance with Appendix D.
- b. Nonclassified roof coverings shall be permitted on buildings of Group R-3 and Group U occupancies, where there is a minimum fire-separation distance of 6 feet measured from the leading edge of the roof.
- c. Buildings that are not more than two stories ~~in height~~ above grade plane and having not more than 6,000 square feet of projected roof area and where there is a minimum 10-foot fire-separation distance from the leading edge of the roof to a lot line on all sides of the building, except for street fronts or public ways, shall be permitted to have roofs of No. 1 cedar or redwood shakes and No. 1 shingles.

1808.2.5 Stability. Piers or piles shall be braced to provide lateral stability in all directions. Three or more piles connected by a rigid cap shall be considered braced, provided that the piles are located in radial directions from the centroid of the group not less than 60 degrees (1 rad) apart. A two-pile group in a rigid cap shall be considered to be braced along the axis connecting the two piles. Methods used to brace piers or piles shall be subject to the approval of the building official.

Piles supporting walls shall be driven alternately in lines spaced at least 1 foot (305 mm) apart and located symmetrically under the center of gravity of the wall load carried, unless effective measures are taken to provide for eccentricity and lateral forces, or the wall piles are adequately braced to provide for lateral stability. A single row of piles without lateral bracing is permitted for one- and two-family dwellings and lightweight construction not exceeding two stories above grade plane or 35 feet (10 668 mm) in height, provided the centers of the piles are located within the width of the foundation wall.

1915.5 Fire-resistance-rating protection. Pipe columns shall be of such size or so protected as to develop the required fire-resistance ratings specified in Table 601. Where an outer steel shell is used to enclose the fire-protective covering, the shell shall not be included in the calculations for strength of the column section. The minimum diameter of pipe columns shall be 4 inches (102 mm) except that in structures of Type V construction not exceeding three stories above grade plane or 40 feet (12 192 mm) in height, pipe columns used in the basement and as secondary steel members shall have a minimum diameter of 3 inches (76 mm).

2606.12 Solar collectors. Light-transmitting plastic covers on solar collectors having noncombustible sides and bottoms shall be permitted on buildings not over three stories ~~in height~~ above grade plane or 9,000 square feet (836.1 m²) in total floor area, provided the light-transmitting plastic cover does not exceed 33.33 percent of the roof area for CC1 materials or 25 percent of the roof area for CC2 materials.

Exception: Light-transmitting plastic covers having a thickness of 0.010 inch (0.3 mm) or less or shall be permitted to be of any plastic material provided the area of the solar collectors does not exceed 33.33 percent of the roof area.

3306.7 Covered walkways. Covered walkways shall have a minimum clear height of 8 feet (2438 mm) as measured from the floor surface to the canopy overhead. Adequate lighting shall be provided at all times. Covered walkways shall be designed to support all imposed loads. In no case shall the design live load be less than 150 psf (7.2 kN/m²) for the entire structure.

Exception: Roofs and supporting structures of covered walkways for new, light-frame construction not exceeding two stories ~~in height~~ above grade plane are permitted to be designed for a live load of 75 psf (3.6kN/m²) or the loads imposed on them, whichever is greater. In lieu of such designs, the roof and supporting structure of a covered walkway are permitted to be constructed as follows:

1. Footings shall be continuous 2-inch by 6-inch (51mm by 152 mm) members.
2. Posts not less than 4 inches by 6 inches (102 mm by 152 mm) shall be provided on both sides of the roof and spaced not more than 12 feet (3658 mm) o.c.
3. Stringers not less than 4 inches by 12 inches (102 mm by 305 mm) shall be placed on edge upon the posts.
4. Joists resting on the stringers shall be at least 2 inches by 8 inches (51 mm by 203 mm) and shall be spaced not more than 2 feet (610 mm) o.c.
5. The deck shall be planks at least 2 inches (51 mm) thick or wood structural panels with an exterior exposure durability classification at least ²³/₃₂ inch (18.3 mm) thick nailed to the joists.
6. Each post shall be knee braced to joists and stringers by 2-inch by 4-inch (51 mm by 102 mm) minimum members 4 feet (1219 mm) long.
7. A 2-inch by 4-inch (51 mm by 102 mm) minimum curb shall be set on edge along the outside edge of the deck.

**TABLE 3410.6.11 (IEBC [B] Table 1301.6.11)
MEANS OF EGRESS VALUES
(No changes to table text)**

a. The values indicated are for buildings six stories or less in height. For buildings over six stories ~~in height~~ above grade plane, add an additional -10 points.

PART II – IFC

Revise as follows:

**TABLE 803.3
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY^k**

(No changes to table text)

- a. Class C interior finish materials shall be allowed for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.4 of the *International Building Code*.
- b. In exit enclosures of buildings less than three stories ~~in height above grade plane~~ of other than Group I-3, Class B interior finish for nonsprinklered buildings and Class C for sprinklered buildings shall be permitted.
- c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered as enclosing spaces and the rooms or spaces on both sides shall be considered as one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
- d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
- e. Class C interior finish materials shall be allowed in Group A occupancies with an occupant load of 300 persons or less.
- f. In places of religious worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be allowed.
- g. Class B material is required where the building exceeds two stories.
- h. Class C interior finish materials shall be allowed in administrative spaces.
- i. Class C interior finish materials shall be allowed in rooms with a capacity of four persons or less.
- j. Class B materials shall be allowed as wainscoting extending not more than 48 inches above the finished floor in corridors.
- k. Finish materials as provided for in other sections of this code.
- l. Applies when the vertical exits, exit passageways, corridors or rooms and spaces are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

907.2.4 Group F. A manual fire alarm system shall be installed in Group F occupancies that are two or more stories ~~in height above grade plane~~ and have an occupant load of 500 or more above or below the lowest level of exit discharge.

Exception: Manual fire alarm boxes are not required when the building is equipped throughout with an automatic sprinkler system and the notification appliances will activate upon sprinkler water flow.

907.2.8.1 Manual fire alarm system. A manual fire alarm system shall be installed in Group R-1 occupancies.

Exceptions:

- 1. A manual fire alarm system is not required in buildings not more than two stories ~~in height above grade plane~~ where all individual sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by at least 1-hour fire partitions and each individual sleeping unit has an exit directly to a public way, exit court or yard.
- 2. Manual fire alarm boxes are not required throughout the building when the following conditions are met:
 - 2.1. The building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2;
 - 2.2. The notification appliances will activate upon sprinkler water flow; and
 - 2.3. At least one manual fire alarm box is installed at an approved location.

907.2.9 Group R-2. A manual fire alarm system shall be installed in Group R-2 occupancies where:

- 1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge;
- 2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit; or
- 3. The building contains more than 16 dwelling units or sleeping units.

Exceptions:

- 1. A fire alarm system is not required in buildings not more than two stories ~~in height above grade plane~~ where all dwelling units or sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by at least 1-hour fire partitions and each dwelling unit or sleeping unit has an exit directly to a public way, exit court or yard.
- 2. Manual fire alarm boxes are not required throughout the building when the following conditions are met:
 - 2.1. The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or Section 903.3.1.2; and
 - 2.2. The notification appliances will activate upon sprinkler flow.
- 3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or

903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1023.6, Exception 4.

Reason: All of the code sections in this proposal have one thing in common. They specify requirements for a building based on its number of stories. A story is defined in Sections 202 and 502.1 as "that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above," which includes portions of a building below grade plane (i.e., basements). Consequently, the number of stories specified in of these code sections would be determined beginning at the bottommost level in the building, which could be several levels (stories) below grade plane. The proposal will establish that the determination begins at the first story above grade plane, which is the probable intent in each case.

This proposal does not include each code section in the IBC that specifies requirements for a building based on its number of stories. There are cases where the determination of the number of stories in a building beginning at the bottommost level is warranted. Please refer to Sections 406.1.1, 415.4, 415.5, 415.7.3.3, 903.2.8.1(1), 903.3.1.2, 1015.2, 1206.3.2, 2305.1.5, 2305.2.5, 2603.5, 3310.1 and 3311.1.

There are also several code sections in the IBC that currently specify requirements for a building based on its number of stories above grade plane. Please refer to Sections 101.2 (Exception 1), 402.1, 402.7.3, 415.7.3.5, 415.9.2.3, 903.2.3(2), 903.2.6(2), 903.2.8(2), 1009.12, 1002.6 (Exception 1), 1018.2 (Item 1), 1025.1, 1407.11.1, 1407.11.2, 1705.1 (Exceptions 1 and 2), 1509.5, 1807.1.1, 2308.2(1), 2308.2.2 (Exception 2), 2308.11.2 (Exception 1), 2308.12.2 (Exception 1), 2607.3, 2608.2 (Item 1) and 3002.4. See code change proposal G44-04/05 (AM) for further information.

This proposal is partly a continuation of code change proposal G44-04/05 (AM), which successfully distinguished between requirements based on the height or number of stories of a building by measuring from grade plane versus the height of a component of a building by measuring from grade. There is also a similar proposal before the IBC Structural Committee.

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

Analysis. While some sections listed are typically the purview of other committees, for consistency, the General Committee will make the determination for the entire Part I of this proposal.

