

BCAC Meeting #11

Date: 12-15-2020

Work Group	Item	Vote
Occupancy	Item 5 Appendix Q temporary emergency use (revised)	
Occupancy	Item 15 Accessory dwelling units (revised)	
Occupancy	Item 16 vertical grab bars (waiting for proposal)	
General	Item 13A – ICC 500 maintenance in IPMC (revised)	
Administrative	Item 13-1 – Coordination of scoping in IRC and IBC (Group B) (revised)	
Administrative	Item 13-2 – Coordination of scoping in IRC and IBC (Group A) (revised)	
Administrative	Item 13-3 – Coordination of scoping in IRC and IBC (Group A) (revised)	
Administrative	Item 13-4 – Coordination of scoping in IRC and IBC (Group A) (revised)	
Administrative	Item 13-5 – Coordination of scoping in IRC and IBC (Group A) (revised)	
Egress	Item 6-1 Corridor continuity – elevator hoistway and door protection	
Egress	Item 6-2 Corridor continuity – lobby walls	
Egress	Item 6-3 Corridor continuity – rated corridors and elevator doors	
Egress	Item 6-4 Corridor continuity – door size in fire barriers	
Egress	Item 6-5 Corridor continuity – exception for low rise	
Egress	Item 11-1 Lodging houses/R-1 IBC Chapter 11	
Egress	Item 11-2 Lodging houses/R-1 IBC 310	
Egress	Item 11-3 Lodging houses/R-1 IBC 310.1	
Egress	Item 20-1 Automatic doors mixed use buildings	
Egress	Item 20-2 Automatic doors strip malls	
Egress	Item 20-3 Automatic doors definitions	
Egress	Item 20-4 Automatic doors terminology	
Egress	Item 22 – clear door height (revised)	
Egress	Item 23 pool gates	
Egress	Item 24 exit enclosure exception (waiting for reason)	
Egress	Item 29 exit from elevator lobbies	
Egress	Item 31 coordination with single exits	
Egress	Item 32 man traps/control vestibules	
Egress	Item 35 EERO path of travel	

There are also multiple Administrative proposals that are ready for review. BCAC needs to look at these to see if we can send to the other CACs for their co-sponsorship where needed.

Item	ADM Proposals	BCAC	FCAC	PMGCAC	SEHPCAC	Needs discussion
2	Fees (IECC R & C, IRC; see also Item 19)				X	
4	Temporary structures	X	X	X		
5	Enforcement agency (IRC)	X				
6	Means of Appeals	X	X	X	X	
9	Property protection (IRC) – returned by BCAC	X				
10	Service utilities (see also Item 18)	X				
18	duplicate text ADM 39 (see also Item 10 - ISPSC, IPSDC, IFGC, IMC, IPC)			X		
19	coordination with ADM 27 and 33 (see also Item 2)	X		X		
20	duplicate of Board of Appeals (ISPSC, IPSDC, IFGC)			X		

BCAC OCC Item 5 Temporary Use- APPENDIX Q

Draft for 11-10-2020; 12-4-2020; 12-10-2020

This is a new appendix. Underline not shown for clarity.

IBC

APPENDIX Q TEMPORARY STRUCTURES AND USES TO SERVE EMERGENCIES

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User notes:

About this appendix: Appendix Q provides jurisdictions with a means of incorporating guidelines for temporary structures and uses into their building code adoption process.

Code development reminder: Code change proposals to this appendix will be considered by the IBC—TBD Development Committee during the 2021 (Group TBD) Code Development Cycle. See explanation on page iv.

SECTION Q101 GENERAL

Q101.1 Scope. The provisions of this appendix shall apply to the use, construction, installation, alteration, relocation and location of emergency need based temporary structures and any service utilities or systems that serve such temporary structures.

Q101.1.1 Objectives. The objective of this Appendix is intended to provide flexibility to permit the use of innovative approaches and techniques to establish temporary structures and uses in a timely fashion while encountering unusual circumstances and maintain the level of safety intended by the code.

Q101.1.2 Temporary use. Temporary use during emergencies may exceed 180 days. Judgement shall be used by the code official to allow for temporary uses and conditions to continue for the duration of the emergency based on the needs of the emergency. The *building official* is authorized to grant extensions for demonstrated cause.

SECTION Q102 DEFINITIONS

Q102.1 Definitions. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

EMERGENCY. Any event declared by local, state, or federal entities that temporarily overwhelms response capabilities, and may require the suspension or modification of regulations, codes, or standards to facilitate response to such an event.

TEMPORARY STRUCTURES. That which is built, constructed or erected for a period of less than 180 days.

TEMPORARY USE. An activity or practice that is established at designated location for a period of less than 180 days. Uses include, but are not limited to, those functional designations listed within the occupancy group descriptions in Section 302.1 of this code.

SECTION 103 SUBMITTAL DOCUMENTS

Q103.1 General. *Submittal documents* shall be of sufficient clarity to indicate the location, nature and extent of the work or use proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *code official*.

SECTION 104 CONFORMANCE

Q104.1 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this section as necessary to provide a reasonable level of safety, health and general welfare.

Q104.2 Changes over time. As an emergency evolves, and more resources become available, plans should be made to bring structures and temporary uses in line with the main body of the code.

SECTION P105 PERMITS.

Q105.1 Required permits. Temporary structures other than tents and other membrane structures that occupy an area greater than 120 square feet (11.16 m²), shall not be erected, operated or maintained for any purpose without obtaining a *permit* from the *code official*. Tents and membrane structures should be permitted in accordance with the *International Fire Code*.

SECTION 106 GENERAL STANDARDS FOR EMERGENCY STRUCTURES

Q106.1.1 Scope. The provisions of Sections 106.2 through 106.7 shall apply to all structures constructed, erected or relocated during emergencies.

Q106.2 Intent. The intent of this section is to provide a base level of safety in a structure built or repurposed for emergency use.

Q106.3 Change of occupancy. Existing buildings used in a way that was not originally intended by occupancy class or use shall be allowed without formally changing the occupancy class. The previous occupancy class shall be restored upon the conclusion of the emergency.

Q106.4 Fire Safety Provisions. Determine fire safety requirements in accordance with Section Q106.3.1 through Q106.3.5 in order to make determinations of safe conditions rather than strict adherence to the provisions of *International Fire Code*.

