2006 INTERNATIONAL BUILDING CODE DOCUMENTATION GENERAL

Code Change No: G8-06/07

Original Proposal

Sections: [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 m^2), 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 m^2).
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 m^2).
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 (139.4m^2) 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 m^2) 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 Results

Committee Action: **Approved as Modified**

Modify the proposal as follows:

507.3 Sprinklered, one story. The area of a Group B, F, M or S building no more than one-story in height, or a Group A-4 building no more than one-story in height, 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.

STORY ABOVE GRADE PLANE. Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor above 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.

(Portions of proposal not shown remain unchanged)

Committee Reason: This proposal clarified the use of the term basement throughout the code. See also the proponent's reason. The first amendment to Section 507.3 was based upon a concern with grammar. The modification retains commas that were initially struck out. The second amendment places the term "above" back in the definition of story above grade plane to retain the intent of the definition.

Assembly Action: **None**

Public Comments

Individual Consideration Agenda

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

Public Comment:

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

Further modify proposal as follows:

[F] 415.6.2.1.1 Height exception. Where storage tanks are located within ~~only~~ a building no more than one story ~~in height~~ above grade plane, 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.

507.3 Sprinklered, one story. The area of a Group B, F, M or S building no more than one-story ~~in height~~ above grade plane or a Group A-4 building no more than one-story ~~in height~~ above grade plane 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~~ above grade plane 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~~ above grade plane 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.

507.8 Aircraft paint hangar. The area of a Group H-2 aircraft paint hangar no more than one-story ~~in height~~ above grade plane, 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~~ above grade plane, 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.

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 occupancy located in the basement or on the first story above grade plane ~~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 occupancy located in the basement or on the first story above grade plane ~~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 above grade plane, including basements, with a fire area containing a repair garage exceeding 10,000 square feet (929 m^2).
2. Buildings no more than one story ~~in height~~ above grade plane, with a fire area containing a repair garage exceeding 12,000 square feet (1115 m^2).
3. Buildings with a repair garage servicing vehicles parked in the basement.

1009.11 Stairway to roof. In buildings 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.

(Portions of proposal not shown remain unchanged)

Commenter's Reason: These modifications are proposed for the sake of consistency with the Code Development Committee action on G6-06/07. G6-06/07 changed several code sections from "…stories in height" to "…stories above grade plane". Together, G6-06/07 and G8-06/07 clarify that when the number of stories is used to trigger a code requirement in the affected sections, the code is referring to the number of stories above grade plane.

Final Hearing Results

G8-06/07 AMPC1

Code Change No: G46-06/07

Original Proposal

Sections: 308.5.1 (IFC [B] 202)

Proponent: Wayne R. Jewell, City of Southfield, MI

Revise as follows:

308.5.1 Adult care facility. A facility that provides accommodations for less than 24 hours for more than five unrelated adults and provides supervision and personal care services shall be classified as Group I-4.

Exception: A facility where occupants are capable of responding to an emergency situation without physical assistance from the staff shall be classified as Group ~~A-3~~ R-3.

Reason: When I had proposed change G-32-00 I had a serious typo an "A" was placed where an "R" should have been. I never intended for these facilities to be considered an Assembly Group and this is a correction of my error. The language in Section 310.1 for R-3 uses does speak to these uses.

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

Public Hearing Results

Committee Action: **Approved as Submitted**

Committee Reason: This proposal corrects an incorrect occupancy classification**.** The current Group R-3 occupancy classifications in Section 310 correlate with this proposal.

Analysis: See committee action on G38-06/07.

Assembly Action: **None**

Final Hearing Results

G46-06/07 AS

Code Change No: G47-06/07

Original Proposal

Sections: 310.1 (IFC [B] 202)

Proponent: Richard Lyman, Sandy City Fire Department, representing the Utah Chapter

Revise as follows:

310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the *International Residential Residential Code* in accordance with Section 101.2. Residential occupancies shall include the following:

R-1 Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including:

Boarding houses (transient)
Hotels (transient)
Motels (transient)

Congregate living facilities (transient) with 10 or fewer occupants are permitted to comply with the construction requirements for Group R-3.

R-2 Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including:

Apartment houses
Boarding houses (not transient)
Convents
Dormitories
Fraternities and sororities
Hotels (nontransient)
Monasteries
Motels (nontransient)
Vacation timeshare properties

Congregate living facilities with 16 or fewer occupants are permitted to comply with the construction requirements for Group R-3.

R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two dwelling units.
Adult facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
Congregate living facilities with 16 or fewer persons.
Adult care and child care facilities that are within a single-family home are permitted to comply with the *International Residential Code*

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R-4 Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including more than five but not more than 16 occupants, excluding staff.

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code, or shall comply with the *International Residential Code.*

Reason: This change would establish a threshold of 10 for occupancies such as a bed and breakfast or a ski rental which would otherwise be considered an R-1. If a single family dwelling was converted into a bed and breakfast with two bedrooms accommodating just 4 guests the requirements for an R-1 are triggered. One of the Legacy Codes established a threshold of 10 for congregate residences. This concept was brought back into the IBC in the 2006 Code for an R-2 but not an R-1. Because of the transient nature of these types of occupancies and the lack of familiarity with surroundings a maximum of 10 rather than 16 is proposed.

Utah has a statewide amendment to the 2003 IBC that currently addresses R-1 and R-2 occupancies with a similar exception. This statewide amendment would be eliminated with the approval of the proposed change.

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

Public Hearing Results

Committee Action: **Approved as Submitted**

Committee Reason: This proposal addresses the need to provide a classification of congregate living facilities that are considered transient in nature under Group R-1. The 2006 IBC contains a classification for more permanent facilities under Group R-2. The classification under Group R-1 is more restrictive and allows a Group R-3 classification only if the number of occupants is 10 or less versus 16 or less under Group R-2.

Assembly Action: **None**

Final Hearing Results

G47-06/07 **AS**

Code Change No: G71-06/07

Original Proposal

Sections: 403.15 (New), 1019.1 (IFC [B] 1019.1)

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

1. Add new text as follows:

403.15 Additional exit stairway. For buildings other than Group R-2 that are more than 420 feet (128 m) in height, one additional exit stairway meeting the requirements of Sections 1009 and 1020 shall be provided in addition to the minimum number of exits required by Section 1019.1. The total width of any combination of remaining stairways with one stairway removed shall not be less than the total width required by Section 1005.1. Scissor stairs shall not be considered the additional exit stair required by this section.

2. Revise as follows:

1019.1 Minimum number of exits. All rooms and spaces within each story shall be provided with and have access to the minimum number of approved independent exits required by Table 1019.1 based on the occupant load of the story, except as modified in Sections 403.15, 1015.1 or 1019.2. For the purposes of this chapter, occupied roofs shall be provided with exits as required for stories. The required number of exits from any story, basement or individual space shall be maintained until arrival at grade or the public way.

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

This proposed change is intended to enable rapid full evacuation of very tall buildings by ensuring that ongoing and critical firefighting activity does not reduce the total required exit capacity needed to evacuate the remaining occupants of the building. It implements, in part, Recommendation 17 of the National Institute of Standards and Technology (NIST) World Trade Center (WTC) report.