PART I – IBC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

PART II – IFC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

G7-06/07

403.12.1, 707.14.1, 3002.3 (New), 3006.4, IFC 509 (IBC [F] 911),

Proponent: William M. Connolly, State of New Jersey, Dept. of Community Affairs, Division of Codes and Standards, representing the International Code Council Ad Hoc Committee on Terrorism Resistant Buildings

THIS PROPOSAL IS ON THE AGENDA OF THE IBC GENERAL AND IFC CODE DEVELOPMENT COMMITTEES. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES

PART I – IBC GENERAL

1. Revise as follows:

403.12.1 Stairway communications system. The following stairway communication and monitoring systems shall be installed at every fifth floor of each required stairway and connected to an approved constantly attended station:

1. A Telephone or other two-way communications system connected to an approved constantly attended station shall be provided at not less than every fifth floor in each required stairway where the doors to the stairway are locked.
2. Video cameras.

2. Add new text as follows:

3002.3 Elevator hoistway monitoring. In buildings with an occupied floor more than 75 feet above the lowest level of fire department vehicle access, the elevator hoistway shall be provided with a video camera at the top of each elevator hoistway. Light shall be provided for cameras that are not capable of recording without light.

3. 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 with 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 fire-protection rating not less than that required for the hoistway enclosure doors. In buildings with an occupied floor more than 75 feet above the lowest level of fire department vehicle access, the machine room shall be provided with smoke detectors, temperature sensors and video cameras. Light shall be provided for cameras that are not capable of recording without light. In addition, cameras shall be positioned so that the entire machine room can be viewed.

707.14.1 Elevator lobby. An enclosed elevator lobby shall be provided at each floor where an elevator shaft enclosure connects more than three stories. The lobby shall separate the elevator shaft enclosure doors from each floor by fire partitions equal to the fire-resistance rating of the corridor and the required opening protection. Elevator lobbies shall have at least one means of egress complying with Chapter 10 and other provisions within this code. In buildings with an occupied floor more than 75 feet above the lowest level of fire department vehicle access, the elevator lobby shall be provided with video camera coverage.

Exceptions:

1. Enclosed elevator lobbies are not required at the street floor, provided the entire street floor is equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.
2. Elevators not required to be located in a shaft in accordance with Section 707.2 are not required to have enclosed elevator lobbies.
3. Where additional doors are provided at the hoistway opening in accordance with Section 3002.6. Such doors shall be tested in accordance with UL 1784 without an artificial bottom seal.
4. In other than Group I-3, and buildings having occupied floors located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access, enclosed elevator lobbies are not required where the building is protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
5. Smoke partitions shall be permitted in lieu of fire partitions to separate the elevator lobby at each floor where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
6. Enclosed elevator lobbies are not required where the elevator hoistway is pressurized in accordance with Section 707.14.2.

PART II – IFC

Revise as follows:

509.1 Features. Where required by other sections of this code and all buildings classified as high-rise buildings by the *International Building Code*, ~~a fire~~ an emergency command center for ~~fire department~~ emergency operations shall be provided. The location and accessibility of the ~~fire~~ emergency command center shall be approved by the fire department. The ~~fire~~ emergency command center shall be separated from the remainder of the building by not less than a 1-hour fire barrier constructed in accordance with Section 706 of the *International Building Code* or horizontal assembly constructed in accordance with Section 711 of the *International Building Code*, or both, except for buildings more than 420 feet (128 m) in height as provided for in Section 509.3. The room shall be a minimum of 96 square feet (9 m²) with a minimum dimension of 8 feet (2438 mm). A layout of the fire command center and all features required by the section to be contained therein shall be submitted for approval prior to installation. The emergency ~~fire~~ command center shall comply with NFPA 72 and shall contain the following features:

1. The emergency voice/alarm communication system unit.
2. The fire department communications unit.
3. Fire detection and alarm system annunciate or unit.
4. Annunciator unit visually indicating the location of the elevators and whether they are operational.
5. Status indicators and controls for air-handling systems.
6. The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
7. Controls for unlocking stairway doors simultaneously.
8. Sprinkler valve and water-flow detector display panels.
9. Emergency and standby power status indicators.
10. A telephone for fire department use with controlled access to the public telephone system.
11. Fire pump status indicators.
12. Building emergency resource manual approved by the fire department that includes emergency operation instructions and Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, as well as the layout and operating instructions for the emergency aspects of fire protection systems, HVAC systems, elevator controls, communication systems, utilities, fire-fighting equipment and fire department access.

13. Worktable.
14. Generator supervision devices, manual start and transfer features.
15. Public address system, where specifically required by other sections of this code.
16. Video monitoring for video cameras required by the *International Building Code* and any others used to monitor conditions or activities in the building.
17. Status indication of smoke detectors, temperature sensors, and video cameras for elevator machine rooms.
18. Controls and valve status indicators for remote control valves on sprinkler/standpipe vertical risers.

In buildings that are more than 420 feet (128 m) in height, systems and equipment for features 1, 2, 3, 4, 7, 15, and 18 shall be provided with redundant circuitry during normal and emergency operating modes and shall have the ability to transmit and communicate off-site including mobile access if required by the Fire Department.

509.2 Location. An emergency command center shall be located remote from uncontrolled building entrances and loading docks, shall not be visible from the street, and shall be at a location approved by the Fire Department and other emergency management agencies having jurisdiction.

509.3 Buildings more than 420 feet in height. In buildings that are more than 420 feet (128 m) in height, the emergency command center shall be separated from the remainder of the building by not less than a 2-hour fire barrier constructed in accordance with Section 706 of the *International Building Code* or 2-hour horizontal assembly constructed in accordance with Section 711 of the *International Building Code*, or both. The enclosure wall surfaces from the top of the floor to the underside of the floor above and connections to supporting members shall be capable of resisting a uniform pressure of not less than 2 pounds per square inch (psi) applied perpendicular to the exterior face of the enclosure.

Reason: This code change proposal is one of fourteen proposals being submitted by the International Code Council Ad Hoc Committee on Terrorism Resistant Buildings.

The purpose of this change is to increase the ability of firefighters, and other emergency responders, to develop a clear picture of conditions throughout the building which will enable them to better manage evacuation, fire suppression and other emergency response activities. The purpose is also to enhance the safety of emergency responders by enabling them to maintain better situational awareness.

The National Institute of Standards and Technology's (NIST) report on the World Trade Center (WTC) tragedy amply documented the tactical and informational difficulties experienced by emergency responders and occupants during the WTC event. Similar difficulties occur in much smaller events and they place lives at risk.

The Code already requires many systems which enhance emergency responder and occupant awareness. Their use can be improved and they can be further supplemented. Recommendations 13, 14, and 15 of the WTC Report outline a number of valuable measures which are reasonable and practical. To the extent appropriate, this proposal seeks to incorporate those provisions into the Code.

This proposal seeks to improve responder awareness of conditions in the building to assist in management of an incident, improve the existing fire command center to enhance its value, require the off-site transmission of the key data available in the center, require redundancy of key emergency circuits and improve the robustness and the location of the center.

Awareness is improved by requiring control center monitoring of:

1. Video cameras in stairway shafts, elevator lobbies, elevator hoistways, and elevator machine rooms as well as any other video in the building,
2. Remote controls and status indicators for the looped and valved redundant sprinkler risers required by the proponents' recommended new Section 403.2.1, and
3. Status indicators for all smoke detectors and temperature sensors

The value of the fire control center already required by the Code is enhanced by the additional monitoring made possible, and a strengthened "Emergency Resource Manual" which will now include operating instructions for emergency systems as well as information on the emergency aspects of HVAC systems, elevator controls, communication systems and utilities. The center is retitled the emergency command center to reflect its role in managing emergencies other than fire emergencies.

New language at the end of amended Section 911.1 requires the ability to transmit the information available in the center to off-site fire command facilities including mobile facilities.

A new Section 911.2 improves the robustness of the fire command center by requiring that it be designed to the same 2 psi over-pressure requirement as the proponents have proposed for exit stairway enclosures and have a 2-hour rating. New language at the end of amended Section 911.1 requires redundancy of circuits serving to connect the command center with key sensors or controls.

Bibliography: National Institute of Standards and Technology. Final Report of the National Construction Safety Team on the Collapses of the World Trade Center Towers. United States Government Printing Office: Washington, D.C. September 2005.

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

Analysis: In this proposal for IFC Section 509.1, the referenced Section 911.3 is a new section that is being proposed in a separate change by the Committee on Terrorism Resistant Buildings that is being heard by the Fire Code Development Committee.

PART I – IBC - GENERAL

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

PART II – IFC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

G8-06/07

[F] 415.6.2.1.1, 505.4, 506.1.1, 507.2, 507.3, 507.4, 507.6, 507.7, 507.8, 507.9, 507.10, 509.3, 509.8, [F] 903.2.8.1 (IFC 903.2.8.1), [F] 903.2.10.1 (IFC 903.2.10), 1009.11 (IFC [B] 1009.11), 1020.1 (IFC [B] 1020.1), 502.1, 202

Proponent: Maureen Traxler, City of Seattle, WA, Department of Planning and Development

Revise as follows:

[F] **415.6.2.1.1 Height exception.** Where storage tanks are located within only a ~~single-story~~ building no more than one story in height, the height limitation of Section 503 shall not apply for Group H.

505.4 Openness. A mezzanine shall be open and unobstructed to the room in which such mezzanine is located except for walls not more than 42 inches (1067 mm) high, columns and posts.