Q106.4.1 Fire safety and evacuation plans. Fire Safety and evacuation plans shall be provided in accordance with Section 403 and 404 of the *International Fire Code*. Plans should be updated where there are any physical changes to the layout of the structure.

Q106.4.2 Training and practice drills. Training of staff and practice drills shall comply with Section 405 and 406 of the IFC. Structures in place for longer than 30 days shall conduct evacuation drill in accordance with Section 405.2 of the *International Fire Code* based on the temporary use.

Q106.4.3 Fire Protection. An evaluation shall be performed to decide on fire protection needed utilizing NFPA 550.

Q106.4.4 Emergency Access. Emergency vehicle access roads shall be approved by the *fire code official*.

Q106.4.5 Fire Watch. A fire watch in accordance with IFC Section 403.12.1 shall be permitted to be provided in lieu of other fire protection system.

Q106.5 Means of Egress. Means of Egress shall comply with Sections 1004, 1005, 1006, 1007, 1008 and 1010 in addition to Sections Q106.4.1 through Q106.4.3.

Q106.5.1 Exit Discharge. Exits shall provide access to a public way, or to a safe dispersal area in accordance with 1028.5.

Q106.5.2 Means of Egress Lighting. The means of egress shall be illuminated when the space is occupied.

Exception: Sleeping areas.

Q106.5.3 Exit Signs. Exit signs shall be provided where the means of egress is not readily identifiable. Exit signs shall be permitted to be illuminated by the lighting provided in the structure.

Q106.6 Accessibility. A facility that is constructed to be accessible shall be maintained accessible during occupancy.

Q106.7 Temporary connection. The *code official* shall have the authority to authorize the temporary connection of the building or system to the utility, the source of energy, fuel, or power, or the water system or sewer system in accordance with Section 112. Water closets and lavatories shall be either permanent plumbing fixtures installed within the structure, or temporary water closets or lavatories, such as chemical toilets or other means approved by the code official.

Q106.7.1 Portable heating and cooling equipment. Portable heating and cooling equipment shall be used in accordance with their listing, and manufacturer's instructions.

SECTION Q107 Use Specific Standards

Q107.1 Increased occupant load. Temporary waivers for allowing for additional occupants in existing building shall comply with Section Q107.1.1 through Q107.1.3.

Q107.1.1 Authorization. The code official is authorized to allow for an increase in the number of occupants or a change of use in a building or portion of a building during an emergency.

Q107.1.2 Maintenance of the means of egress. The existing a means of egress shall be maintained.

Q107.1.3 Sleeping areas. Where a space is used for sleeping purposes, the space shall be equipped with smoke alarms in accordance with Section 907.2.10 or be provided with

a fire watch in accordance with Section 403.12.1 of the IFC. Carbon monoxide detectors shall be installed in accordance with Section 915 where the structure uses any fossil fuel or wood burning appliances.

Q107.2 Temporary healthcare facilities. Temporary health care facilities shall comply with Section Q107.2.1 and Q107.2.2.

Q107.2.1 General. Temporary health care facilities shall be erected, maintained and operated to minimize the possibility of a fire emergency requiring the evacuation of occupants.

Q107.2.2 Membrane structures under projections. Membrane structures of less than 100 square feet may be placed under projections of a permanent building provided the permanent building is protected with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

Q107.3 Use of tiny houses or manufactured housing. Tiny houses or manufactured housing used for temporary housing for facilities such as alternate care facilities, emergency responders or homeless shelters shall comply with Section Q107.3.1 through Q107.3.5.

Q107.3.1 Fire separation distances. Tiny houses or manufactured housing shall be separated by not less than 5 feet between structures.

Q107.3.2 Fire breaks. Tiny houses and manufactured housing shall not be located in groups of more than 20 units. Fire breaks of at least 20 feet shall be provided between each group.

Q107.3.3 Smoke alarms. Tiny houses and manufactured housing used for sleeping purposes shall be equipped with a smoke alarm complying with Section 907.2.10. Smoke detectors are not required to be hard wired.

Q107.3.4 Carbon monoxide detectors. Carbon monoxide detectors shall be installed in accordance with Section 915, where the tiny house or manufactured housing uses any fossil fuel or wood burning appliances.

Q107.3.5 Structures located in a wildland urban interface zone. Tiny houses and manufactured housing that are located in a wildland urban interface area shall be provided with defensible space in accordance with the Section 603 of the *International Wildland Urban Interface Code*.

Q107.4 Tents and membrane structures used as sleeping accommodations. Tents or membrane structures used as sleeping accommodations shall comply with the same requirements as tiny homes in Section Q107.3.1 through Q107.3.5 and Chapter 31 of the *International Fire Code*.

Q107.5 Temporary emergency shelters during/after a natural disaster – wildfire, tornado, flood. Where emergency shelters are planned, the process of organizing, planning, implementing, and evaluating a program for mass evacuation, sheltering, and re-entry shall comply with NFPA 1660.

**SECTION Q108
REFERENCED STANDARDS**

Q108.1 General. See Table Q108.1 for standards that are referenced in various sections of this appendix. Standards are listed by the standard identification with the effective date, standard title, and the section or sections of this appendix referenced in the standard.

**TABLE Q108.1
REFERENCED STANDARDS**

STANDARD ACRONYM	STANDARD NAME	SECTIONS HEREIN REFERENCED
NFPA 550-2017	Guide to the Fire Safety Concepts Tree	Q106.5.3
NFPA 1660 - 2022	<i>Standard on Community Risk Assessment, Pre-Incident Planning, Mass Evacuation, Sheltering, and Re-entry Programs.</i>	Q107.5

Reason: The purpose of the proposed Appendix is to provide regulatory options to users based on trends that don't fit squarely in the IBC. Code users are facing diverse challenges never encountered before. Examples include setting up medical facilities in gymnasiums, or in tents in a park or parking lot. With the wildfires in the Western United States, emergency temporary housing is needed for displaced residents, as well as First Responders from other areas who are providing assistance. The Appendix format allows for Jurisdictional adoption with or without amendments, creating solutions for these types of uses, providing the AHJ with wide flexibility while ensuring public health, safety and general welfare for the end users

Cost Impact: The code change proposal will not increase the cost of construction. These options mirror established ICC codes sections and standards.

