

AD HOC HEALTHCARE COMMITTEE
OCCUPANCY WORK GROUP
IEBC CODE CHANGE DRAFTS
11/7/2012

Change #1- Addresses the Prescriptive approach on Change of Occupancy

[B] 407.1 Conformance. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, or a different condition or specific use within the same division unless such building is made to comply with the requirements of the International Building Code for such division or group of occupancy. Subject to the approval of the building official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

Reason: This would cover change of occupancy between 'conditions' as well as movement to a specific building type, such as ambulatory health care.

Staff note: This change will need to be held until the 2015 Cycle as it is a change that is a coordinated change with IBC Section 3408.1 which was maintained by the IBC- General committee in 2012. Going forward in 2015, ICC Board action on G201-12 which proposes to delete Chapter 34 of the IBC in favor of a reference to the IEBC may impact which code will be affected in the 2015 Cycle.

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Change #2- Addresses electrical requirements for repairs in the work area approach

607.1.4 Group I-2 receptacles. Non-“hospital grade” receptacles in patient bed locations of Group I-2 shall be replaced with “hospital grade” receptacles, as required by NFPA 99 and Article 517 of NFPA 70.

Is this requirement unique to I-2 Condition 2?

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Change #3- Addresses special use and occupancy in the IBC for alterations- level 2 in the work area approach

802.1 General. Alteration of buildings classified as special use and occupancy as described in the International Building Code shall comply with the requirements of Section 801.1 and the scoping provisions of Chapter 1 where applicable.

This section needs to be researched. Modifications needed to require new construction requirements for hospitals and AHF when reconfiguring space.

Staff note: This IEBC section is not clear as to its application. The commentary notes a context of Chapter 4 IBC building such as covered mall buildings and high rises. It is questionable as to whether Groups I-2 and I-3, even though located in Chapter 4, are intended to be regulated by this section.

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Change #4- Addresses smoke compartments in alterations- level 2 in the work area approach

~~**803.3 Smoke barriers.** Smoke barriers in Group I-2 occupancies shall be installed where required by Sections 803.3.1 and 803.3.2~~

~~**803.3.3 803.3 Compartmentation Smoke barriers.** In Group I-2 Condition 2 occupancies where the work area is on a story used for sleeping rooms for more than 30 patients, the story shall be divided into not less than two compartments by smoke barrier walls complying in accordance with Section 407.5 of the International Building Code as required for new construction 803.3.2 such that each compartment does not exceed 22,500 square feet and the travel distance from any point to reach a door in the required smoke barrier shall not exceed 200 feet.~~

~~**Exception.** Where neither the length nor the width of the smoke compartment exceeds 150 feet, the travel distance to reach the smoke barrier door shall not be limited.~~

~~**803.3.2 Fire-resistance rating.** The smoke barriers shall be fire resistance rated for 30 minutes and constructed in accordance with the International building Code.~~

Reason: Align smoke compartment construction with new requirements.

Staff note: The occupant threshold in Section 407.5 of the IBC is 50 occupants. The IEBC is currently more restrictive than the new construction requirements.

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Change #5- Addresses fire alarm requirements in alterations- level2 in the work area approach

804.4.1 Occupancy requirements. A fire alarm system shall be installed in accordance with Sections 804.4.1.1 through 804.4.1.7. Existing alarm-notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm-notification appliances within the *work area* shall be provided and automatically activated.

Exceptions:

1. Occupancies with an existing, previously approved fire alarm system.
2. Where selective notification is permitted, alarm notification appliances shall be automatically activated in the areas selected.

804.4.1.3 Group I-2. A fire alarm system shall be installed in work areas of Group I-2 occupancies as required by the International Fire Code for ~~existing~~new Group I-2 occupancies.

Reason: Moves the fire alarm to the new requirements, which is what IFC 1103.7.3 already says.

Staff note: Section 1103.7.3 for existing Group I-2 sends you to Section 907.6.2 for new construction requirements however there is an exception for manual fire alarm boxes for existing buildings. Should this exception be applicable?

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Change #6- Address means of egress in alterations- level 2 of the work area approach

805.2 General. The means of egress shall comply with the requirements of this section.

Exceptions:

1. Where the work area and the means of egress serving it complies with NFPA 101.
2. Means of egress conforming to the requirements of the building code under which the building was constructed shall be considered compliant means of egress if, in the opinion of the code official, they do not constitute a distinct hazard to life.

805.3.1.2 Fire escapes required. When more than one exit is required, an existing or newly constructed fire escape complying with Section 805.3.1.2.1 shall be accepted as providing one of the required means of egress.

Exception: Fire escapes shall not provide a required means of egress in Group I-2 Condition 2 occupancies.

805.3.1.2.1 Fire escape access and details. Fire escapes shall comply with all of the following requirements:

- 5. In all buildings of Group E occupancy, up to and including the 12th grade, buildings of Group I occupancy, rooming houses and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

805.5.2 Transoms. In all buildings of Group I-1, Group I-2 Condition 2, R-1 and R-2 occupancy, all transoms in corridor walls in work areas shall either be glazed with 1/4-inch (6.4 mm) wired glass set in metal frames or other glazing assemblies having a fire protection rating as required for the door and permanently secured in the closed position or sealed with materials consistent with the corridor construction.

805.6 Dead-end corridors. Dead-end corridors in any work area shall not exceed 35 feet (10 670 mm).

Exceptions:

1. Where dead-end corridors of greater length are permitted by the International Building Code.
2. In other than Group A, Group I-2 Condition 2 and H occupancies, the maximum length of an existing dead-end corridor shall be 50 feet (15 240 mm) in buildings equipped throughout with an automatic fire alarm system installed in accordance with the International Building Code.
3. In other than Group A, Group I-2 Condition 2 and H occupancies, the maximum length of an existing dead-end corridor shall be 70 feet (21 356 mm) in buildings equipped throughout with an automatic sprinkler system installed in accordance with the International Building Code.
4. In other than Group A, Group I-2 Condition 2 and H occupancies, the maximum length of an existing, newly constructed, or extended dead-end corridor shall not exceed 50 feet (15 240 mm) on floors equipped with an automatic sprinkler system installed in accordance with the International Building Code.

Reason: The rearrangement of exiting in a Group I-2 should meet new requirements.

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Change #7- Addresses change of occupancy in work area approach

1002.1 Compliance with the building code. Where the character or use of an existing building or part of an existing building is changed to one of the following special use or occupancy categories as defined in the International Building Code, the building shall comply with all of the applicable requirements of the International Building Code:

1. Covered and open mall buildings

2. – 9. No change

10. Ambulatory care facilities

11. Group I-2 Condition 2 occupancies

Reason: When a space undergoes a change of occupancy to a Group I-2 occupancy, it should meet all the new requirements.

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