Exceptions:

1. Mezzanines or portions thereof are not required to be open to the room in which the mezzanines are located, provided that the occupant load of the aggregate area of the enclosed space does not exceed 10.
2. A mezzanine having two or more means of egress is not required to be open to the room in which the mezzanine is located if at least one of the means of egress provides direct access to an exit from the mezzanine level.
3. Mezzanines or portions thereof are not required to be open to the room in which the mezzanines are located, provided that the aggregate floor area of the enclosed space does not exceed 10 percent of the mezzanine area.
4. In industrial facilities, mezzanines used for control equipment are permitted to be glazed on all sides.
5. In other than Groups H and I occupancies no more than two stories in height ~~above grade plane~~ and equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, a mezzanine having two or more means of egress shall not be required to be open to the room in which the mezzanine is located.

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

507.2 Nonsprinklered, one story. The area of a Group F-2 or S-2 building no more than one-story in height, ~~Group F-2 or S-2 building~~ shall not be limited when the building is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

507.3 Sprinklered, one story. The area of a Group B, F, M or S building no more than one-story in height, ~~Group B, F, M or S building~~ or a Group A-4 building no more than one-story in height ~~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. All required exits shall discharge directly to the exterior.

507.4 Two story. The area of a Group B, F, M or S building no more than two stories in height ~~two-story, Group B, F, M or S building~~ shall not be limited when the building is equipped throughout with an automatic sprinkler system 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.

507.6 Group A-3 buildings. The area of a Group A-3 building no more than one-story in height, ~~Group A-3 building~~ used as a place of religious worship, community hall, dance hall, exhibition hall, gymnasium, lecture hall, indoor swimming pool or tennis court of Type II construction shall not be limited when all of the following criteria are met:

1. The building shall not have a stage other than a platform.
2. The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
3. The assembly floor shall be located at or within 21 inches (533 mm) of street or grade level and all exits are provided with ramps complying with Section 1010.1 to the street or grade level.
4. The building shall be surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

507.7 Group H occupancies. Group H-2, H-3 and H-4 occupancies shall be permitted in unlimited area buildings containing Group F and S occupancies, in accordance with Sections 507.3 and 507.4 and the limitations of this section. The aggregate floor area of the Group H occupancies located at the perimeter of the unlimited area building shall not exceed 10 percent of the area of the building nor the area limitations for the Group H occupancies as specified in Table 503 as modified by Section 506.2, based upon the percentage of the perimeter of each Group H fire area that fronts on a street or other unoccupied space. The aggregate floor area of Group H occupancies not located at the perimeter of the building shall not exceed 25 percent of the area limitations for the Group H occupancies as specified in Table 503. Group H fire areas shall be separated from the rest of the unlimited area building and from each other in accordance with Table 508.3.3 For two-story unlimited area buildings, the Group H fire areas shall not be located ~~above the first~~ more than one story above grade plane unless permitted by the allowable height in stories and feet as set forth in Table 503 based on the type of construction of the unlimited area building.

507.8 Aircraft paint hangar. The area of a Group H-2 aircraft paint hangar no more than one-story in height, ~~Group H-2 aircraft paint hangar~~ shall not be limited where such aircraft paint hangar complies with the provisions of Section 412.4 and is entirely surrounded by public ways or yards not less in width than one and one-half times the height of the building.

507.9 Group E buildings. The area of a Group E building no more than one-story in height, ~~Group E building~~ of Type II, IIIA or IV construction shall not be limited when the following criteria are met:

1. Each classroom shall have not less than two means of egress, with one of the means of egress being a direct exit to the outside of the building complying with Section 1018.
2. The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
3. The building is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

507.10 Motion picture theaters. In buildings of Type II construction, the area of a ~~one-story~~ motion picture theater located on the first story above grade plane 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.

509.3 Group S-2 enclosed parking garage with Group S-2 open parking garage above. A Group S-2 enclosed parking garage located ~~in the basement or first~~ no more than one story above grade plane, and located 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 the following conditions are met:

1. The allowable area of the structure 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 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 m²), and mechanical equipment rooms incidental to the operation of the building.

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 above grade plane 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 all of the following conditions are met:

1. The basement or first story above grade plane 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 above grade plane.
3. Fire separation assemblies between the open parking garage and the basement or first story above grade plane ~~use group occupancy~~ 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 above grade plane ~~use group occupancy~~ 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.

[F] 903.2.8.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings having two or more stories in height, including basements, with a fire area containing a repair garage exceeding 10,000 square feet (929 m²).
2. ~~One-story buildings~~ Buildings no more than one story in height, with a fire area containing a repair garage exceeding 12,000 square feet (1115 m²).
3. Buildings with a repair garage servicing vehicles parked in the basement.

[F] 903.2.10.1 Stories and basements without openings. An automatic sprinkler system shall be installed throughout all stories, including basements, ~~every story or basement~~ of all buildings where the floor area exceeds 1,500 square feet (139.4m²) and where there is not provided at least one of the following types of exterior wall openings:

1. Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1009 or an outside ramp complying with Section 1010. Openings shall be located in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on at least one side.
2. Openings entirely above the adjoining ground level totaling at least 20 square feet (1.86 m²) in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on at least one side.

1009.11 Stairway to roof. In buildings ~~located~~ four or more stories in height ~~above grade plane~~, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal (33-percent slope). In buildings without an occupied roof, access to the roof from the top story shall be permitted to be by an alternating tread device.

1020.1 Enclosures required. Interior exit stairways and interior exit ramps shall be enclosed with fire barriers constructed in accordance with Section 706 or horizontal assemblies constructed in accordance with Section 711, or both. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the exit enclosure shall include any basements but not any mezzanines. An exit enclosure shall not be used for any purpose other than means of egress.

Exceptions:

1. In all occupancies, other than Group H and I occupancies, a stairway is not required to be enclosed when the stairway serves an occupant load of less than 10 and the stairway complies with either Item 1.1 or 1.2. In all cases, the maximum number of connecting open stories shall not exceed two.
 - 1.1. The stairway is open to not more than one story above the story at the level of exit discharge; or
 - 1.2. The stairway is open to not more than one story below the story at the level of exit discharge.
2. Exits in buildings of Group A-5 where all portions of the means of egress are essentially open to the outside need not be enclosed.
3. Stairways serving and contained within a single residential dwelling unit or sleeping unit in Group R-1, R-2 or R-3 occupancies are not required to be enclosed.
4. Stairways that are not a required means of egress element are not required to be enclosed where such stairways comply with Section 707.2.
5. Stairways in open parking structures that serve only the parking structure are not required to be enclosed.
6. Stairways in Group I-3 occupancies, as provided for in Section 408.3.6, are not required to be enclosed.
7. Means of egress stairways as required by Section 410.5.3 are not required to be enclosed.
8. In other than Group H and I occupancies, a maximum of 50 percent of egress stairways serving one adjacent floor are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Any two such interconnected floors shall not be open to other floors. Unenclosed exit stairways shall be remotely located as required in Section 1015.2.

9. In other than Group H and I occupancies, interior egress stairways serving only the first and second stories above grade plane of a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Such interconnected stories shall not be open to other stories.

Unenclosed exit stairways shall be remotely located as required in Section 1015.2.

502.1 Definitions.

BASEMENT. ~~That portion of a building that is partly or completely below grade plane (see “Story above grade plane” in Section 202). A basement shall be considered as A story that is not a story above grade plane (See “Story above grade plane” in Section 202) where the finished surface of the floor above the basement is:~~

- ~~1. More than 6 feet (1829 mm) above grade plane; or~~
- ~~2. More than 12 feet (3658 mm) above the finished ground level at any point.~~

SECTION 202 DEFINITIONS

STORY. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above (also see “Basement”, “Mezzanine” and Section 502.1). It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

STORY ABOVE GRADE PLANE. Any story having its finished floor surface entirely above grade plane, ~~except that a basement shall be considered as a story above grade plane or in which~~ where the finished surface of the floor above the basement is:

1. More than 6 feet (1829 mm) above grade plane; or
2. More than 12 feet (3658 mm) above the finished ground level at any point.

Reason: The purpose of this proposal is to clarify the use of the term “basement” in the IBC.

Part 1 of the proposal makes several corrections to the use of terms.

It clarifies what is meant when the code uses “one-story building”, “two-story building”, “first story”, and similar phrases. “Story” is defined as “That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above”. According to this definition, basements are stories. This proposal revises several code sections to clarify that, when the codes uses ‘buildings with one (or two) stories in height’, or similar term, only stories above grade plane are counted. According to the current code language, a building with one basement and one story above grade plane would be considered a two-story building; according to this proposal, it would be a single-story building.

In Part 1 of this proposal, we have chosen to use the term “stories in height” instead of “stories above grade plane”. “Stories in height” is less awkward, and it is currently used many places in the code. “Stories in height” conveys the same meaning as “stories above grade plane”. It refers to the number of stories allowed by Table 503, which is measured in stories above grade plane. If “stories above grade plane” were to be used instead, many more code sections would require revisions. The important issue is to use one term consistently throughout the code.

Unnecessary language is removed from Section 506.1.1, since Part 1 clarified that basements are not stories above grade plane.

Note that this proposal deals only with Chapters 1 through 10. Changes to other chapters can be proposed in the next code cycle.