BCAC Occupancy Item 9 Accessory Dwelling Units (Updated 10 December 2020)

Work Group – Andrew Kollar, Allison Cook, Chris Jensen (UL), Yu-Ngok Lo, Andy Benson, Truongh Huynh, Carl Wren (FCAC)

2018 International Zoning Code

**Chapter 2 DEFINITIONS
Section 202 GENERAL DEFINITIONS**

ACCESSORY DWELLING UNIT (ADU). See “Dwelling Unit, Accessory”

DWELLING UNIT, ACCESSORY. An additional, subordinate *dwelling unit* on the same lot, that is entirely within a dwelling unit, attached to a dwelling unit, or in a detached structure.

ACCESSORY LIVING QUARTERS. An accessory building used solely as the temporary dwelling of guests of the occupants of the premises; such dwelling having no *kitchen* facilities and not rented or otherwise used as a separate *sleeping unit*.

[BG] DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

KITCHEN. Any room or portion of a room within a building designed and intended to be used for the cooking or preparation of food.

[BG] SLEEPING UNIT. A room of space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or *kitchen* facilities, but not both. Such rooms and spaces that are also part of a *dwelling unit* are not sleeping units.

**Chapter 5 RESIDENTIAL ZONES
Section 501 RESIDENTIAL ZONES DEFINED**

501.1 Residential zone.

Allowable residential (R) zone uses shall be:

Division 1. The following uses are permitted in an R, Division 1 zone:

Single-family dwellings, publicly owned and operated parks, recreation centers, swimming pools and playgrounds, police and fire department stations, public and governmental services, public libraries, schools and colleges (excluding colleges or trade schools operated for profit), public parking lots, private garages, buildings accessory to the above permitted uses (including private garages, **accessory dwelling units** and accessory living quarters), and temporary buildings.

**Chapter 8 GENERAL PROVISIONS
Section 801 OFF-STREET PARKING**

TABLE 801.2.1 OFF-STREET PARKING SCHEDULE	
Assembly	1 per 300 gross square feet
Accessory dwelling unit (ADU)	1 per accessory dwelling unit
Dwelling unit	2 per dwelling unit
Health club	1 per 100 gross square feet

Hotel/motel	1 per sleeping unit plus 1 per 500 square feet of common area
Industry	1 per 500 gross square feet
Medical office	1 per 200 gross square feet
Office	1 per 300 gross square feet
Restaurant	1 per 100 gross square feet
Retail	1 per 200 gross square feet
School	1 per 3.5 seats in assembly rooms plus 1 per faculty member
Warehouse	1 per 500 gross square feet

801.2.3 Location of on lot.

The parking spaces required by this code shall be provided on the same lot as the use or where the exclusive use of such is provided on another lot not more than 500 feet (152 m) radially from the subject lot within the same or less-restrictive zoning district.

801.2.3.1 Accessory dwelling unit parking.

Vehicular access to the required parking space shall not be obstructed by the parking space for the occupants of the primary dwelling unit.

Chapter 9 SPECIAL REGULATIONS
Section 903 ACCESSORY DWELLING UNITS (ADU)

903.1 General. Accessory dwelling units shall be permitted in residential zones.

903.1.1 Approval. Applications for an ADU are subject to the requirements for a *conditional use* permit as per Chapter 12 and shall meet the following criteria:

- a. The applicant must demonstrate that the ADU complies with all development and design standards of this Section.
- b. The applicant must demonstrate that the proposed new construction or modifications to existing construction comply with the applicable building and fire safety codes.

903.1.2 Occupancy permit, control. No occupancy of the ADU shall take place without an occupancy permit issued by the code official appointed by the authority having jurisdiction. The initial occupancy permit shall remain in force for a period of two (2) years from the date of issue, provided that there is continued ownership. Thereafter, succeeding permits may be issued by the code official for each succeeding two-year period, provided that the structure and use continue to comply with the relevant provisions of Section 903, the building and fire safety codes, and the conditional use special permit. Occupancy permits shall not be transferable upon new ownership or a change in occupancy.

903.2 Conditions. ADUs shall be permitted without requiring a change of zoning where in compliance with all of the following:

- 1. Only one ADU shall be permitted for each primary dwelling unit.
- 2. The owner of a property containing an ADU shall reside in either the primary dwelling unit or the ADU, as of the date of permit approval.
- 3. An ADU shall have a separate house number from the primary dwelling unit.
- 4. ADUs shall be secondary in size and function to the primary dwelling unit and shall comply with all of the following limits.
 - a. Not less than 190 square feet (17.65 m²) in area.
 - b. Not more than 50 percent of the area of the primary *dwelling unit*.

- c. Not more than 1,200 square feet (111 m²) in area.
5. An ADU shall be provided with a separate entrance than that serving the primary dwelling unit.
6. An ADU shall have a maximum number of two bedrooms.
7. Off-street parking shall comply with Section 801.
8. The location of a detached ADU shall comply with Section 803.
9. An ADU shall be provided with adequate provisions for electricity, water supply and sewage disposal.

Reason:

Accessory dwelling unit (ADU) is a term already in use across the United States – including Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, the District of Columbia, Florida, Hawaii, Idaho, Illinois, Indiana, Louisiana, Maryland, Massachusetts, Michigan, Minnesota, Missouri, New Hampshire, North Carolina, Ohio, Oregon, Pennsylvania, Tennessee, Texas, Utah, Vermont, Virginia, Washington, and Wisconsin. However, the definition of an ADU and associated code requirements vary significantly not only state to state, but from jurisdiction to jurisdiction. The International Zoning Code (IZC) should provide definition and framework of requirements in an effort to create a uniform understanding of ADUs. It is also important to note the lack of building and codes standards has created circumstances where the requirements are being determined through local and state legislative processes, instead of ICC's code change process, which is a consensus process driven by the knowledge and experience of code officials.

This code change proposal does not address requirements associated with life safety, nor how to construct a new ADU, nor how to renovate an existing structure to add an ADU; those requirements must be codified in the IBC, IRC, and IEBC through separate proposals in their respective code development cycles. The following explanations provide context for these definitions and IZC requirements.

Two definitions are created, the first recognizing the common parlance of an Accessory Dwelling Unit (ADU) and pointing to the second definition, which describes the use more accurately as a subset of a dwelling unit, and positions it next to the *dwelling unit* definition.