The basic purpose behind the Code's current egress provisions for very tall buildings is to evacuate several floors near the fire floor. The provisions do not contemplate prompt full building evacuation. The NIST WTC report calls for Codes to consider that criterion. It is important to note that the need for full evacuation may be the result of a terrorist event, but that a range of other natural occurrences or man-made failures might also necessitate full building evacuation.

If the need for a full building evacuation occurs because of or at the same time as a fire then there will be very real problems. Necessary firefighting operations will reduce the capacity of the egress system. The extended period of time needed to fully evacuate a very tall building means that people will still be evacuating while full firefighting operations are taking place. Sound high rise fire fighting doctrine provides that the fire department take control of one stair, the one most appropriate to the circumstances of the given fire condition, in order to conduct suppression activities. In a building having two required stairs, each of the same width, this means that one-half of the exit capacity has been lost in a building which is still being evacuated.

This proposal calls for an additional stair so that egress capacity will be maintained through the time that full evacuation is complete. It is important to note that this additional stair is not proposed to be a dedicated fire department stair. The intent of the proposed provision is that the fire department be able to choose the stair which is most appropriate for the actual fire event. The principal purpose of this change is to maintain egress capacity in the case of fire events, but the additional stair will also significantly shorten the time needed for full evacuation in non-fire events.

The proponents recognize that effective use of this feature will require emergency responders to manage evacuation flow to the available stairs. The proponents have submitted proposed changes to Articles 4, 7, and 9 of the IBC that will assist in that management. It should be pointed out, however, that this management problem exists under current code provisions; it is just magnified by the loss of egress capacity for full building evacuation.

The issue of "counter flow" has been much discussed since the WTC tragedy --counter flow meaning the fire fighters going up interfere with occupants moving down. The NIST report suggests that counter flow did not slow evacuation rates, but it did affect firefighter ascent rates. Some have suggested that widening the minimum width of stairs will resolve the counter flow problem.

The proponents disagree and believe that dedicating a stair to the fire service while maintaining necessary egress capacity in the remaining stairs is a better solution. There is a practical limit to how rapidly occupants can descend, no matter how wide the stair. Whether minimum width should be expanded because the practical limit cannot be obtained at the current minimum is a different code issue than the one addressed here. The proponents have not seen data or analysis which suggest that additional minimum width is needed, independent of counter flow considerations.

Really rapid evacuation of all occupants, but especially those with disabilities, depends upon the development of robust and safe evacuation elevators. That is the long term solution. The elevator industry and the ASME A-117.1 Committee are working hard on this important challenge but a lot of work remains to be done. The proponents recognize that evacuation elevators might one day eliminate the need for the extra stair proposed here, but believe that something must be done now to address this very real problem.

The proposal adds a new Section 403.15 which requires one more stair than is otherwise required by Section 1019.1. It requires that the stair meet the minimum width requirements of Section 1009.1. More importantly, it also requires that the additional stair and the two (or more) stairs required by Section 1019.1 be sized, in terms of width, such that any combination of all stairs, less one, will provide for the required total width required by Section 1009.1. This meets the intent of the change that the required egress width be available even with one stair being used for firefighting operations.

It is important to note that the proposal does not require the additional stair to be located in accordance with other applicable requirements such as travel distance and separation. Those provisions of the Code will be met by the other stairs. The proponents believe that those requirements might be very difficult to meet with the additional stair and are not needed given the intent of the change.

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 construction for very tall buildings.

Public Hearing Results

Committee Action: **Disapproved**

Committee Reason: The committee felt that review of the NIST report was not yet complete, therefore this proposal was premature. Modeling should be done to show the extent that an additional stair would improve exiting. The logistics of closing off a stairway for fire department staging during an emergency evacuation must be investigated. The calculation method for exit stairway width was confusing, and did not clearly indicate the width required for the extra stairway. The location of the extra stairway in relation to the other exit stairways was not indicated. In a high rise, fire fighters will typically be using the elevator to get near the fire floor and then move to the stairway. A question would be if this stairway should be located near the elevators.

Assembly Action: **None**

Public Comments

Individual Consideration Agenda

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

Public Comment:

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, requests Approval as Submitted.

Commenter's Reason: The Code Development Committee disapproved this change for several reasons. The first was that the "NIST report was not yet complete and the proposal was premature". The NIST report is complete and this proposal addresses Recommendation 17 of the report. The committee also felt that modeling should be done to show the impact of the additional stair. Modeling has been performed by NIST. This

model demonstrates that the additional stair improves occupant egress and fire fighter access in all cases. The degree to which the access is improved is directly related to the location of the fire in the building. The committee was also confused with the manner in which the minimum width of the stair is calculated. The code change requires that required egress capacity for the building be determined with one stairway removed from the equation. The committee was also concerned with the lack of guidance regarding the location of the stair. The location of the additional stair is irrelevant. The fire service will commandeer the stair that is closest to the fire location; this code change merely assures that sufficient egress capacity is provided when the fire service does so. It also provides unimpeded access to the fire floor for the fire service. It is for these reasons that the TRB Ad-Hoc Committee requests your support for As Submitted.

Final Hearing Results

G71-06/07 AS

Code Change No: G81-06/07

Original Proposal

Sections: 406.3.6, 412.3.1, 412.3.6, [F] 415.6.1.6, Ch. 5, [F] 905.3.1 (IFC 905.3.1), 1406.2.2, 1509.5.1, 1808.2.5, 1915.5

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

1. Revise as follows:

406.3.6 Area and height increases. The allowable area and height of open parking garages shall be increased in accordance with the provisions of this section. Garages with sides open on three-fourths of the building's perimeter are permitted to be increased by 25 percent in area and one tier in height. Garages with sides open around the entire building's perimeter are permitted to be increased by 50 percent in area and one tier in height. For a side to be considered open under the above provisions, the total area of openings along the side shall not be less than 50 percent of the interior area of the side at each tier and such openings shall be equally distributed along the length of the tier.

Allowable tier areas in Table 406.3.5 shall be increased for open parking garages constructed to heights less than the table maximum. The gross tier area of the garage shall not exceed that permitted for the higher structure. At least three sides of each such larger tier shall have continuous horizontal openings not less than 30 inches (762 mm) in clear height extending for at least 80 percent of the length of the sides and no part of such larger tier shall be more than 200 feet (60 960 mm) horizontally from such an opening. In addition, each such opening shall face a street or yard accessible to a street with a width of at least 30 feet (9144 mm) for the full length of the opening, and standpipes shall be provided in each such tier.

Open parking garages of Type II construction, with all sides open, shall be unlimited in allowable area where the building height does not exceed 75 feet (22 860 mm). For a side to be considered open, the total area of openings along the side shall not be less than 50 percent of the interior area of the side at each tier and such openings shall be equally distributed along the length of the tier. All portions of tiers shall be within 200 feet (60 960 mm) horizontally from such openings or other natural ventilation openings as defined in Section 406.3.3.1. These openings shall be permitted to be provided in courts with a minimum width of 30 feet (9144 mm) for the full width of the openings.