Part 2 of the proposal revises the definitions of “basement” and “story above grade plane”. Section 202 defines the term “basement” as a portion of a building that is at least partly below grade plane. The definition doesn’t specify a minimum amount of the portion that’s below grade plane, or how far below grade plane. A portion of a building that has one corner located one foot below grade plane is, therefore, a basement according to the current definition. The definition contains a discussion of when a basement is considered a story above grade plane, but that discussion doesn’t affect the determination of whether a portion of a building is a basement. A portion of a building can be both a basement and a story above grade plane. This proposal makes “basement” and “story above grade plane” mutually-exclusive terms.

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

Analysis: For consistency in the code, the General Committee will make the determination for entire proposal.

Public Hearing: Committee:	AS	AM	D
Assembly:	ASF	AMF	DF

G9–06/07

[F] 415.6.2.1, 505.5, 507.7, 508.3.3.3, 706.7, 3410.6.1.1 (IEBC [B] 1301.6.1.1), 3410.6.2.2 (IEBC [B] 1301.6.2.2), 3410.6.4.1 (IEBC [B] 1301.6.4.1), 3410.6.8.1 (IEBC [B] 1301.6.8.1), 3410.6.10.1 (IEBC [B] 1301.6.10.1), 3410.6.18 (IEBC [B] 1301.6.19), 702.1, 902.1

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

Revise as follows:

[F] 415.6.2.1 Mixed occupancies. Where the storage tank area is located in a building of two or more occupancies, and the quantity of liquid exceeds the maximum allowable quantity for one control area, the use shall be completely separated from adjacent fire areas occupancies in accordance with the requirements of Section 508.3.3.

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

505.5 Equipment platforms. Equipment platforms in buildings shall not be considered as a portion of the floor below. Such equipment platforms shall not contribute to either the building area or the number of stories as regulated by Section 503.1. The area of the equipment platform shall not be included in determining the fire area in accordance with Section 903. Equipment platforms shall not be a part of any mezzanine and such platforms and the walkways, stairs and ladders providing access to an equipment platform shall not serve as a part of the means of egress from the building.

507.7 Group H occupancies. Group H-2, H-3 and H-4 occupancies shall be permitted in unlimited area buildings containing Group F and S occupancies, in accordance with Sections 507.3 and 507.4 and the limitations of this section. The aggregate floor area of the Group H occupancies located at the perimeter of the unlimited area building shall not exceed 10 percent of the area of the building nor the area limitations for the Group H occupancies as specified in Table 503 as modified by Section 506.2, based upon the percentage of the perimeter of each Group H ~~fire floor~~ fire floor area that fronts on a street or other unoccupied space. The aggregate floor area of Group H occupancies not located at the perimeter of the building shall not exceed 25 percent of the area limitations for the Group H occupancies as specified in Table 503. Group H ~~fire areas occupancies~~ fire areas occupancies shall be separated from the rest of the unlimited area building and from each other in accordance with Table 508.3.3 For two-story unlimited area buildings, the Group H ~~fire areas occupancies~~ fire areas occupancies shall not be located above the first story unless permitted by the allowable height in stories and feet as set forth in Table 503 based on the type of construction of the unlimited area building.

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 floor~~ fire floor area shall be measured from grade plane. This measurement shall include the height, in both feet and stories, of intervening ~~fire floor~~ fire floor areas.

Exception: Special provisions permitted by Section 509.

706.6 Openings. Openings in a fire barrier shall be protected in accordance with Section 715. Openings shall be limited to a maximum aggregate width of 25 percent of the length of the wall, and the maximum area of any single opening shall not exceed 156 square feet (15m²). Openings in exit enclosures and exit passageways shall also comply with Sections 1020.1.1 and 1021.4, respectively.

Exceptions:

1. Openings shall not be limited to 156 square feet (15 m²) where adjoining ~~fire floor~~ fire floor areas are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
2. Fire doors serving an exit enclosure.
3. Openings shall not be limited to 156 square feet (15m²) or an aggregate width of 25 percent of the length of the wall where the opening protective assembly has been tested in accordance with ASTM E119 and has a minimum fire-resistance rating not less than the fire-resistance rating of the wall.
4. Fire windows permitted in atrium separation walls shall not be limited to a maximum aggregate width of 25 percent of length of the wall.

3410.6.1.1 (IEBC 1301.6.1.1) Height formula. The following formulas shall be used in computing the building height value.

$$\text{Height value, feet} = \frac{(AH) - (EBH)}{12.5} \sim xCF$$

$$\text{Height, value, stories} = (AS - EBS) \times CF$$

(Equation 34-1)

where:

- AH* = Allowable height in feet from Table 503.
- EBH* = Existing building height in feet.
- AS* = Allowable height in stories from Table 503.
- EBS* = Existing building height in stories.
- CF* = 1 if (*AH*) - (*EBH*) is positive.
- CF* = Construction-type factor shown in Table 3410.6.6(2) if (*AH*) - (*EBH*) is negative.

Note: Where mixed occupancies are separated and individually evaluated as indicated in Section 3410.6, the values *AH*, *AS*, *EBH* and *EBS* shall be based on the height of the ~~fire area of the~~ occupancy being evaluated.

3410.6.2.2 (IEBC 1301.6.2.2) Area formula. The following formula shall be used in computing the area value. Determine the area value for each occupancy ~~fire~~ floor area on a floor-by-floor basis. For each occupancy, choose the minimum area value of the set of values obtained for the particular occupancy.

(Equation 34-3 does not change)

3410.6.4.1 (IEBC 1301.6.4.1) Categories. The categories for tenant and dwelling unit separations are:

1. Category a — No fire partitions; incomplete fire partitions; no doors; doors not self-closing or automatic closing.
2. Category b—Fire partitions or floor assembly less than 1-hour fire-resistance rating or not constructed in accordance with Sections 708 or 711, respectively.
3. Category c—Fire partitions with 1 hour or greater fire-resistance rating constructed in accordance with Section 708 and floor assemblies with 1-hour but less than 2-hour fire-resistance rating constructed in accordance with Section 711, or with only one tenant within the ~~fire~~ floor area.
4. Category d — Fire barriers with 1-hour but less than 2-hour fire-resistance rating constructed in accordance with Section 706 and floor assemblies with 2-hour or greater fire-resistance rating constructed in accordance with Section 711.
5. Category e — Fire barriers and floor assemblies with 2-hour or greater fire-resistance rating and constructed in accordance with Sections 706 and 711, respectively.

3410.6.8.1 (IEBC 1301.6.8.1) Categories. The categories for automatic fire detection are:

1. Category a — None.
2. Category b—Existing smoke detectors in HVAC systems and maintained in accordance with the *International Fire Code*.
3. Category c—Smoke detectors in HVAC systems. The detectors are installed in accordance with the requirements for new buildings in the *International Mechanical Code*.
4. Category d — Smoke detectors throughout all floor areas other than individual sleeping units, tenant spaces and dwelling units.
5. Category e—Smoke detectors installed throughout the ~~fire~~ floor area.

3410.6.10.1 (IEBC 1301.6.10.1) Categories. The categories for smoke control are:

1. Category a — None.
2. Category b — The building is equipped throughout with an automatic sprinkler system. Openings are provided in exterior walls at the rate of 20 square feet (1.86 m²) per 50 linear feet (15 240 mm) of exterior wall in each story and distributed around the building perimeter at intervals not exceeding 50 feet (15 240 mm). Such openings shall be readily operable from the inside without a key or separate tool and shall be provided with ready access thereto. In lieu of operable openings, clearly and permanently marked tempered glass panels shall be used.
3. Category c — One enclosed exit stairway, with ready access thereto, from each occupied floor of the building. The stairway has operable exterior windows and the building has openings in accordance with Category b.
4. Category d—One smokeproof enclosure and the building has openings in accordance with Category b.
5. Category e — The building is equipped throughout with an automatic sprinkler system. Each ~~fire-floor~~ area is provided with a mechanical air-handling system designed to accomplish smoke containment. Return and exhaust air shall be moved directly to the outside without recirculation to other ~~fire-floor~~ areas of the building under fire conditions. The system shall exhaust not less than six air changes per hour from the ~~fire-floor~~ area. Supply air by mechanical means to the ~~fire-floor~~ area is not required. Containment of smoke shall be considered as confining smoke to the fire area involved without migration to other ~~fire-floor~~ areas. Any other tested and approved design which will adequately accomplish smoke containment is permitted.
6. Category f—Each stairway shall be one of the following: a smokeproof enclosure in accordance with Section 1020.1.7; pressurized in accordance with Section 909.20.5; or shall have operable exterior windows.

3410.6.18 (IEBC 1301.6.19) Incidental use. Evaluate the protection of incidental use areas in accordance with Section 508.2. Do not include those where this code requires suppression throughout the building including covered

mall buildings, high-rise buildings, public garages and unlimited area buildings. Assign the lowest score from Table 3410.6.18 for the building or fire floor area being evaluated. If there are no specific occupancy areas in the building or fire floor area being evaluated, the value shall be zero.

2. Delete without substitution:

702.1 Definitions. The following words and terms shall, for the purposes of this chapter, and as used elsewhere in this code, have the meanings shown herein.