The content of the definition for an ADU was developed based on similarities found in existing Zoning ordinances in effect around the United States, and distinguishing the difference between an ADU and a Two-Family Dwelling; i.e., the subordinate nature of the size and function to the primary or second dwelling unit. Though subordinate is not a defined term in Chapter 2, there is precedent in the I-Codes for using the term (Refer to *Accessory Building* – “an incidental subordinate building...” and *Home Occupation* – “the partial use of a home for commercial or nonresidential uses by a resident thereof, which is subordinate and incidental...”

The definition is intended for integration throughout the I-Codes, as further code development cycles address specific code regulations for the IBC, IEBC, and IRC depending on the type of ADU proposed. This definition recognizes that an ADU features the same components of a dwelling unit in terms of living, sleeping, eating, cooking and sanitation which presently can only be defined in the I-Codes as a *dwelling unit*. The reality is that the application of the ADU concept in different jurisdictions is inconsistent, and at times may allow deviation from the full requirements the code prescribes for a two-family dwelling unit arrangement. It is necessary to recognize the unique circumstances wherein an ADU must comply with those two-family dwelling unit requirements, and when alternative arrangements are acceptable that do not compromise the health, safety, and welfare of the Public. The definition also recognizes that the ADU can either be within the primary dwelling unit (such as in the basement of a single-family home) or a detached accessory structure (similar to a detached garage).

The definition avoids non-enforceable provisions such as if the ADU is rented, the relationship between the person(s) in the ADU and the primary dwelling, and characteristics that would preclude placement within the IBC, IEBC, IRC, and IZC.

The additional language in **Chapter 5** recognizes that an ADU can be created within any residentially zoned parcel, regardless of whether that is in a single-family (Division 1), two-family (Division 2), or multi-family (Division 3) zone. In practice there are examples of ADUs being subordinate to single-family dwellings (the most common example), one or both units of a two-family dwelling (less common), within Townhouses (3-stories or less), and

within Townhouses (4 stories). It is ultimately the responsibility of the IBC, IEBC, an IRC to regulate ADU design within those contexts.

The off-street and on-lot parking requirements are proposed as 1 per ADU. Where the code requires two parking spaces per dwelling unit, the subordinate use (the ADU) is lesser in size than the primary dwelling (see 903.2). There is debate about the impact on parking demands in existing neighborhoods, so requiring some parking but not at the same level as the primary dwelling unit was determined the best option to address all concerns (source: <https://accessorydwellings.org/2014/07/16/do-adus-cause-neighborhood-parking-problems/>).

Section 903 creates conditions to ensure that an ADU is subordinate to the primary dwelling unit.

Section 903.1.2 occupancy permit, control proposes a two-year renewal cycle for the occupancy permit and renewal upon sale of the property. This is to allow for regular, routine inspections of the ADU as well as ensuring any new owner understands the requirements and restrictions of the ADU.

Section 903.2 conditions propose nine (9) requirements that ensure the ADU does not become a “duplex” or second single-family home on the same lot. Should these conditions not be met, the proposed ADU must be remain considered as a separate *dwelling unit* with all applicable regulations of the IBC, IEBC, or IEBC in effect.

- Item 1 re-affirms the subordinate nature of the ADU to the primary dwelling unit;
- Item 2 establishes an Owner-occupancy requirement;
- Item 3 requires a separate address for the ADU from the primary unit.
- Item 4 sets size parameters for the ADU.
 - The minimum square footage of 190 SF aligns with the IBC minimum for an efficiency unit.
 - The maximum size is based on a comparison of requirements in effect in CO, OR, MA, CA, and VA which ranged from 750 SF to 1,400 SF; most between 1,000 SF and 1,200 SF.
 - A similar comparison between percentages of the primary unit showed 30% to 50% with more jurisdictions favoring the higher value.
- Item 5 requires a separate entrance to prevent a house that has a second kitchen (such as a recreation room in a basement with a cooking area), but are not an ADU from being mandated to meet the ADU requirements.
- Item 6 limits the unit to two bedrooms to minimize parking demands while still allowing the ADU to address housing market demands and cost concerns.
- Item 7 is a pointer to the parking requirements in Section 801.
- Item 8 is a pointer to the multiple buildings on a single lot requirements of Section 803.
- Item 9 recognizes the need for an ADU to have adequate utilities without requiring separate hookups from the primary dwelling unit.

Cost:

This proposal does not increase nor decrease the cost of construction. The proposal creates an allowance whereby a someone can build an accessory dwelling unit within a residentially zoned district, where it would otherwise not be permitted. No one is under any obligation to build an ADU, nor are they required to plan for the construction of a future ADU.

For someone choosing not to construct an ADU where these code provisions will not be applicable, there are no cost implications.

For someone choosing to construct an ADU where these code provisions are applicable, the cost of construction will increase proportionally to the size of the project, and to create additional off-street parking. According to an article titled *Calculating the Costs of Building an ADU* published on the BuildinganADU.com blog, the average cost for an ADU from 2016-2019 based on their research is as follows:

- Detached New Construction: \$305/SF
- Basement ADU: \$265/ SF
- Attached ADU: \$300/ SF
- Garage Conversion: \$297/ SF
- Detached New Construction Above a Garage: \$212/ SF

BCAC General Item 13-A

Joint with ICC 500 Development Committee

Contact: Gary Ehrlich

IPMPC

SECTION 310 STORM SHELTERS

310.1 General. Community storm shelters shall be evaluated, maintained and repaired in accordance with this section and ICC 500.

310.2 Evaluation. Community storm shelters shall be evaluated annually, and when requested by the authority having jurisdiction, in accordance with ICC 500.

310.3 Maintenance and Repairs. Community storm shelters shall be maintained in an operable condition. All structural and operational elements shall be repaired or replaced in accordance with ICC 500 where damaged or found to be inoperable.

Add definition:

STORM SHELTER. A building, structure or portion thereof, constructed in accordance with ICC 500, designated for use during hurricanes, tornadoes or other severe windstorms.

Community Storm Shelter. Any storm shelter not defined as a residential storm shelter. This includes storm shelters intended for use by the general public, by building occupants or a combination of both.

Residential Storm Shelter. A storm shelter serving occupants of dwelling units and having a design occupant capacity not exceeding 16 persons.

