

CCC



2022 GROUP B PUBLIC COMMENT AGENDA

SEPTEMBER 14 - 21, 2022
KENTUCKY INTERNATIONAL CONVENTION CENTER
LOUISVILLE, KY

2022 Public Comment Agenda

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Proposed Change as Submitted

Proponents: David Collins, representing Self (dcollins@preview-group.com); Ronald Geren, representing The American Institute of Architects (ron@specsandcodes.com); Paul Karrer, representing The American Institute of Architects (paulkarrer@aia.org)

THIS CODE CHANGE WILL BE HEARD BY THE IBC-STRUCTURAL CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THAT COMMITTEE.

2021 International Code Council Performance Code

Revise as follows:

[BS] 902.1 Objective. To safeguard people from injury and ~~property to protect the building, facilities, equipment, processes, materials, and contents~~ from damage that could result from external moisture entering the building.

[BS] 902.3.1 Water penetration. Roofs and exterior walls shall prevent the ~~penetration of water that could cause damage to building elements~~ unwanted penetration and accumulation of moisture or water that causes damage to the building, facilities, equipment, processes, materials, or contents and shall provide a means for any unwanted penetration of water or moisture to dissipate.

[BS] 902.3.2 Building elements in contact with the ground. Walls, floors and structural support elements in contact with the ground shall not absorb or transmit moisture in quantities that could cause damage to ~~the building elements, facilities, equipment, processes, materials, or contents.~~

[BS] 902.3.3 Concealed spaces and cavities. Concealed spaces and cavities in buildings or facilities shall be constructed in a way that prevents ~~external moisture from causing degradation of building elements~~ unwanted penetration and accumulation of moisture or water that causes damage to the building, facilities, equipment, processes, materials, or contents and shall provide a means for any unwanted penetration of water or moisture to dissipate without causing damage.

[BS] 902.3.4 Moisture during construction. Excess moisture present at the completion of construction shall be capable of being dissipated without permanent damage to building elements.

Reason: To expand the required safeguards to the equipment, processes, materials, and contents of the building because these elements of the building are interconnected with the building itself and the performance of the building.

Bibliography: U.S. Environmental Protection Agency (2013). "Moisture Control Guidance for Building Design, Construction and Maintenance." EPA 402-F-13053. Accessed January 4, 2022. <https://www.epa.gov/sites/default/files/2014-08/documents/moisture-control.pdf>.

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

The broad nature of the existing content in this section could be interpreted to not include some features of the building. The more precise language proposed here addresses building features that may not have been included previously under the original requirement and thus may have a modest cost increase.

Whether or not this requirement influences the cost of construction, the application of this requirement should influence operation and maintenance costs once the building is occupied. By establishing a scope to include not only the building but also the facilities to deliberately prevent damage to it and equipment, processes, materials, or contents within them, will not be an additional cost of business within the facilities due to external moisture. According to the U.S. EPA, unwanted external moisture can cause any number of problems and costs, when not prevented. EPA's *Moisture Control Guidance for Building Design, Construction and Maintenance* provides information regarding health impacts from dampness in buildings, the damage moisture can cause to the building, and guidance to avoid them.

PC4-22

Public Hearing Results

Committee Action:

As Submitted

Committee Reason: Approved as submitted in accordance with the provided reason statement. Some members of the committee expressed concerns on the use of the word 'any' in section 902.3.3. (Vote: 11-3)

PC4-22

Individual Consideration Agenda

Public Comment 1:

ICCPC: [BS] 902.3.1, [BS] 902.3.3

Proponents: Kota Wharton, representing City of Grove City (kwharton@grovecityohio.gov) requests As Modified by Public Comment

Modify as follows:

2021 International Code Council Performance Code

[BS] 902.3.1 Water penetration. Roofs and exterior walls shall prevent the unwanted penetration and accumulation of moisture or water that causes damage to the building, facilities, equipment, processes, materials, or contents and shall provide a means for ~~any~~ unwanted penetration of water or moisture to dissipate.

[BS] 902.3.3 Concealed spaces and cavities. Concealed spaces and cavities in buildings or facilities shall be constructed in a way that prevents unwanted penetration and accumulation of moisture or water that causes damage to the building, facilities, equipment, processes, materials, or contents and shall provide a means for ~~any~~ unwanted penetration of water or moisture to dissipate without causing damage.

Commenter's Reason: Clarity only.

Cost Impact: The net effect of the public comment and code change proposal will increase the cost of construction
See proposal. Clarification changes.

The ICC Code Correlation Committee (CCC) considered this proposal as editorial. See also "EDITORIAL CODE CHANGES - CODE CORRELATION COMMITTEE" in the introductory pages of this document.

Public Comment# 3404