~~**FIRE AREA.** The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or fire-resistance-rated horizontal assemblies of a building.~~

3. Add new text as follows:

902.1 Definitions. The following words and terms shall, for the purposes of this chapter, and as used elsewhere in this code, have the meanings shown herein.

FIRE AREA. The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or fire-resistance-rated horizontal assemblies of a building.

Reason: The term "fire area" has a very specific purpose with respect to the application of IBC provisions. In proper context, the term fire area serves to define the spatial boundaries for automatic sprinkler system and other active fire protection requirement threshold determination purposes in Chapter 9. The term also occurs in several chapters other than Chapter 9 in the IBC. Unfortunately, most of those references are out of context; and therefore, tend to be confusing to code users.

To clarify the matter, it is proposed to move the definition of fire area from Chapter 7 to Chapter 9. Speaking against the current location in Chapter 7, those provisions applicable to fire areas in Chapter 7 only deal with construction details for fire barriers and horizontal assemblies separating fire areas and have nothing to do with their actual purpose or function. Please note that the definition for "control area" is not located in Chapter 7; but rather, located in context at Chapter 3.

Most of the erroneous fire area provisions outside of Chapter 9 are building or floor area references. Those provisions have been identified and corrected. This clarification will benefit those attempting to correctly identify code requirements. An example occurs at Section 3410.6.8.1. In that section, Category e identifies, "Smoke detectors installed throughout the fire area." Meanwhile, Category d states, "Smoke detectors throughout all floor areas other than individual sleeping units, tenant spaces and dwelling units." Category e should also reference floor area.

Certain interpreters may react to an incorrect fire area reference by requiring a fire barrier or horizontal assembly to surround an ordinary floor area in a sprinklered building only because those assemblies are contained in the definition of fire area. This proposed code change will clarify the code and eliminate the possibility of such confusing and inappropriate interpretations.

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

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

G10-06/07

506.1.1, 109.3.3, 412.2.2, [F]415.4, 202, 502.1

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

Revise as follows:

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.

Exception: In buildings of Type I, IIA, IIIA, IV or VA construction, the basements below the first story above grade plane need not be included in the total allowable building area provided each such basement does not exceed the area permitted for a building with no more than one story above grade plane.

109.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basements, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the building official.

412.2.2 Basements. Where hangars have basements, the floor over the basement shall be of Type IA construction and shall be made tight against seepage of water, oil or vapors. There shall be no opening or communication between the basements and the hangar. Access to the basements shall be from outside only.

[F] 415.4 Special provisions for Group H-1 occupancies. Group H-1 occupancies shall be in buildings used for no other purpose, shall not exceed one story in height and be without a basements, crawl spaces or other under-floor spaces. Roofs shall be of lightweight construction with suitable thermal insulation to prevent sensitive material from reaching its decomposition temperature. Group H-1 occupancies containing materials which are in themselves both physical and health hazards in quantities exceeding the maximum allowable quantities per control area in Table 307.1.(2) shall comply with requirements for both Group H-1 and H-4 occupancies.

SECTION 202 DEFINITIONS

STORY. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above, including basements (also see “Mezzanine” and Section 502.1). It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

STORY ABOVE GRADE PLANE. Any story having its finished floor surface entirely above grade plane, except that a basement shall be considered as a story above grade plane where the finished surface of the floor or roof next above the basement is:

1. More than 6 feet (1829 mm) above grade plane; or
2. More than 12 feet (3658 mm) above the finished ground level at any point.

502.1 Definitions.

BASEMENT. ~~That portion of a building~~ A story that is partly or completely below grade plane (see “Story above grade plane” in Section 202). A basement shall be considered as a story above grade plane where the finished surface of the floor or roof next above the basement is:

1. More than 6 feet (1829 mm) above grade plane; or
2. More than 12 feet (3658 mm) above the finished ground level at any point.

Reason: Currently, the IBC does not refer to the basement in a consistent manner. At times, the IBC considers it to be all floor levels “partly or completely below grade plane” (see definition of “basement” in Section 502.1). At other times, the IBC considers it to be a single floor level partly or completely below grade plane. The purpose of this proposal is to refer to a basement in a consistent manner throughout the IBC. The method chosen is to consider it as a single floor level partly or completely below grade plane.

The IBC currently defines “story” as “that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above” (see Section 502.1). Thus, each portion of a building between floor levels and between a floor level and a roof is a story, including basements. While “floor level” implies a horizontal surface, “story” is a vertical space. The proposed modification to the definition of “basement” in Section 502.1 aligns it with the current definition of “story.” Thus, it becomes a story that is partly or completely below grade plane.

The phrase “floor above” is changed to “floor or roof next above” in the definitions of “story above grade plane” and “basement.” This addresses the possibility of a basement that is sufficiently above grade plane to qualify as a story above grade plane. If it is the topmost story in a building, however, it would not currently qualify as a story above grade plane since there would not be a finished surface of a floor above to measure from. The change from “above” to “next above” is for consistency with similar language in the current definition of “story.”

The proposed revisions are similar to those contained in code change proposals G107-04/05 and G108-04/05. During the code development hearings in Cincinnati, the Committee raised concerns that the proposed revision to Section 506.1.1 would be inconsistent with the expressed intent of the Committee during the 2003/2004 code development cycle. This is likely a reference to code change proposal G98-03/04, which proposed deletion of Section 503.1.1 and was approved as submitted. The stated reason was that the “general provisions of Section 503.1.1 are currently duplicated in Section 506.1.1.” Sections 503.1.1 and 506.1.1 in the 2003 IBC, however, are not identical. Section 503.1.1 states that “basements need not be included in the total allowable area provided they do not exceed the area permitted for a one-story building.” Section 506.1.1 is similar except it exempts a “single basement” from being included. I believe the inconsistency is not between this proposal and Proposal G98-03/04 but with the manner in which a “basement” is currently treated in the IBC. The proposed modifications will make the provisions of the IBC related to basements consistent.

Consider the following example. Imagine a building that is eight stories in height. Grade plane is located at the upper surface of the floor at Story #5, which also places it at the upper surface of the floor above Story #4. Thus, there are four stories above grade plane (Stories #5 through #8) and four stories below grade plane (Stories #1 through #4). Stories #1 through #4 are completely below grade plane, which means that they are also basements. If a “single basement” is one story in height, the current language of Section 506.1.1 would exempt Story #1 from the total allowable area. The building would still have four stories above grade plane but the uppermost seven stories would be included in the determination of allowable building area. If a “single basement” includes all stories below the first story above grade plane that are also partly or completely below grade plane, the building would have four stories above grade plane but the uppermost four (not seven) stories would be included in the determination of allowable building area. I believe the second part of the example illustrates the basic intent of the IBC. The proposed modifications accomplish what the second part of the example illustrates. See the accompanying diagram for further information.

During debate on code change proposals G107-04/05 and G108-04/05 at the final action hearings in Detroit, it was suggested that Section 506.1.1 is derived from a report by the CABO Board for the Coordination of the Model Codes (BCMC) on building heights and areas, dated February 9, 1988. It is correct that the current language in IBC Section 506.1 is similar to Section 4.1.2 of the BCMC report but the recommendations in the report were not fully adopted by any of the model code organizations, whose provisions on building areas and heights also differed substantially. Note that the recommendations in the report were published 18 years ago. There has been substantial development in building code provisions for building heights and areas since then.

The building code places limitations on building area, building height and number of stories because (1) a building’s occupants need to escape during an emergency, and (2) fire fighters and other emergency responders need to rescue occupants who are unable to escape and suppress the cause of the emergency (i.e., building fire). Occupants typically escape from a building at grade (level of exit discharge). Emergency responders typically approach a building for rescue and fire fighting purposes at grade. The larger the building area, the higher the building height or the greater the number of stories, the more difficult it is for occupants to escape and emergency responders to perform rescue and fire fighting operations. The limitations on building area, building height and number of stories should be determined from grade because the consequences to occupants and emergency responders are largely due to their quantities measured from grade.