Add standard –

2020 ICC 500 – ICC/NSSA Standard for the Design and Construction of Storm Shelters

Reason: The 2020 edition of ICC 500, which was incorporated by reference in the 2021 I-Codes, contains new provisions for the evaluation, maintenance and repair of community storm shelters. The owner or their authorized agent of a storm shelter are required to have the shelter evaluated annually and where requested by the authority having jurisdiction to identify whether any structural elements are damaged or whether any impact-protective systems (including doors, windows and shutters) are damaged or are not operational. Any structural elements or impact-protective systems are found to be damaged or not operational are required to be repaired or replaced in accordance with [Section 113 of ICC 500](#).

The proposed IPMC storm shelter provisions trigger evaluations of community storm shelters in order to verify that they are able to continue protecting occupants from extreme wind events. Door assemblies in multi-use storm shelters are especially vulnerable to disrepair when used frequently for their 'normal use' functions (e.g., gym, classroom, auditorium). Observations of existing storm shelter door assemblies have revealed the following common maintenance issues that can result in operational failure during an extreme wind event: debris in floor latch points preventing full connection, rust, and malfunctioning hardware.

The new ICC-500 provision is specific to community storm shelters. Residential storm shelters are excluded so as not to burden homeowners who choose to incorporate a small residential storm shelter into their home or provide one in their yard.

Cost Impact: The code change will increase the cost of construction. The cost increase would largely be from the time and labor for the owner (or their agent) to conduct the annual visual inspection and/or hire an engineer or architect if needed for a more detailed evaluation. There would also be a cost to

replace [a damaged component for](#) an impact-resistant door or window, or other impact-protective system (e.g. hurricane shutter) [or the entire assembly](#) if deemed necessary.

2020 ICC 500?

SECTION 113 EVALUATION, MAINTENANCE AND REPAIRS

113.1 General. Community shelters shall be evaluated and maintained in accordance with Sections 113.2 through 113.4.

113.2 Evaluation. The owner or owner's authorized agent shall evaluate the storm shelter annually and when requested by the *authority having jurisdiction*. The evaluation of the storm shelter shall include the following:

1. The *storm shelter envelope* shall be evaluated through visual observation to assess whether the walls and roofs are intact and undamaged.
2. *Impact-protective systems* shall be evaluated for compliance with the manufacturer's operational and maintenance requirements.

113.3 Maintenance and repairs. *Storm shelters* shall be maintained in an operable condition at all times. All structural and operational elements shall be repaired or replaced where damaged or found to be inoperable.

113.3.1 Damaged or missing components. *Storm shelters* shall be maintained so that walls and roofs are intact and undamaged. Any damage to the storm shelter or its *impact-protective systems* that impair its functionality shall be repaired or replaced. Damaged or missing components shall be replaced with components that are specified within the tested or listed assembly.

113.3.2 Replacement assemblies and systems. Where it is necessary to replace certified or listed *impact-protective systems*, replacements shall comply with applicable ICC 500 requirements and shall be tested and installed as required by this standard for new installations or construction.

113.4 Recordkeeping. A record of the evaluations shall be maintained by the owner or owner's authorized agent. A record of the evaluations and any other tests, repairs or replacements and other operations and maintenance shall be kept on the premises or other *approved* location and consist of all changes to the original *storm shelter envelope* or *impact-protective systems*. Records shall include the date and person conducting the evaluations and maintenance or repairs.

BCAC Egress Item 6 corridor continuity – 6 proposals

Revised 11-15-2020

Proposal 1 – Elevator hoistway and door protection

713.14 Elevator, dumbwaiter and other hoistways. A hoistway for Elevator, dumbwaiter and other vertical access device hoistway enclosures shall comply with section 712. Where the hoistway is required to be enclosed it shall be constructed as a shaft enclosure in accordance with Sections ~~712 and~~ 713, and Chapter 30.

716.2.6.1 Door closing. *Fire doors* shall be latching and self- or automatic-closing in accordance with this section.

Exceptions:

1. *Fire doors* located in common walls separating *sleeping units* in Group R-1 shall be permitted without automatic- or *self-closing* devices.
2. The elevator car doors and the associated elevator hoistway enclosure doors at the floor level designated for recall in accordance with Section 3003.2 shall be permitted to remain open during Phase I emergency recall operation.

SECTION 3002 HOISTWAY ENCLOSURES

3002.1 Hoistway enclosure protection. A hoistway for Elevator, dumbwaiter and other vertical access device hoistway enclosures shall be shaft enclosures complying comply with Sections 712 and 713. Where the hoistway is required to be enclosed it shall be constructed as a shaft enclosure in accordance with Section 713.

3002.1.1 Opening protectives. Openings in fire-resistance rated hoistway enclosures shall be protected as required in Chapter 7.

Exception: The elevator car doors and the associated elevator hoistway enclosure doors at the floor level designated for recall in accordance with Section 3003.2 shall be permitted to remain open during Phase I Emergency Recall Operation.

3002.1.2 Hardware. Hardware on ~~opening-protectives~~ elevator hoistway doors shall be of an *approved* type installed as tested, except that *approved* interlocks, mechanical locks and electric contacts, door and gate electric contacts and door-operating mechanisms shall be exempt from the fire test requirements.

3002.2 Number of elevator cars in a hoistway. Where four or more elevator cars serve all or the same portion of a building, the elevators shall be located in not fewer than two separate fire-resistance rated hoistways enclosures. Not more than four elevator cars shall be located in any single fire-resistance rated hoistway enclosure.

3002.6 Prohibited doors or other devices. Doors or other devices, other than ~~hoistway doors~~ and the elevator car door and the associated elevator hoistway doors, shall be prohibited at the point of access to an elevator car unless such doors or other devices are readily openable from inside the car side without a key, tool, special knowledge or effort.

SECTION 3006 ELEVATOR LOBBIES AND HOISTWAY DOOR OPENING PROTECTION

3006.1 General. ~~Elevator hoistway openings and~~ Enclosed elevator lobbies and elevator hoistway door protection shall be provided in accordance with the following:

1. Where elevator hoistway door opening protection is required by Section 3006.2, such protection shall be provided in accordance with Section 3006.3.
2. Where enclosed elevator lobbies are required for underground buildings, such lobbies shall comply with Section 405.4.3 (elevators-lobby requirements).
3. Where an area of refuge is required and an enclosed elevator lobby is provided to serve as an area of refuge, the enclosed elevator lobby shall comply with Section 1009.6.4 (separation - area of refuge).
4. Where fire service access elevators are provided, enclosed elevator lobbies shall comply with Section 3007.6 (fire service access elevator lobby).
5. Where occupant evacuation elevators are provided, enclosed elevator lobbies shall comply with Section 3008.6 (occupant evacuation elevator lobby).