412.3.1 Definition. The following word and term shall, for the purposes of this chapter and as used elsewhere in this code, have the meaning shown herein.

RESIDENTIAL AIRCRAFT HANGAR. An accessory building less than 2,000 square feet (186 m^2) and 20 feet (6096 mm) in building height, constructed on a one- or two-family residential property where aircraft are stored. Such use will be considered as a residential accessory use incidental to the dwelling.

412.3.6 Height and area limits. Residential aircraft hangars shall not exceed 2,000 square feet (186 m^2) in area and 20 feet (6096 mm) in building height.

[F] 415.6.1.6 Coal pockets. Coal pockets located less than 30 feet (9144 mm) from interior lot lines or from structures on the same lot shall be constructed of not less than Type IB construction. Where more than 30 feet (9144 mm) from interior lot lines, or where erected along a railroad right-of-way, the minimum type of construction of such structures not more than 65 feet (19 812 mm) in building height shall be Type IV.

CHAPTER 5
GENERAL ~~BUILDING~~ HEIGHTS AND BUILDING AREAS

[F] 905.3.1 (IFC 905.3.1) ~~Building~~ ~~h~~Height. Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45 720 mm) above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider:
   5.1. Recessed loading docks for four vehicles or less; and
   5.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

1406.2.2 Architectural trim. In buildings of Type I, II, III and IV construction that do not exceed three stories or 40 feet (12 192 mm) in building 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.

1509.5.1 Noncombustible construction required. Any tower, spire, dome or cupola that exceeds 60 feet (18 288) in height above the highest point at which it comes in contact with the roof, or that exceeds 200 square feet (18.6 m^2) in area at any horizontal section, or which is intended to be used for any purpose other than a belfry or architectural embellishment, shall be entirely constructed of and supported by noncombustible materials. Such structures shall be separated from the building below by construction having fire-resistance rating of not less than 1.5 hours with openings protected with a minimum 1.5-hour fire-protection rating. Structures, except aerial supports 12 feet (3658 mm) high or less, flagpoles, water tanks and cooling towers, placed above the roof of any building more than 50 feet (15 240 mm) in building height, shall be of noncombustible material and shall be supported by construction of noncombustible material.

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 or 35 feet (10 668 mm) in building height, provided the centers of the piles are located within the width of the foundation

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-resistant 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 or 40 feet (12 192 mm) in building height, pipe columns used in the basement and as secondary steel members shall have a minimum diameter of 3 inches (76 mm).

Reason: The code sections in this proposal have one thing in common. They specify requirements for a building based on its height. The IBC does not specify how to determine a building's height and the code user is left with a subjective standard for the measurement. Section 502.1, however, defines "building height" as "the vertical distance from grade plane to the average height of the highest roof surface." Grade plane is also defined in Section 502.1. The proposal will change "height" to "building height" so that the determination is an objective one based on the definitions for building height and grade plane.

This proposal does not include each code section in the IBC that specifies requirements for a building or structure based on its height. There are cases where the determination of their height from grade plane to the average height of the highest roof surface is not warranted or not applicable (e.g., towers, spires, domes, cupolas, etc.). Please refer to Sections 412.1.5, 903.2.10.3, 1509.5, 2109.1.1, 3108.3, 3202.2 and 3310.1.

This proposal also does not include references to the height of a building in terms of distance and number of stories. In these cases, the defined term of building height is not appropriate because it is limited to the height of a building in terms of distance. Please refer to Sections 503.1, 508.3.1.2, 508.3.2.2 and 508.3.3.3, and Table 503.

Note that "building height" is currently used in other sections of the IBC. Please refer to Sections 509.2(5) and 1709.3(2).

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 Results

Committee Action: **Approved as Submitted**

Committee Reason: Cleans up code terminology with regard to building height. "Building height" is a defined term whereas "height" is not specifically defined.

Assembly Action: **None**

Final Hearing Results

G81-06/07 **AS**

Code Change No: G84-06/07

Original Proposal

Sections: 408.2, 1014.2 (IFC [B] 1014.2)

Proponent: Maureen Traxler, City of Seattle, WA, representing the Washington Association of Building Officials

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

PART I – IBC GENERAL

Revise as follows:

408.2 Mixed occupancies. Portions of buildings with an occupancy in Group I-3 that are classified as a different occupancy shall meet the applicable requirements of this code for such occupancies. Where security operations necessitate the locking of required means of egress, provisions shall be made for the release of occupants at all times.

Means of egress from detention and correctional occupancies that traverse other use areas shall, as a minimum, conform to requirements for detention and correctional occupancies.

Exception: It is permissible to exit through a horizontal exit into other contiguous occupancies that do not conform to detention and correctional occupancy egress provisions but that do comply with requirements set forth in the appropriate occupancy, as long as the occupancy is not a ~~high-hazard~~ Group H use.

PART II – IBC MEANS OF EGRESS

Revise as follows:

1014.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

1. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served, are not a ~~high-hazard~~ Group H occupancy and provide a discernible path of egress travel to an exit.

   Exception: Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group H, S or F occupancy when the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.

2. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

   Exceptions:

   1. Means of egress are not prohibited through a kitchen area serving adjoining rooms constituting part of the same dwelling unit or sleeping unit.
   2. Means of egress are not prohibited through stockrooms in Group M occupancies when all of the following are met:
      2.1. The stock is of the same hazard classification as that found in the main retail area;
      2.2. Not more than 50 percent of the exit access is through the stockroom;
      2.3. The stockroom is not subject to locking from the egress side; and
      2.4. There is a demarcated, minimum 44-inch-wide (1118 mm) aisle defined by full or partial height fixed walls or similar construction that will maintain the required width and lead directly from the retail area to the exit without obstructions.
   3. An exit access shall not pass through a room that can be locked to prevent egress.
   4. Means of egress from dwelling units or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.

Reason: This proposed change clarifies the application of the code section. "High-hazard occupancy" is a vague, undefined term. "Group H occupancy" is the designation commonly used in the IBC for high hazard occupancies—Section 307 is titled "High-hazard Group H". The Commentary to the 2003 IBC states "egress paths … must not pass through an extraordinary fire hazard, such as an area of high-hazard use (Group H)." If these provisions are not intended to apply to Group H occupancies, then what is intended?

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

Public Hearing Results

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

Committee Reason: The terminology "high-hazard" is not defined. Revising the terminology to Group H clarifies which specific use classification is intended.

Assembly Action: **None**

PART II — IBC MEANS OF EGRESS
Committee Action: **Approved as Submitted**

Committee Reason: The proposal was approved to be consistent with the action taken by the General committee in Part I of the proposal for similar language in Section 408.2. The current use of the term "high hazard" is not defined. The revised language clarifies that the intent is for all Group H occupancies.