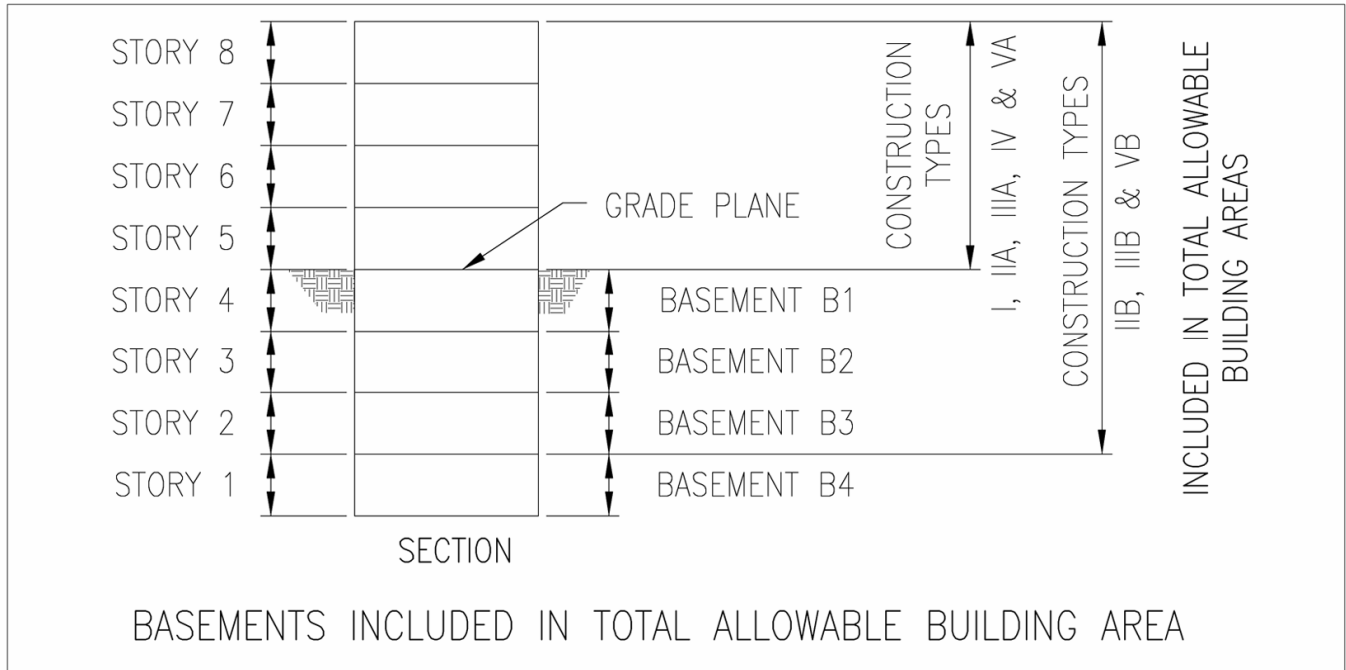
An exception to this, however, is the fuel load in a building, which increases with the number of stories above the foundation rather than above grade. But multistory buildings are typically constructed with fire-resistance-rated horizontal assemblies supported by fire-resistance-rated structural frames (e.g., columns, beams, bearing walls, etc.), which typically form separate fire areas at each story. This occurs at buildings of Type I, IIA, IIIA, IV or VA construction. The fuel load of an individual story rather than the entire building typically impacts egress and emergency response and is affected by the location of the story above or below grade. There are also other mitigating factors affecting the impact of fire load, notably automatic fire sprinkler systems, which are typically required at stories below grade due to a lack of fire access openings and other factors.

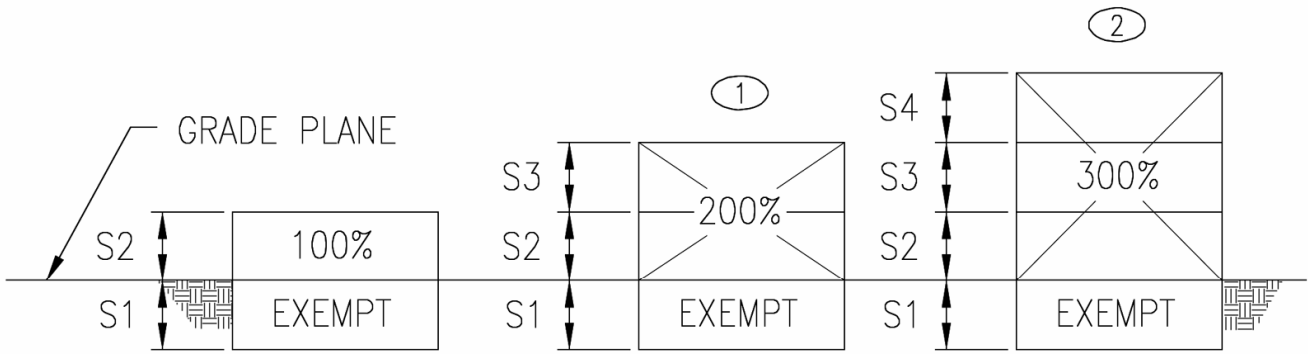
Multistory buildings, however, are not always of Type I, IIA, IIIA, IV or VA construction. A building of Type IIB, IIIB or VB construction is typically nonrated except for specific areas separate or enclosed by fire containment assemblies (e.g., horizontal exits, shaft enclosures, exit enclosures,

etc.). There is typically a single fire area in the building extending from the foundation to the roof, encompassing all areas of the building not otherwise separated or enclosed. The fuel load affecting occupants and emergency responders is not necessarily limited to a single story but can potentially extend to all areas of the building. The installation of an automatic fire sprinkler system at the stories below grade is an effective method of fire protection but it lacks redundancy. There is no means of limiting the fire area to a single story as there is for a building of Type I, IIA, IIIA, IV or VA construction.

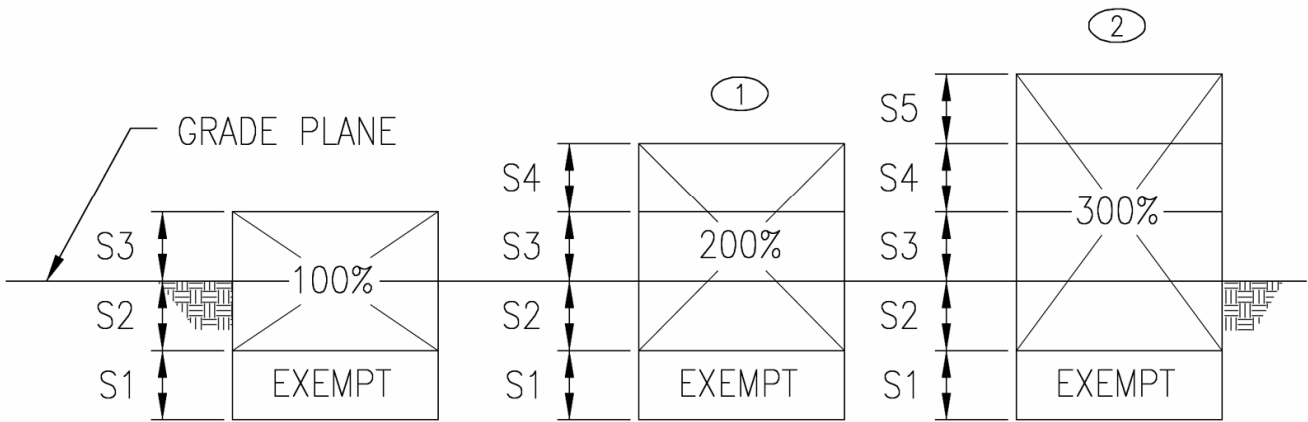
This proposal does not revise the exemption for a single basement that is not a story above grade plane from being included in the allowable building area. But it does establish an exception for buildings of I, IIA, IIIA, IV or VA construction permitting all basements below the first story above grade plane from being included in the allowable building area. This is due principally to the establishment of separate fire areas at each story.

Three diagrams accompany this proposal. The first diagram illustrates the locations of the stories and basements described in the example above. It also specifies which basements would be included in the total allowable building area if the proposal is approved. The second and third diagrams illustrate how the determination of the maximum area of a building with more than one story above grade plane (Section 506.4) would be affected by the proposal. One diagram illustrates the affect on buildings of Type IIB, IIIB or VB construction. The other diagram illustrates the affect on buildings of Type I, IIA, IIIA, IV or VA construction.





SECTION

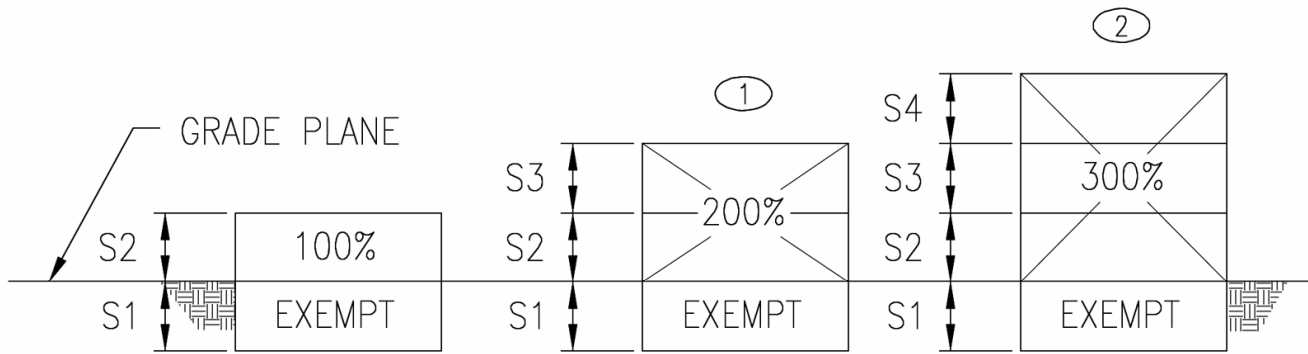


SECTION

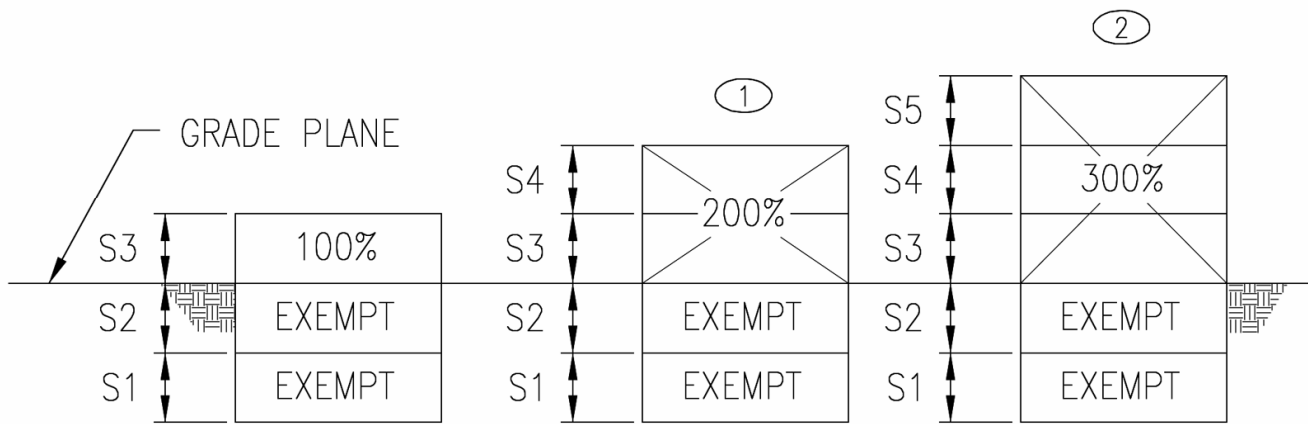
NOTES:

1. "Exempt" means not included in total allowable building area.
2. Percentages refer to allowable area per story (A_a). Refer to Section 506.4.
3. "S_x" refers to a story.
4. "①" refers to an item in Section 506.4.