3006.2 Elevator Hoistway door opening protection required. Elevator hoistway doors s openings shall be protected in accordance with Section 3006.3 where an elevator hoistway connects more than three *stories*, is required to be enclosed within a *shaft enclosure* in accordance with Section 712.1.1 and any of the following conditions apply:

1. The building is not protected throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
2. The building contains a Group I-1, Condition 2 occupancy.
3. The building contains a Group I-2 occupancy.
4. The building contains a Group I-3 occupancy.
5. The building is a high rise and the elevator hoistway is more than 75 feet (22 860 mm) in height. The height of the hoistway be measured from the lowest floor to the highest floor of the floors served by the hoistway.

Exceptions:

1. Protection of elevator hoistway doors s openings is not required where the elevator serves only open parking garages in accordance with Section 406.5.

2. Protection of elevator hoistway doors ~~s openings~~ is not required at the levels of exit discharge, provided that the levels of exit discharge is equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1.
3. ~~Enclosed elevator lobbies and~~ Protection of elevator hoistway doors ~~s openings~~ are not required on levels where the elevator hoistway door opens to the exterior.

3006.3 Elevator Hoistway door opening protection. Where Section 3006.2 requires protection of the elevator hoistway door opening, the protection shall be provided by one of the following:

1. An enclosed elevator lobby shall be provided at each floor to separate the elevator hoistway ~~shaft enclosure~~ doors from each floor by *fire partitions* in accordance with Section 708 (fire partitions). In addition, doors protecting openings in the elevator lobby enclosure walls shall comply with Section 716.2.2.1 (door assemblies in corridors and smoke barriers). Penetrations of the enclosed elevator lobby by ducts and air transfer openings shall be protected as required for corridors in accordance with Section 717.5.4.1 (corridors-duct and air transfer openings).
2. An enclosed elevator lobby shall be provided at each floor to separate the elevator hoistway ~~shaft enclosure~~ doors from each floor by *smoke partitions* in accordance with Section 710 (smoke partitions) where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2. In addition, doors protecting openings in the *smoke partitions* shall comply with Sections 710.5.2.2 (smoke and draft control doors), 710.5.2.3 (self- or automatic-closing doors) and 716.2.6.1 (door closing). Penetrations of the enclosed elevator lobby by ducts and air transfer openings shall be protected as required for corridors in accordance with Section 717.5.4.1 (corridors-duct and air transfer openings).
3. Additional doors or other devices shall be provided at each elevator hoistway door opening in accordance with Section 3002.6 (prohibited doors). Such door or other devices shall comply with the smoke and draft control door assembly requirements in Section 716.2.2.1.1 (smoke and draft controls) when tested in accordance with UL 1784 without an artificial bottom seal.
4. The elevator hoistway shall be pressurized in accordance with Section 909.21 (Elevator hoistway pressurization alternative).

Reason: The intent of this proposal is consistent terminology for elevator protection. The current text is very inconsistent. This is not intended to have any technical changes.

The elevator industry considers an elevator hoistway the vertical movement of that device, whether it be in a rated enclosure, in non-rated enclosure, or not enclosed at all. The photos are examples of hoistways that are the non-rated enclosure and the open hoistway.



Examples of an elevator in a hoistway but not in a shaft

3002 - First there is the requirements for the shaft itself in Section 3002.

The changes to 3002.1 is to clarify that a hoistway can use any of the vertical opening allowances in Section 712. If the hoistway is required to enclosed, it shall be constructed as a vertical shaft enclosure (713).

The change to 'elevator hoistway doors' is to clarify that we are talking about the door in the wall of the fire barrier that is the primary opening protective – not the doors in the elevator car or the option permitted in Section 3006.3 Exception 3.

The IBC talks about 'elevator lobbies' throughout the text (405.4.3, 407.5.5, 708.1, 709.4, 709.4.2, 907.2.2, 907.2.13.1.1., 907.2.13.2, 907.2.18.1, 907.5.2.1, 909.21, 909.21.6, 1016.2, 1029.7, 1023.10, 3006, 3007 and 3008). Most commonly this is room or area in front of an elevator or a group of elevators. However, there is also the options of an extra door or other device immediately in front of the elevator entrance door (3006.3 Item 3) or a pressurized elevator shaft (3006.3 Item 4).



Examples of doors or other devices in front of associated elevator entrance doors – see Section 3002.6 and 3006.3 Item 3

Cost impact: None. This is a clarification requirement and has no changes to the construction.

Proposal 2 – Lobby walls

SECTION 708 FIRE PARTITIONS

708.4 Continuity....

708.4.1 Fire partition walls enclosing elevator lobbies. *Fire partition walls used to enclose elevator lobbies in accordance with Section 3006.3 (elevator hoistway protection), shall form an effective enclosure that terminates at a fire barrier or fire partition having a level of fire-resistance-rating not less than 1 hour, or an outside wall.*

SECTION 709 SMOKE BARRIERS

709.4 Continuity....

709.4.2 Smoke-barrier walls enclosing areas of refuge or elevator lobbies. *Smoke-barrier walls used to enclose areas of refuge in accordance with Section 1009.6.4, or to enclose elevator lobbies in accordance with Section 405.4.3 (elevators-underground buildings), 3007.6.2 (lobby enclosure-fire service access), or 3008.6.2 (lobby enclosure – occupant evacuation elevator), shall form an effective membrane enclosure that terminates at a fire barrier wall having a level of fire protection resistance rating not less than 1 hour, another smoke barrier wall or an outside wall.*

A smoke and draft control door assembly as specified in Section 716.2.2.1.1 shall not be required at each elevator hoistway door opening where protected by an elevator lobby, at each exit door opening into a protected lobby or at each exit doorway between an *area of refuge* and the exit enclosure.