Assembly Action: **None**

Final Hearing Results

G84-06/07, Part I	**AS**
G84-06/07, Part II	**AS**

Code Change No: G92-06/07

Original Proposal

Sections: 419 (New), 310.1 (IFC 202), 508.3.1; IRC R101.2

Proponent: David S. Collins, FAIA, The Preview Group, Inc., representing the American Institute of Architects

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

1. Add new text as follows:

SECTION 419
LIVE/WORK UNITS

419.1 General. A live/work unit is a dwelling unit or sleeping unit in which a significant portion of the space includes a non-residential use which is operated by the tenant and shall comply with Section 419.

Exception: Dwelling units or sleeping units which include an office that is less than 10% of the area of the dwelling unit shall not be classified as a live/work unit.

419.1.1 Limitations: The following shall apply to all live/work areas:

1. The live/work unit is permitted to be a maximum of 3,000 sq ft;
2. The non-residential area is permitted to be a maximum 50% of the area of each live/work unit;
3. The non-residential area function shall be limited to the first or main floor only of the live-work unit; and
4. A maximum of 5 non-residential worker or employees are allowed to occupy the non-residential area at any one time.

419.2 Occupancies. Live/work units shall be classified as a Group R-2 occupancy. Separation requirements found in Section 508.3 shall not apply when the live/work unit is in compliance with Section 419. High hazard and storage occupancies shall not be permitted in a live/work unit. The aggregate of storage in the live/work unit shall be limited to 10% of the space dedicated to non-residential activities.

419.3 Means of egress. Except as modified by this section, the provisions for Group R-2 occupancies in Chapter 10 shall apply to the entire live/work unit.

419.3.1 Egress capacity. The egress capacity for each element of the live/work unit shall be based on the occupancy load for the occupancy served in accordance with Table 1004.1.1.

419.3.2 Sliding doors. Where doors in a means of egress are of the horizontal-sliding type, the force to slide the door to its fully open position shall not exceed 50 pounds (220 N) with a perpendicular force against the door of 50 pounds (220 N).

419.3.3 Spiral stairs. Spiral stairs that conform to the requirements of Section 1009.8 shall be permitted.

419.3.4 Locks. Egress doors shall be permitted to be locked in accordance Exception 4 of Section 1008.1.8.3.

419.4 Vertical openings. Floor opening between floor levels of a live/work unit is permitted without enclosure.

419.5 Fire protection. The live-work unit shall be provided with a monitored fire alarm system where required by Section 907.2.9, and a fire sprinkler system in accordance with Section 903.2.7.

419.6 Structural. Floor loading for the areas within a live/work unit shall be designed to conform to Table 1607.1 based on the function within the space.

419.7 Accessibility. The applicable requirements of Chapter 11 shall apply to each area within the live/work unit.

419.8 Ventilation. The applicable requirements of the *International Mechanical Code* shall apply to each area within the live/work unit for the function within that space.

(Renumber subsequent sections)

2. Revise as follows:

310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the *International Residential Code* in accordance with Section 101.2. Residential occupancies shall include the following:

R-1 Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including:

Boarding houses (transient)
Hotels (transient)
Motels (transient)

R-2 Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including:

Apartment houses
Boarding houses (not transient)
Convents
Dormitories
Fraternities and sororities
Hotels (nontransient)
Live/work units
Monasteries
Motels (nontransient)
Vacation timeshare properties

Congregate living facilities with 16 or fewer occupants are permitted to comply with the construction requirements for Group R-3.

R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two dwelling units.
Adult facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
Congregate living facilities with 16 or fewer persons.
Adult and child care facilities that are within a single-family home are permitted to comply with the *International Residential Code.*

R-4 Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including more than five but not more than 16 occupants, excluding staff.
Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code, or shall comply with the *International Residential Code.*

3. Revise as follows:

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

Exceptions:

1. Accessory assembly areas having a floor area less than 750 square feet (69.7 m^2) are not considered separate occupancies.

2. Assembly areas that are accessory to Group E occupancies are not considered separate occupancies except when applying the assembly occupancy requirements of Chapter 11.
3. Accessory religious educational rooms and religious auditoriums with occupant loads of less than 100 are not considered separate occupancies.
4. Live/work units in accordance with Section 419 are not considered separate occupancies.

PART II – IRC

Revise as follows:

R101.2 Scope. The provisions of the *International Residential Code for One- and Two-family Dwellings* shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above-grade in height with a separate means of egress and their accessory structures.

Exception: Live/work units complying with the requirements of Section 419 of the *International Building Code* shall be permitted to be built as one- and two-family dwellings or townhouses. Fire suppression required by Section 419.5 of the *International Building Code* when constructed under the *International Residential Code for One- and Two-family Dwellings* shall conform to Section 903.3.1.3 of the *International Building Code*.

Reason: IBC. This code change creates a live/work unit that is considered to be an R-2 dwelling for application of the code. Several limitations and specific requirements that are to be applied to both the dwelling portion of the unit and the work portion of the unit are itemized. Fire suppression is required throughout a building containing a live/work unit; ventilation and structural requirements must be applied based on the function in the space, and these criteria are applicable whether the unit is in an IBC or IRC building.

The current IBC and IRC do not allow residential live-work units in a form that is typically desirable for community development. This increasingly popular concept of design and construction allows a public service business, with employees working within a residence and allows the public to enter the work area of the unit to acquire service. Some examples of live-work commercial functions are artist's studios, coffee shops and chiropractor's offices. It is important to note that live-work is specifically not to apply to an in home office (architect home office, consultant home office, et al).

These throwbacks to 1900 era planning, created a community where residents could walk to all needed services such as the typical corner commercial store scattered across many old cities. Live-work units began to re-emerge in the 1990's through a development style known as "Traditional Neighborhood Design" (TND). More recently, adaptive reuse of many older urban structures in city centers incorporated the same live-work tools to provide a variety of residential unit types.

Historically, the building codes did not have to deal with the live-work issue by zoning codes which generally precluded a mix of uses within a neighborhood, much less within a building. However, recent planning trends adopted by many jurisdictions, encourage the mixing of commercial and residential uses, not just in neighborhoods, but also in buildings, and even within unit types, such as the live-work unit commonly found in TND projects.

The live-work approach is also driven by the desire to provide affordable housing. Many cities and towns struggle with their revival also driving real estate values up and driving service level citizens out of their community. These jurisdictions want a full range of citizens to be able to both work and live in their community. They aggressively pursue affordable housing, with the *International Residential Code* (IRC) being a key tool in this effort. The IRC allows jurisdictions to produce a range of housing types at competitive market values. Included among these is the live-work unit.

There are no provisions for any use other than residential in the IRC. Since live-work units mix in a commercial use, they are driven out of the IRC, into the IBC. When this happens, the live-work units incur an increase in code related construction requirements (use separation, construction type, egress, fire prevention) far in excess of any risk present in the work function. The added requirements drive the construction cost up, and inevitably drive the units out of the affordable housing range.

The provisions in the IBC are intended to apply to buildings which contain live/work units and would conform in general with the R-2 provisions. In addition, a code change has been proposed to the IRC referencing this section for the criteria that would be appropriate for live/work units built under that code. Obviously, the method by which mixed use unseparated is applied is critical to the usefulness of the live/work concept.