MAXIMUM BUILDING AREA – SINGLE OCCUPANCY
TYPES IIB, IIIB & VB CONSTRUCTION



SECTION



SECTION

NOTES:

1. "Exempt" means not included in total allowable building area.
2. Percentages refer to allowable area per story (A_a). Refer to Section 506.4.
3. "S_x" refers to a story.
4. "①" refers to an item in Section 506.4.

MAXIMUM BUILDING AREA – SINGLE OCCUPANCY
TYPES I, IIA, IIIA, IV & VA CONSTRUCTION

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

Analysis. While some sections listed are typically the purview of other committees, for consistency, the General Committee will make the determination for entire proposal.

Public Hearing: Committee: AS AM D
 Assembly: ASF AMF DF

G11-06/07

101.3, IRC R101.3

Proponent: Carroll Lee Pruitt, FAIA, Pruitt Consulting, Inc.

THIS PROPOSAL IS ON THE AGENDA OF THE IBC GENERAL AND IRC BUILDING/ENERGY CODE DEVELOPMENT COMMITTEES. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES

PART I – IBC

Revise as follows:

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations. It is not intended for this code to prevent injury to an individual or group of individuals for their failure to take appropriate precautions in providing for their own safety and welfare.

PART II – IRC

Revise as follows:

R101.3 Purpose. The purpose of this code is to provide minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment. It is not intended for this code to prevent injury to an individual or group of individuals for their failure to take appropriate precautions in providing for their own safety and welfare.

Reason: The purpose of the code change is to recognize that individuals have a responsibility for their own safety and welfare while within the built environment. Forensic engineers routinely and inappropriately reference the building or residential code as the reason for it being the building owner or operators fault that individuals were injured within a building or on its grounds when the individuals failure to be aware or their surroundings and conditions within a building were, at least, partially at fault for their accident or injury. This language will make it more difficult to reference the building or residential code inappropriately in litigation cases.

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

PART I – IBC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

PART II – IRC

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

G12-06/07

102.4, 102.7 (New)

Proponent: Rebecca Baker, Jefferson County, CO, Chair, ICC Ad Hoc Committee on the Administrative Provisions in the I-Codes (AHC-Admin)

1. Revise as follows:

102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and the manufacturer's instructions shall govern.

2. Add new text as follows:

102.7 Additions, alterations or repairs. Additions, alterations or repairs to any structure shall comply with Section 3403.1.

Reason: Consistency and coordination among the I-Codes is one of the cornerstones of the ICC Code Development Process. This holds true for not only the technical code provisions but also for the administrative code provisions as contained in Chapter 1 of all the I-Codes.

In response to concerns raised by the ICC membership since publication of the first editions of the I-Codes, the ICC Board established the Ad Hoc Committee on the Administrative Provisions in the I-Codes (AHC-Admin) to review Chapter 1 administrative provisions in each code in the International Codes family and improve the correlation among the I-Codes through the code development process. In order to ensure that this correlation process will continue in an orderly fashion, it is also anticipated that future code development and maintenance of the administrative provisions of the I-Codes family will be overseen by a single, multi-discipline code development committee.

The AHC-Admin is submitting a series of code change proposals designed to provide consistent and correlated administrative provisions among the I-Codes using existing I-Code texts, as noted. The intent of this correlation effort is not to have absolutely identical text in each of the I-Codes but, rather, text that has the same intent in accomplishing the administrative tasks among the I-Codes. While some proposed text may be "new" because it was judged by the AHC to be necessary to this particular code, it is not new to the I-Code family, since it already exists in one or more of the International Codes. Unless otherwise noted, there are no technical changes being proposed to the section. A comparative matrix of current I-Codes Chapter 1 text may be found on the ICC website at www.iccsafe.org/cs/cc/admin/index.html.

This proposal focuses on the general provisions in the IBC. A section-by-section discussion follows:

102.4: The purpose of this proposed change is to provide correlation with current Section 102.8 of the *International Fuel Gas Code*, and Section 102.4 of the *International Residential Code* by adding an exception that recognizes the extremely unlikely but possible occurrence of the code requiring or allowing something less restrictive or stringent than the product's listing or manufacturer's instructions. This correlation will provide an added level of safety by recognizing and deferring to the expertise of the manufacturer and the independent testing laboratory process and fill a gap that currently exists in the IBC. The intent is for the highest level of safety to prevail.

A similar correlating proposal has also been submitted to the *International Existing Building Code*, *International Fire Code*, *International Plumbing Code*, *International Private Sewage Disposal Code*, *International Property Maintenance Code*, *International Energy Conservation Code* and *International Wildland-Urban Interface Code*.

102.7: The intent of this proposed change is to provide correlation of the IBC with current Section 102.7.1 of the *International Residential Code*, and *International Existing Building Code*, and Section 102.4 of the *International Fuel Gas Code*, *International Mechanical Code*, *International Private Sewage Disposal Code*, and *International Plumbing Code* and Section 102.1.3 of the *ICC Electrical Code---Administrative Provisions*. While those current texts contain the requirements for additions, alterations or repairs, those requirements appear in Section 3403.1 in the IBC. This proposal will provide the code user with a useful cross reference while correlating the content of Section 102 across the I-Codes.

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

Public Hearing: Committee:	AS	AM	D
Assembly:	ASF	AMF	DF

G13-06/07

102.7 (New), 102.8 (New)

Proponent: Rebecca Baker, Jefferson County, CO, Chair, ICC Ad Hoc Committee on the Administrative Provisions in the I-Codes (AHC-Admin)

Add new text as follows:

102.7 Subjects not regulated by this code. Where no applicable standards or requirements are set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as approved, shall be deemed as prima facie evidence of compliance with the intent of this code.

102.8 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code shall be determined by the building official consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

Reason: Consistency and coordination among the I-Codes is one of the cornerstones of the ICC Code Development Process. This holds true for not only the technical code provisions but also for the administrative code provisions as contained in Chapter 1 of all the I-Codes.

In response to concerns raised by the ICC membership since publication of the first editions of the I-Codes, the ICC Board established the Ad Hoc Committee on the Administrative Provisions in the I-Codes (AHC-Admin) to review Chapter 1 administrative provisions in each code in the International Codes family and improve the correlation among the I-Codes through the code development process. In order to ensure that this correlation process will continue in an orderly fashion, it is also anticipated that future code development and maintenance of the administrative provisions of the I-Codes family will be overseen by a single, multi-discipline code development committee.

The AHC-Admin is submitting a series of code change proposals designed to provide consistent and correlated administrative provisions among the I-Codes using existing I-Code texts, as noted. The intent of this correlation effort is not to have absolutely identical text in each of the I-Codes but, rather, text that has the same intent in accomplishing the administrative tasks among the I-Codes. While some proposed text may be "new" because it was judged by the AHC to be necessary to this particular code, it is not new to the I-Code family, since it already exists in one or more of the International Codes. Unless otherwise noted, there are no technical changes being proposed to these sections. A comparative matrix of current I-Codes Chapter 1 text may be found on the ICC website at www.iccsafe.org/cs/cc/admin/index.html.

Although both of these proposed sections provide a useful administrative provision, their content is very similar in that they both deal with those instances when the code or other adopted laws or standards simply do not provide adequate requirements for the protection of public safety. The primary difference between the two texts is that Section 102.7 uses any appropriate nationally recognized safety standard to fill the gap while Section 102.8 uses the judgement and authority of the code official.

Note that both of the proposed sections currently appear in the *International Fire Code*, as indicated in the individual reason statements below.

102.7: The purpose of this proposed change is to provide a needed administrative provision not currently in the IBC, the source text for which is Section 102.7 of the *International Fire Code* and Section 102.8 of the *ICC Electrical Code---Administrative Provisions*.

The section will provide the code official with an effective tool to accomplish the task of reasonable enforcement by providing guidance for situations in which no specific standard or requirement is designated in the code or otherwise adopted by the jurisdiction.