SECTION 710 SMOKE PARTITIONS

710.4 Continuity....

710.4.1 Smoke partition walls enclosing elevator lobbies. *Smoke partition walls used to enclose elevator lobbies in accordance with Section 3006.3 (elevator hoistway protection), shall form an effective enclosure that terminates at a fire barrier having a level of fire-resistance-rating not less than 1 hour, another smoke partition or an outside wall.*

SECTION 405 UNDERGROUND BUILDINGS

405.4.3 Elevators. Where elevators are provided, each compartment shall have direct access to an elevator. Where an elevator serves more than one compartment, an **enclosed elevator lobby** shall be provided and shall be separated from each compartment by a *smoke barrier* in accordance with Section 709. Doorways in the *smoke barrier* shall be protected by *fire door assemblies* that comply with Section 716, shall comply with the smoke and draft control assembly requirements of Section 716.2.2.1 with the UL 1784 test conducted without an artificial bottom seal, and shall be automatic-closing by smoke detection in accordance with Section 716.2.6.6.

SECTION 3006 **ELEVATOR LOBBIES AND** **HOISTWAY DOOR OPENING PROTECTION**

3006.3 Elevator Hoistway door opening protection. Where Section 3006.2 requires protection of the elevator hoistway door opening, the protection shall be provided by one of the following:

1. An **enclosed elevator lobby** shall be provided at each floor to separate the elevator hoistway ~~shaft enclosure~~ doors from each floor ~~by~~ with *fire partitions* in accordance with Section 708 (fire partitions). In addition, doors protecting openings in the ~~elevator lobby enclosure walls~~ fire partitions shall comply with Section 716.2.2.1 (door assemblies in corridors and smoke barriers) ~~as required for corridor walls~~. Penetrations of the ~~enclosed elevator lobby~~ fire partitions by ducts and air transfer openings shall be protected as required for corridors in accordance with Section 717.5.4.1 (corridors-duct and air transfer openings).
2. An **enclosed elevator lobby** shall be provided at each floor to separate the elevator hoistway ~~shaft enclosure~~ doors from each floor ~~by~~ with *smoke partitions* in accordance with Section 710 (smoke partitions) where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2. In addition, doors protecting openings in the *smoke partitions* shall comply with Sections 710.5.2.2 (smoke and draft control doors), 710.5.2.3 (self- or automatic-closing doors) and 716.2.6.1 (door closing). Penetrations of the ~~enclosed elevator lobby~~ smoke partitions by ducts and air transfer openings shall be protected as required for corridors in accordance with Section 717.5.4.1 (corridors-duct and air transfer openings).
3. Additional doors shall be provided at each elevator hoistway door opening in accordance with Section 3002.6 (prohibited doors). Such door shall comply with the smoke and draft control door assembly requirements in Section 716.2.2.1.1 (smoke and draft controls) when tested in accordance with UL 1784 without an artificial bottom seal.
4. The elevator hoistway shall be pressurized in accordance with Section 909.21 (Elevator hoistway pressurization alternative).

SECTION 3007 FIRE SERVICE ACCESS ELEVATOR

3007.6 Fire service access **elevator lobby.** The fire service access elevator shall open into an enclosed fire service access **elevator lobby** in accordance with Sections 3007.6.1 through 3007.6.5. Egress is permitted through the enclosed **elevator lobby in** accordance with Item 1 of Section 1016.2.

Exception: Where a fire service access elevator has two entrances onto a floor, the second entrance shall be permitted to be protected in accordance with Section 3006.3 (hoistway opening protection).

3007.6.1 Access to interior exit stairway or ramp. The enclosed fire service access **elevator lobby** shall have *direct access* from the enclosed **elevator lobby** to an enclosure for an *interior exit stairway or ramp*.

Exception: Access to an *interior exit stairway or ramp* shall be permitted to be through a protected path of travel that has a level of fire protection not less than the **elevator lobby** enclosure. The protected path shall be separated from the enclosed **elevator lobby** through an opening protected by a smoke and draft control assembly in accordance Section 716.2.2.1 (smoke and draft controls).

3007.6.2 Elevator Lobby enclosure. The fire service access **elevator lobby** shall be **enclosed separated from each floor** with a *smoke barrier in accordance with Section 709 having a fire-resistance rating of not less than 1 hour*, except that lobby doorways shall comply with Section 3007.6.3.

Exception: Enclosed fire service access **elevator lobbies** are not required at the *levels of exit discharge*.

3007.6.3 Elevator Lobby doorways. Other than doors to ~~the hoistway~~, elevator control room or elevator control space, each ~~door doorway to an enclosed fire service access elevator lobby in the fire barrier~~ shall be provided with a ³/₄-hour *fire door assembly* complying with Section 716 (opening protectives). ~~The Such~~ *fire door assembly* shall comply with the smoke and draft control door assembly requirements of Section 716.2.2.1.1 (smoke and draft controls) and be tested in accordance with UL 1784 without an artificial bottom seal.

SECTION 3008 OCCUPANT EVACUATION ELEVATORS

3008.6 Occupant evacuation elevator lobby. Occupant evacuation elevators shall open into an enclosed **elevator lobby** in accordance with Sections 3008.6.1 through 3008.6.6. Egress is permitted through the **elevator lobby** in accordance with Item 1 of Section 1016.2.

3008.6.1 Access to interior exit stairway or ramp. The occupant evacuation **elevator lobby** shall have *direct access* from the enclosed **elevator lobby** to an *interior exit stairway or ramp*.

Exceptions:

1. Access to an *interior exit stairway or ramp* shall be permitted to be through a protected path of travel that has a level of fire protection not less than the **elevator lobby** enclosure. The protected path shall be separated from the enclosed **elevator lobby** through an opening protected by a smoke and draft control assembly in accordance Section ~~716.2.2.1~~ **716.2.2.1.1** (smoke and draft controls).
2. Elevators that only service an *open parking garage* and the **elevator lobby** of the building shall not be required to provide *direct access*.

3008.6.2 Elevator Lobby enclosure. The occupant evacuation **elevator lobby** shall be **enclosed separated from each floor** with a *smoke barrier in accordance with Section 709 having a fire-resistance rating of not less than 1 hour*, except that lobby doorways shall comply with Section 3008.6.3.

Exception: Enclosed occupant evacuation **elevator lobbies** are not required at the *levels of exit discharge*.