This proposal allows mixed use unseparated occupancies within the dwelling unit or sleeping unit that meets the limits of this section to be classified as an R-2 occupancy. Any occupancy that is not within a dwelling unit would have to be treated as a mixed use condition and would be separated per the IBC. Special features that are common within a dwelling unit and are likely within the live/work unit are addressed in order to clearly delineate the means for designing a live/work unit.

Of concern to many Code Officials and Architects alike is the problem posed by the absence of any live-work provision in the IRC or IBC. Too often, this results in one of two poor choices: a) either the owner misrepresents the proposed "work" use, or b) the Code Officials are encouraged to look the other way, ignoring the "work" use. Consequently, conscientious Code Officials and Architects desire a code compliance tool that addresses their live-work predicament, allowing them to solve this problem as an integral part of a project's code compliance strategy, while still providing affordable residential units.

IRC. This code change creates a live/work unit that is considered to be an R-2 dwelling for application of the code. Several limitations and specific requirements that are to be applied to both the dwelling portion of the unit and the work portion of the unit are itemized. Fire suppression is required throughout a building containing a live/work unit; ventilation and structural requirements must be applied based on the function in the space, and these criteria are applicable whether the unit is in an IBC or IRC building.

The current IBC and IRC do not allow residential live-work units in a form that is typically desirable for community development. This increasingly popular concept of design and construction allows a public service business, with employees working within a residence and allows the public to enter the work area of the unit to acquire service. Some examples of live-work commercial functions are artist's studios, coffee shops and chiropractor's offices. It is important to note that live-work is specifically not to apply to an in home office (architect home office, consultant home office, et al).

These throwbacks to 1900 era planning, created a community where residents could walk to all needed services such as the typical corner commercial store scattered across many old cities. Live-work units began to re-emerge in the 1990's through a development style known as "Traditional Neighborhood Design" (TND). More recently, adaptive reuse of many older urban structures in city centers incorporated the same live-work tools to provide a variety of residential unit types.

Historically, the building codes did not have to deal with the live-work issue by zoning codes which generally precluded a mix of uses within a neighborhood, much less within a building. However, recent planning trends adopted by many jurisdictions, encourage the mixing of commercial and residential uses, not just in neighborhoods, but also in buildings, and even within unit types, such as the live-work unit commonly found in TND projects.

The live-work approach is also driven by the desire to provide affordable housing. Many cities and towns struggle with their revival also driving real estate values up and driving service level citizens out of their community. These jurisdictions want a full range of citizens to be able to both work and live in their community. They aggressively pursue affordable housing, with the *International Residential Code* (IRC) being a key tool in this effort. The IRC allows jurisdictions to produce a range of housing types at competitive market values. Included among these is the live-work unit.

There are no provisions for any use other than residential in the IRC. Since live-work units mix in a commercial use, they are driven out of the IRC, into the IBC. When this happens, the live-work units incur an increase in code related construction requirements (use separation, construction type, egress, fire prevention) far in excess of any risk present in the work function. The added requirements drive the construction cost up, and inevitably drive the units out of the affordable housing range.

The provisions in the IBC are intended to apply to buildings which contain live/work units and would conform in general with the R-2 provisions. In addition, a code change has been proposed to the IRC referencing this section for the criteria that would be appropriate for live/work units built under that code. Obviously, the method by which mixed use unseparated is applied is critical to the usefulness of the live/work concept.

This proposal allows mixed use unseparated occupancies within the dwelling unit or sleeping unit that meets the limits of this section to be classified as an R-2 occupancy. Any occupancy that is not within a dwelling unit would have to be treated as a mixed use condition and would be separated per the IBC. Special features that are common within a dwelling unit and are likely within the live/work unit are addressed in order to clearly delineate the means for designing a live/work unit.

Of concern to many Code Officials and Architects alike is the problem posed by the absence of any live-work provision in the IRC or IBC. Too often, this results in one of two poor choices: a) either the owner misrepresents the proposed “work” use, or b) the Code Officials are encouraged to look the other way, ignoring the “work” use. Consequently, conscientious Code Officials and Architects desire a code compliance tool that addresses their live-work predicament, allowing them to solve this problem as an integral part of a project’s code compliance strategy, while still providing affordable residential units.

Cost Impact: The code change proposal will increase the cost of construction. There is no way to calculate the actual impact because this is a design concept that is new to the code, and except when it has been allowed through an appeal or variance process, hasn’t been widely used. The criteria are generally limitations that are designed to aid the designer/owner and building official to appropriately use the live/work concept, many of which are already within the code and will have little cost impact (sprinklers/alarms/etc.). The unique feature of this proposal in concert with the proposal to the IRC is the use of the IBC criteria for a building built under the IRC.

Analysis: Regarding the Chapter 11 reference in proposed Section 419.7, would a live/work area be considered part of a dwelling unit in the consideration of the Type A and Type B unit requirements, particularly the multistory dwelling unit exception?

Public Hearing Results

PART I — IBC

Committee Action: **Approved As Submitted**

Committee Reason: Though there were several minor concerns with the proposal the need for such provisions was seen as critical and it was pointed out that within the IBC all Group R occupancies will be sprinklered. This proposal will allow the building code to keep pace with development and revisions to zoning laws which allow such development**.**

Assembly Action: **None**

PART II — IRC

Committee Action: **Approved as Submitted**

Committee Reason: The proposed language helps make it clear that live/work units are required to have fire suppression throughout. This additional language provides needed clarity as to the intent and aids the code official.

Assembly Action: **None**

Public Comments

Individual Consideration Agenda

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

Public Comment 1:

Ronald Nickson, National Multi Housing Council, requests Approval as Modified by this public comment for Part I.

Modify proposal as follows:

419.7 Accessibility. Accessibility shall be designed in accordance with Chapter 11. ~~The applicable requirements of Chapter 11 shall apply to each area within the live/work unit.~~

(Portions of proposal not shown remain unchanged)

Commenter's Reason: To clarify the requirements for accessibility. The requirement that each area of the unit meet the accessibility requirements could trigger a requirement for an elevator to the second floor living area of units designed to have the first floor be used as the work area.

Final Hearing Results

G92-06/07, Part I	**AMPC1**
G92-06/07, Part II	**AS**

Code Change No: G131-06/07

Original Proposal

Sections: 508.2, 508.2.1, 508.2.2, 508.2.2.1, 508.2.3, 407.2.1, 407.2.3, 706.3.6, 706.3.8, 706.5, [F] 903.2.13 (IFC 903.2.13), [F] Table 903.2.13 (IFC Table 903.2.13), 3410.6.18 (IEBC [B] 1301.6.19), Table 3410.6.18 (IEBC [B] Table 1301.6.19)

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

Revise as follows:

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

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

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

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

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

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

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 ~~use areas~~ uses ~~as defined~~ in accordance with 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 ~~use areas~~ uses ~~as defined~~ in accordance with 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 (140 m^2).
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.

706.3.6 Incidental use areas. The fire barrier separating incidental ~~use areas~~ uses from other spaces in the building shall have a fire-resistance rating of not less than that indicated in Table 508.2.