A similar correlating proposal has also been submitted to the *International Existing Building Code*, *International Residential Code*, *International Mechanical Code*, *International Plumbing Code*, *International Private Sewage Disposal Code*, *International Energy Conservation Code*, *International Property Maintenance Code*, *International Wildland-Urban Interface Code* and *International Fuel Gas Code*.

102.8: The purpose of this proposed change is to provide a needed administrative provision not currently in the IBC, the source text for which is Section 102.8 of the *International Fire Code* and Section 102.9 of the *International Fuel Gas Code*, *International Mechanical Code*, and *International Private Sewage Disposal Code*.

Evolving technology in our society will sometimes result in a situation or circumstance that the code does not cover. The reasonable application of the code to such hazardous, unforeseen conditions will be provided through this section. Clearly, such a section is needed and the code official's experience and judgement must be used. The proposed section, however, would not override requirements that may be preferred when the code provides alternative methods. Additionally, the section can be used to implement the general performance-oriented language of the code in specific enforcement situations.

A similar correlating proposal has also been submitted to the *International Existing Building Code*, *International Residential Code*, *International Mechanical Code*, *International Plumbing Code*, *International Energy Conservation Code*, *International Property Maintenance Code*, *International Wildland-Urban Interface Code* and *International Fuel Gas Code*.

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

Public Hearing: Committee:	AS	AM	D
Assembly:	ASF	AMF	DF

G14-06/07

104.9.1

Proponent: Rebecca Baker, Jefferson County, CO, Chair, ICC Ad Hoc Committee on the Administrative Provisions in the I-Codes (AHC-Admin)

Revise as follows:

104.9 Approved materials and equipment. (No change to current text)

104.9.1 Used materials and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless such elements have been reconditioned, tested and placed in good and proper working condition and approved by the building official.

Reason: Consistency and coordination among the I-Codes is one of the cornerstones of the ICC Code Development Process. This holds true for not only the technical code provisions but also for the administrative code provisions as contained in Chapter 1 of all the I-Codes.

In response to concerns raised by the ICC membership since publication of the first editions of the I-Codes, the ICC Board established the Ad Hoc Committee on the Administrative Provisions in the I-Codes (AHC-Admin) to review Chapter 1 administrative provisions in each code in the International Codes family and improve the correlation among the I-Codes through the code development process. In order to ensure that this correlation process will continue in an orderly fashion, it is also anticipated that future code development and maintenance of the administrative provisions of the I-Codes family will be overseen by a single, multi-discipline code development committee.

The AHC-Admin is submitting a series of code change proposals designed to provide consistent and correlated administrative provisions among the I-Codes using existing I-Code texts, as noted. The intent of this correlation effort is not to have absolutely identical text in each of the I-Codes but, rather, text that has the same intent in accomplishing the administrative tasks among the I-Codes. While some proposed text may be "new" because it was judged by the AHC to be necessary to this particular code, it is not new to the I-Code family, since it already exists in one or more of the International Codes. Unless otherwise noted, there are no technical changes being proposed to these sections. A comparative matrix of current I-Codes Chapter 1 text may be found on the ICC website at www.iccsafe.org/cs/cc/admin/index.html.

The purpose of this proposed change is to provide correlation of the text of the IBC with the current text of Section 105.4 of the *International Fuel Gas Code*, *International Mechanical Code* and *International Property Maintenance Code*, Section 104.7.1 of the *International Fire Code*, Section 105.5 of the *International Plumbing Code*, *International Private Sewage Disposal Code*, and Section 601.4 of the *ICC Electrical Code*---*Administrative Provisions*.

This section recognizes that the code criteria for materials and equipment have changed over the years and that evaluation of testing and materials technology has permitted the development of new criteria that the old materials may not satisfy. As a result, used materials are required to be evaluated in the same manner as new materials. The requirements of this section currently appear in one form or another in most of the I-Codes, however having fully consistent requirements among the I-Codes will enhance public safety by assuring that used materials, regardless of what code they are subject to, will comply with a consistent standard of quality and integrity.

A similar correlating proposal has also been submitted to the *International Existing Building Code*, *International Residential Code*, *International Fire Code*, *International Mechanical Code*, *International Plumbing Code*, *International Private Sewage Disposal Code*, *International Energy Conservation Code*, *International Property Maintenance Code*, and *International Fuel Gas Code*.

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

Public Hearing: Committee:	AS	AM	D
Assembly:	ASF	AMF	DF

G15-06/07

105.2

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

Revise as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m²).
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks, ~~and driveways~~ and exterior platforms not more than 30 inches (762 mm) above adjacent grade, ~~and~~ not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

(Remainder of section unchanged)

Reason: On the last code cycles it seemed evident that the need for this code language needed to be placed back into the code. This should eliminate the need for an additional exception added to this section.

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

Public Hearing: Committee:	AS	AM	D
Assembly:	ASF	AMF	DF

G16-06/07

105.2, 105.3, 105.5, 109.2

Proponent: Rebecca Baker, Jefferson County, CO, Chair, ICC Ad Hoc Committee on the Administrative Provisions in the I-Codes (AHC-Admin)

Revise as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building: (No change to current text.)

Electrical:

1. Listed cord and plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Temporary wiring for experimental purposes in suitable experimental laboratories.
5. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
6. ~~Repairs and maintenance:~~ Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: (No change to current text.)

Temporary testing systems: (No change to current text.)

Gas: (No change to current text.)

Mechanical: (No change to current text.)

Plumbing: (No change to current text.)

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, or work, activity, operation, practice or function.
3. Indicate the use and or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by construction documents plans, diagrams, computation and specifications and other information data as required in Section 106 of this code.
5. State the valuation of the proposed work any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.

105.3.1 409.2 Preliminary Inspection. Before issuing a permit, the code official is authorized to examine or cause to be examined buildings and sites for which an application has been filed.

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Before such work recommences, a new permit shall be first obtained and the fee, therefor, shall be one-half the amount required for a new permit for such work, provided no changes have been or will be made in the original construction documents for such work, and further that such suspension or abandonment has not exceeded one year.

105.5.1 Extensions The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Reason: Consistency and coordination among the I-Codes is one of the cornerstones of the ICC Code Development Process. This holds true for not only the technical code provisions but also for the administrative code provisions as contained in Chapter 1 of all the I-Codes.

In response to concerns raised by the ICC membership since publication of the first editions of the I-Codes, the ICC Board established the Ad Hoc Committee on the Administrative Provisions in the I-Codes (AHC-Admin) to review Chapter 1 administrative provisions in each code in the International Codes family, improve their correlation among the I-Codes through the code development process and recommend to the ICC Board the mechanism by which code development maintenance of the continuing coordination of administrative provisions can best be achieved.

The AHC-Admin is submitting a series of code change proposals designed to provide consistent and correlated administrative provisions among the I-Codes using existing I-Code texts, as noted. While some proposed text may be "new" to this code, it is not new to the I-Code family, since it already exists in one or more of the International Codes, unless otherwise noted. A comparative matrix of current I-Codes Chapter 1 text may be found on the ICC website at www.iccsafe.org/cs/cc/admin/index.html.

This proposal focuses on correlation of the IBC permit provisions in Section 105. Portions of Section 105 not shown do not change. A section-by-section discussion follows:

105.2: This section is proposed for a revision to correlate the electrical work that is exempt from a permit in the IBC with the exemptions allowed in Section 401.3 of the *ICC Electrical Code--Administrative Provisions*. A similar correlating proposal has been submitted to the *International Residential Code* and *International Existing Building Code* where this text also appears. The revision will create a format consistent with the rest of Section 105.2 and provide the code user with more specificity as to what types of electrical "work" do not need a permit.

105.3: The purpose of this proposed change is to provide correlation of this section of the IBC with the more specific language currently used in Section 105.4 of the *International Urban Wildland Interface Code*, thereby providing a more comprehensive list of important information to be provided on the permit application. In addition to "work" done under a permit, there are also operations, processes and equipment that fall within the regulation of the code and should be included here.

A similar correlation proposal has been submitted to the *International Existing Building Code* and *International Residential Code*.

105.3.1 409.2: The purpose of this proposed change is to relocate a current section that is currently located in Section 109 – Inspections but should more appropriately reside in the permit section.

This provision provides the code official with a useful tool in the permit process, especially in cases of permits being issued for an existing building. While the construction documents may show the scope and nature of work to be done, there may be other existing conditions in the building that could affect the continued safety profile of the building and the approval of a permit that could only be identified by inspection.

A similar correlation change has been proposed to the *International Existing Building Code* and *International Residential Code*.

105.5, 105.5.1: The intent of this proposed change is to provide correlation with the provisions of current Section 105.3.1 of the *International Fire Code*, Section 106.4.3 of the *International Fuel Gas Code* and *International Mechanical Code*, Section 106.5.3 of the *International Plumbing Code*, Section 106.3.3 of the *International Private Sewage Disposal Code* and Section 105.8 of the *International Wildland Urban Interface Code*.

The added text not only provides correlation but also provides the code official with important control over resumption of abandoned work. This proposal will also editorially "unpack" a long paragraph that contains several separate enforcement elements that the AHC felt should be set apart from one another to emphasize their importance in the code hierarchy. A similar correlation change has been proposed to the *International Existing Building Code*.

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

Public Hearing: Committee:	AS	AM	D
Assembly:	ASF	AMF	DF