706.3.8 ~~Separation of mixed~~ Separated occupancies. Where the provisions of Section 508.3.3 are applicable, the fire barrier separating mixed occupancies shall have a fire-resistance rating of not less than that indicated in ~~Section~~ Table 508.3.3 based on the occupancies being separated.

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 use area separations as~~ fire barriers 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 2 hours, 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] 903.2.13 (IFC 903.2.13) Other required suppression systems. In addition to the requirements of Section 903.2, the provisions indicated in Table 903.2.13 also require the installation of a suppression system for certain buildings and areas.

[F] TABLE 903.2.13 (IFC TABLE 903.2.13)
ADDITIONAL REQUIRED SUPPRESSION SYSTEMS

SECTION	SUBJECT
508.2	Incidental ~~use areas~~ uses

(Portion of table not shown do not change)

3410.6.18 (IEBC 1301.6.19) Incidental use. Evaluate the protection of incidental ~~use areas~~ uses 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 TABLE 1301.6.19)
INCIDENTAL USE ~~AREA~~ VALUES[a]

(No changes to table text)

Reason: The purpose of this proposal is to separate the concept of an incidental use from the area of the building in which it is located. An incidental use is an area of special hazard within a separated occupancy. Its use poses a special hazard to the other uses within the separated occupancy. The provisions for accessory occupancies, nonseparated occupancies and separated occupancies are associated with the provisions for incidental uses. Each set of provisions covers classification of the occupancies, limits on areas and heights, and separations (i.e., fire barriers). Specifying incidental use areas as incidental uses will align them with their associated occupancies each of which has separate requirements applicable to its area.

Section 706.3.6 is being revised because the current language implies that the fire barrier separates incidental use areas from each other not necessarily from other spaces in the building (i.e., main occupancies). Reference to "other spaces" is being done for consistency with the same term in Section 508.3.2.1.

In Section 706.3.8, "mixed occupancies" is changed to "separated occupancies" to recognize that, according to Section 508.3, mixed occupancies consist of accessory occupancies, nonseparated occupancies and separated occupancies.

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 Results

Committee Action: **Disapproved**

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

Assembly Action: **None**

Final Hearing Results

G131-06/07 **AS**

Code Change No: G221-06/07

Original Proposal

Chapters 1 and 2

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

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

Revise chapters as follows:

PART I – IBC GENERAL

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

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

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

SECTION 102 ~~103~~
DEPARTMENT OF BUILDING SAFETY

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

SECTION 104 ~~105~~
PERMITS

SECTION 105 ~~107~~
TEMPORARY STRUCTURES AND USES

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

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

SECTION 106 ~~108~~
FEES

SECTION 107 ~~109~~
INSPECTIONS

SECTION 108 ~~110~~
CERTIFICATE OF OCCUPANCY

SECTION 109 ~~111~~
SERVICE UTILITIES

SECTION 110 ~~112~~
BOARD OF APPEALS

SECTION 111 ~~113~~
VIOLATIONS

SECTION 112 ~~114~~
STOP WORK ORDER

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

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

SECTION 202 ~~102~~
APPLICABILITY

SECTION 203 ~~106~~
CONSTRUCTION DOCUMENTS

SECTION 204 ~~107~~
TEMPORARY STRUCTURES AND USES

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

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

SECTION 205 ~~**115**~~
UNSAFE STRUCTURES AND EQUIPMENT

PART II – IEBC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

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

SECTION 102 ~~**103**~~
DEPARTMENT OF BUILDING SAFETY

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

SECTION 104 ~~**105**~~
PERMITS

SECTION 105 ~~**107**~~
TEMPORARY STRUCTURES AND USES

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

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

SECTION 105 ~~**106**~~
INSPECTIONS

SECTION 106 ~~**108**~~
FEES

SECTION 107 ~~**109**~~
INSPECTIONS

SECTION 108 ~~**110**~~
CERTIFICATE OF OCCUPANCY

SECTION 109 ~~**112**~~
BOARD OF APPEALS

SECTION 110 ~~**113**~~
VIOLATIONS

SECTION 111 ~~**114**~~
STOP WORK ORDER

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

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

SECTION 202 ~~102~~
APPLICABILITY

SECTION 203 ~~106~~
CONSTRUCTION DOCUMENTS

SECTION 204 ~~107~~
TEMPORARY STRUCTURES AND USES

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

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

SECTION 205 ~~111~~
SERVICE UTILITIES

SECTION 206 ~~115~~
UNSAFE BUILDINGS AND EQUIPMENT

SECTION 207 ~~116~~
EMERGENCY MEASURES

SECTION 208 ~~117~~
DEMOLITION

(Renumber subsequent chapters)

PART III – IECC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL ~~SCOPE AND GENERAL REQUIREMENTS~~

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

SECTION 102 ~~105~~
INSPECTIONS

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

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

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

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

SECTION 204 ~~104~~
CONSTRUCTION DOCUMENTS

SECTION 205 ~~106~~
VALIDITY

SECTION 206 ~~107~~
REFERENCED STANDARDS

(Renumber subsequent chapters)

PART IV – IFC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

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

SECTION 102 ~~103~~
DEPARTMENT OF FIRE PREVENTION

SECTION 103 ~~104~~
GENERAL AUTHORITY AND RESPONSIBILITIES

SECTION 104 ~~105~~
PERMITS

SECTION 105 ~~106~~
INSPECTIONS

SECTION 106 ~~108~~
BOARD OF APPEALS

SECTION 107 ~~109~~
VIOLATIONS

SECTION 108 ~~111~~
STOP WORK ORDER

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

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

SECTION 202 ~~102~~
APPLICABILITY

SECTION 203 ~~107~~
MAINTENANCE

SECTION 204 ~~110~~
UNSAFE BUILDINGS

(Renumber subsequent chapters)

PART V – IFGC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

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

SECTION 102 ~~103~~
DEPARTMENT OF INSPECTION

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

SECTION 104 ~~106~~
PERMITS

SECTION 105 ~~107~~
INSPECTION AND TESTING

SECTION 106 ~~108~~
VIOLATIONS

SECTION 107 ~~109~~
MEANS OF APPEAL

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

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

SECTION 202 ~~102~~
APPLICABILITY

SECTION 203 ~~105~~
APPROVAL

(Renumber subsequent chapters)

PART VI – IMC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

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

SECTION 102 ~~103~~
DEPARTMENT OF MECHANICAL INSPECTION

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

SECTION 104 ~~106~~
PERMITS

SECTION 105 ~~107~~
INSPECTIONS AND TESTING

SECTION 106 ~~108~~
VIOLATIONS

SECTION 107 ~~109~~
MEANS OF APPEAL

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

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

SECTION 202 ~~102~~
APPLICABILITY

SECTION 203 ~~105~~
APPROVAL

(Renumber subsequent chapters)

PART VII – IPC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

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

SECTION ~~103~~ 102
DEPARTMENT OF PLUMBING INSPECTION

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

SECTION ~~106~~ 104
PERMITS

SECTION ~~107~~ 105
INSPECTIONS AND TESTING

SECTION ~~108~~ 106
VIOLATIONS

SECTION ~~109~~ 107
MEANS OF APPEAL

CHAPTER 2
~~DEFINITIONS~~ SCOPE AND APPLICATION

SECTION 201
SCOPE AND GENERAL REQUIREMENTS

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

SECTION ~~102~~ 202
APPLICABILITY

SECTION ~~105~~ 203
APPROVAL

(Renumber subsequent chapters)

PART XIII – IPMC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

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

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

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

SECTION 104 ~~106~~
VIOLATIONS

SECTION 105 ~~107~~
NOTICES AND ORDERS

SECTION 107 ~~111~~
MEANS OF APPEAL

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

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

SECTION 202 ~~102~~
APPLICABILITY

SECTION 203 ~~105~~
APPROVAL

SECTION 204 ~~108~~
UNSAFE STRUCTURES AND EQUIPMENT

SECTION 205 ~~109~~
EMERGENCY MEASURES

SECTION 206 ~~110~~
DEMOLITION

(Renumber subsequent chapters)

PART IX – IPSDC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL ~~SCOPE AND GENERAL REQUIREMENTS~~

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

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

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

SECTION 104 ~~106~~
PERMITS

SECTION 105 ~~107~~

SECTION 106 ~~108~~
VIOLATIONS

SECTION 107 ~~109~~
APPEAL

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

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

SECTION 202 ~~102~~
APPLICABILITY

SECTION 203 ~~105~~
APPROVAL

(Renumber subsequent chapters)

PART X – IRC BUILDING/ENERGY

Part I — Administrative

CHAPTER 1
ADMINISTRATION

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

R101.1 Title.

SECTION R102 ~~R103~~
DEPARTMENT OF BUILDING SAFETY

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

SECTION R104 ~~R105~~
PERMITS

SECTION R105 ~~R107~~
TEMPORARY STRUCTURES AND USES

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

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

SECTION R106 ~~R108~~
FEES

SECTION R107 ~~R109~~
INSPECTIONS

SECTION R108 ~~R110~~
CERTIFICATE OF OCCUPANCY

SECTION R109 ~~R112~~
BOARD OF APPEALS

SECTION R110 ~~R113~~
VIOLATIONS

SECTION R111 ~~R114~~
STOP WORK ORDER

CHAPTER 2
SCOPE AND APPLICATION

SECTION R201
SCOPE AND GENERAL REQUIREMENTS

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

SECTION R202 ~~R102~~
APPLICABILITY

SECTION R203 ~~R106~~
CONSTRUCTION DOCUMENTS

SECTION R204 ~~R107~~
TEMPORARY STRUCTURES AND USES

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

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

SECTION R205 ~~R111~~
SERVICE UTILITIES

(Renumber subsequent chapters)

PART XI – IWUIC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

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

SECTION 102
AUTHORITY OF THE CODE OFFICIAL

SECTION 103 ~~104~~
APPEALS

SECTION 104 ~~105~~
PERMITS

SECTION 105 ~~107~~
INSPECTIONS AND ENFORCEMENT

SECTION 106 ~~108~~
CERTIFICATION

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

201.1 ~~101.2~~ Scope.
201.2 ~~101.3~~ Objective.
201.3 ~~101.4~~ Retroactivity.
201.4 ~~101.5~~ Additions and alterations.
201.5 ~~101.6~~ Maintenance.

SECTION 202 ~~103~~
COMPLIANCE ALTERNATIVES

SECTION 203 ~~106~~
PLANS AND SPECIFICATIONS

(Renumber subsequent chapters)

PART XII – IZC

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

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

SECTION 102
FEES

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

SECTION 104 ~~105~~
PLANNING COMMISSION

SECTION 105 ~~106~~
COMPLIANCE WITH THE CODE

SECTION 106 ~~107~~
BOARD OF ADJUSTMENT

SECTION 107 ~~108~~
HEARING EXAMINER

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

SECTION 109 ~~110~~
VIOLATIONS

SECTION 110 ~~111~~
PERMITS AND APPROVALS

CHAPTER 2
SCOPE AND APPLICATION

SECTION 201 ~~101~~
SCOPE AND GENERAL REQUIREMENTS

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

SECTION 202 ~~103~~
EXISTING BUILDINGS AND USES

(Renumber subsequent chapters)

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

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

Public Hearing Results

PART I — IBC GENERAL
Committee Action: **Disapproved**

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

Assembly Action: **None**

PART II — IEBC

Committee Action: **Approved as Modified**

Replace the proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF BUILDING SAFETY

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

Assembly Action: **None**

PART III — IECC
Committee Action: **Approved as Modified**

Replace the current proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
SCOPE AND GENERAL REQUIREMENTS

SECTION 102
MATERIALS, SYSTEMS AND EQUIPMENT

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

Part 2 – Administration and Enforcement

SECTION 104
CONSTRUCTION DOCUMENTS

SECTION 105
INSPECTIONS

SECTION 106
VALIDITY

SECTION 107
REFERENCED STANDARDS

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

Assembly Action: **None**

PART IV — IFC
Committee Action: **Approved as Modified**

Replace the proposal with the following:

Revise Chapter 1 arrangement as follows:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – General Provisions

Section 101 Scope and General Requirements

Section 102 Applicability

Part 2 – Administrative Provisions

Section 103 Department of Fire Prevention

Section 104 General Authority and Responsibilities

Section 105 Permits

Section 106 Inspections

Section 107 Maintenance

Section 108 Board of Appeals

Section 109 Violations

Section 110 Unsafe Buildings

Section 111 Stop Work Order

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

Assembly Action: **None**

PART V – IFGC
Committee Action: **Approved as Modified**

Replace the current proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF INSPECTION

SECTION 104
DUTIES AND POWERS OF CODE OFFICIAL

SECTION 105
APPROVAL

SECTION 106
PERMITS

SECTION 107
INSPECTIONS AND TESTING

SECTION 108
VIOLATIONS

SECTION 109
MEANS OF APPEAL

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

Assembly Action: **None**

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

Replace the proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

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

SECTION 105
APPROVAL

SECTION 106
PERMITS

SECTION 107
INSPECTIONS AND TESTING

SECTION 108
VIOLATIONS

SECTION 109
MEANS OF APPEAL

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

Assembly Action: None

PART VII — IPC
Committee Action: Approved as Modified

Replace the proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF PLUMBING INSPECTION

SECTION 104
DUTIES AND POWERS OF CODE OFFICIAL

SECTION 105
APPROVAL

SECTION 106
PERMITS

SECTION 107
INSPECTIONS

SECTION 108
VIOLATIONS

SECTION 109
MEANS OF APPEAL

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

Assembly Action: None

PART VIII — IPMC
Committee Action: Approved as Modified

Replace the proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

SECTION 104
DUTIES AND POWERS OF CODE OFFICIAL

SECTION 105
APPROVAL

SECTION 106
VIOLATIONS

SECTION 107
NOTICES AND ORDERS

SECTION 108
UNSAFE STRUCTURES AND EQUIPMENT

SECTION 109
EMERGENCY MEASURES

SECTION 110
DEMOLITION

SECTION 111
MEANS OF APPEAL

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

Assembly Action: **None**

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

Replace the proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF PRIVATE SEWAGE DISPOSAL INSPECTION

SECTION 104
DUTIES AND POWERS OF CODE OFFICIAL

SECTION 105
APPROVAL

SECTION 106
PERMITS

SECTION 107
INSPECTIONS

SECTION 108
VIOLATIONS

SECTION 109
MEANS OF APPEAL

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

Assembly Action: None

PART X — IRC
Committee Action: Approved as Modified

Replace the proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

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

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF BUILDING SAFETY

SECTION 104
DUTIES AND POWERS OF BUILDING OFFICIAL

SECTION 105
PERMITS

SECTION 106
CONSTRUCTION DOCUMENTS

SECTION 107
TEMPORARY STRUCTURES AND USES

SECTION 108
FEES

SECTION 109
INSPECTIONS

SECTION 110
CERTIFICATE OF OCCUPANCY

SECTION 111
SERVICE UTILITIES

SECTION 112
BOARD OF APPEALS

SECTION 113
VIOLATIONS

SECTION 114
STOP WORK ORDER

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

Assembly Action: **None**

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

Replace the proposal with the following:

Revise Chapter 1 arrangement as follows:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – General Provisions

Section 101 Scope and General Requirements

Part 2 – Administrative Provisions

Section 102 Authority of the Code Official

Section 103 Compliance Alternatives

Section 104 Appeals

Section 105 Permits

Section 106 Plans and Specifications

Section 107 Inspection and Enforcement

Section 108
Certificate of Completion

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

Assembly Action: **None**

PART XII —IZC
Committee Action: **Approved as Modified**

Replace the proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION ~~103~~ 102
EXISTING BUILDINGS AND USES

Part 2 – Administration and Enforcement

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

SECTION ~~105~~ 104
PLANNING COMMISSION

SECTION ~~106~~ 105
COMPLIANCE WITH THE CODE
SECTION ~~107~~ 106
BOARD OF ADJUSTMENT

SECTION ~~108~~ 107
HEARING EXAMINER

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

SECTION ~~110~~ 109
VIOLATIONS

SECTION ~~111~~ 110
PERMITS AND APPROVALS

SECTION ~~102~~ 111
FEES

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

Assembly Action: **None**

Public Comments

Individual Consideration Agenda

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

Public Comment:

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

Replace proposal with the following:

CHAPTER 1
SCOPE AND ADMINISTRATION

Part 1 – Scope and Application

SECTION 101
GENERAL

SECTION 102
APPLICABILITY

Part 2 – Administration and Enforcement

SECTION 103
DEPARTMENT OF BUILDING SAFETY

SECTION 104
DUTIES AND POWERS OF BUILDING OFFICIAL

SECTION 105
PERMITS

SECTION 106
CONSTRUCTION DOCUMENTS

SECTION 107
TEMPORARY STRUCTURES AND USES

SECTION 108
FEES

SECTION 109
INSPECTIONS
SECTION 110
CERTIFICATE OF OCCUPANCY

SECTION 111
SERVICE UTILITIES

SECTION 112
BOARD OF APPEALS

SECTION 113
VIOLATIONS

SECTION 114
STOP WORK ORDER

SECTION 115
UNSAFE STRUCTURES AND EQUIPMENT

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

Final Hearing Results

G221-06/07, Part I	**AMPC1**
G221-06/07, Part II	**AM**
G221-06/07, Part III	**AM**
G221-06/07, Part IV	**AM**
G221-06/07, Part V	**AM**
G221-06/07, Part VI	**AM**
G221-06/07, Part VII	**AM**
G221-06/07, Part VIII	**AM**
G221-06/07, Part IX	**AM**
G221-06/07, Part X	**AM**
G221-06/07, Part XI	**AM**
G221-06/07, Part XII	**AM**

Code Change No: G223-06/07

Original Proposal

Sections: 506.2.1, 506.3, 507.3, 1013.1 (IFC [B] 1013.1), 3104.3

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

Revise as follows:

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

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

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

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

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

3. Revise as follows:

507.3 Sprinklered, one story. The area of a one-story, Group B, F, M or S building, or a one-story Group A-4 building, of other than Type V construction, shall not be limited when the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

Exceptions:

1. Buildings and structures of Type I and II construction for rack storage facilities that do not have access by the public shall not be limited in height, provided that such buildings conform to the requirements of Sections 507.2 and 903.3.1.1 and NFPA 230.
2. The automatic sprinkler system shall not be required in areas occupied for indoor participant sports, such as tennis, skating, swimming and equestrian activities in occupancies in Group A-4, provided that:
   2.1. Exit doors directly to the outside are provided for occupants of the participant sports areas; an
   2.2. The building is equipped with a fire alarm system with manual fire alarm boxes installed in accordance with Section 907.
3. Group A-1 and A-2 occupancies of other than Type V construction shall be permitted, provided:
   3.1. All assembly occupancies are separated from other spaces as required for separated ~~uses~~ occupancies in Section 508.3.3.4 with no reduction allowed in the fire-resistance rating of the separation based upon the installation of an automatic sprinkler system;
   3.2. Each Group A occupancy shall not exceed the maximum allowable area permitted in Section 503.1; and
   3.3. All required exits shall discharge directly to the exterior.

4. Revise as follows:

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

Exception: Guards are not required for the following locations:

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

5. Revise as follows:

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

Exceptions:

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

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

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

Public Hearing Results

Committee Action: **Disapproved**

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

Assembly Action: **None**

Public Comments

Individual Consideration Agenda

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

Public Comment:

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

Replace proposal with the following:

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

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

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

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

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

507.3 Sprinklered, one story. The area of a one-story, Group B, F, M or S building, or a one-story Group A-4 building, of other than Type V construction, shall not be limited when the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

Exceptions:

1. Buildings and structures of Type I and II construction for rack storage facilities that do not have access by the public shall not be limited in height, provided that such buildings conform to the requirements of Sections 507.2 and 903.3.1.1 and NFPA 230.

2. The automatic sprinkler system shall not be required in areas occupied for indoor participant sports, such as tennis, skating, swimming and equestrian activities in occupancies in Group A-4, provided that:
   2.1. Exit doors directly to the outside are provided for occupants of the participant sports areas; and
   2.2. The building is equipped with a fire alarm system with manual fire alarm boxes installed in accordance with Section 907.
3. Group A-1 and A-2 occupancies of other than Type V construction shall be permitted, provided:
   3.1. All assembly occupancies are separated from other spaces as required for separated ~~uses~~ occupancies in Section 508.3.3.4 with no reduction allowed in the fire-resistance rating of the separation based upon the installation of an automatic sprinkler system;
   3.2. Each Group A occupancy shall not exceed the maximum allowable area permitted in Section 503.1; and
   3.3. All required exits shall discharge directly to the exterior.

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

Exception: Guards are not required for the following locations:

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

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

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

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

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

Exceptions:

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

Final Hearing Results

G223-06/07 AMPC1