3008.6.3 Elevator Lobby doorways. Other than the doors to ~~the hoistway,~~ elevator machine rooms, machinery spaces, control rooms and control spaces ~~within the lobby enclosure in the smoke-barrier,~~ each doorway to an occupant evacuation **elevator lobby** shall be provided with a $\frac{3}{4}$ -hour *fire door assembly* complying with Section 716 (opening protectives). ~~The~~ **Such** *fire door assembly* shall comply with the smoke and draft control assembly requirements of Section 716.2.2.1.1 (smoke and draft controls) and be tested in accordance with UL 1784 without an artificial bottom seal.

3008.6.3.1 Vision panel. A vision panel shall be installed in each *fire door assembly* ~~protecting the lobby doorway in the smoke barrier.~~ The vision panel shall consist of fire-protection-rated glazing, shall comply with the requirements of Section 716 (opening protectives) and shall be located to furnish clear vision of the occupant evacuation **elevator lobby**.

3008.6.3.2 Door closing. Each *fire door assembly* ~~protecting the lobby doorway in the smoke barrier~~ shall be automatic-closing upon receipt of any fire alarm signal from the *emergency voice/alarm communication system* serving the building.

Reason: The intent of this proposal is to clarify lobby protection requirements – which walls are fire barriers, fire partitions or smoke barriers. This will also clarify what requirements are applicable for the elevator hoistway doors vs. the doors in the other walls of the lobby protection. The current language is inconsistent for the locations where elevator lobbies are specified.

This protection of elevator lobbies is a combination of the elevator hoistway and exit stairway (direct access to a stairway is required for fire service an occupant evacuation elevator lobbies) shaft enclosure/fire barriers and the fire partitions or smoke barriers required for lobbies (405.4.3, 3006.3, 3007.6.2 and 3008.6.2) The intent of new 708.4.1 and revised 709.4.2 is to clarify that the fire partitions/smoke barrier criteria is not applicable to all the walls of the elevator lobby since the vertical shaft/fire barrier protections is adequate. Fires typically happen in the occupied portions of the buildings, not within the elevator shaft or the stairway. In addition, in situations where an elevator lobby is provided, the elevator shafts are double protected from smoke intrusion from a fire on the floor.

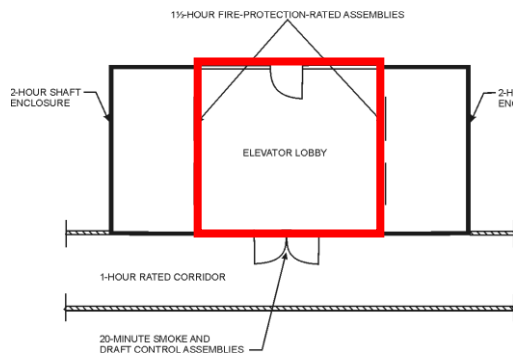


Diagram for elevator lobby

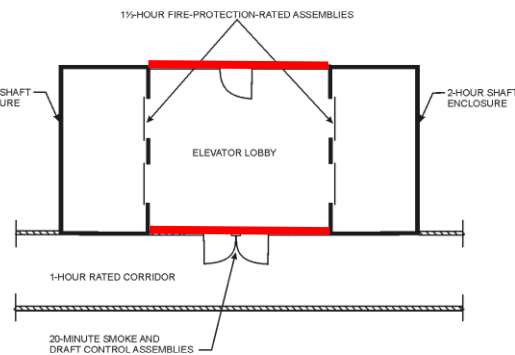


Diagram for which walls are fire partitions, smoke partitions or smoke barriers

Provisions for horizontal continuity are addressed for smoke barriers that surround elevator lobbies or areas of refuge. The same horizontal continuity should be addressed for elevator lobbies enclosed with fire partitions in Section 3006.3 Item 1 or smoke partitions in Section 3006.3 Item 2. The movement of ‘smoke barrier wall’ just assures a minimum fire resistance rating. The last sentence in 709.4.2 is not needed with the clarification of which walls meet which requirements in Chapter 30.

The reference to sprinklers is not needed in Section 3006.3 Item 2, because this is already a limitation in Section 3006.2. Taking it out makes this item easier to read. In addition, this could currently be read to not allow smoke

barriers to form elevator lobbies in non-sprinklered buildings. Smoke barriers provide equal or better protection than fire partitions.

Cost impact: None. This is a clarification for elevator lobby requirements. While technical criteria was added for horizontal continuity for fire partitions and smoke partitions at elevator lobbies, this was implied previously and does not add cost to construction.

Proposal 3 – rated corridors and elevator doors

3006.2 Elevator Hoistway door opening protection required. Elevator hoistway doors openings shall be protected in accordance with Section 3006.3 where an elevator hoistway connects more than three *stories*, is required to be enclosed within a *shaft enclosure* in accordance with Section 712.1.1 and any of the following conditions apply:

1. The building is not protected throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
2. The building contains a Group I-1, Condition 2 occupancy.
3. The building contains a Group I-2 occupancy.
4. The building contains a Group I-3 occupancy.
5. The building is a high rise and the elevator hoistway is more than 75 feet (22 860 mm) in height. The height of the hoistway be measured from the lowest floor to the highest floor of the floors served by the hoistway.
6. The elevator hoistway door is located in the wall of a corridor required to be fire-resistance rated in accordance with 1020.1.

Exceptions:

1. Protection of elevator hoistway door openings is not required where the elevator serves only open parking garages in accordance with Section 406.5.
2. Protection of elevator hoistway door openings is not required at the levels of exit discharge, provided that the levels of exit discharge is equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1.
3. **Enclosed elevator lobbies and** Protection of elevator hoistway door openings are not required on levels where the elevator hoistway opens to the exterior.

~~**3006.2.1 Rated corridors.** Where corridors are required to be fire-resistance rated in accordance with Section 1020.1, elevator openings shall be protected in accordance with Section 3006.3.~~

SECTION 1020 CORRIDORS

1020.1 Construction....

1020.2.1 Hoistway door opening protection. Elevator hoistway doors in elevators hoistway enclosures required to be fire resistance rated shall be protected in accordance with Section 716. Elevator hoistway doors openings shall also be protected in accordance with Section ~~3006.2.1~~ 3006.2

Reason: Elevator doors that open into a rated corridor have to meet both the fire partition and fire barrier requirements. The options for elevator door protection in Section 3006.3 would be a viable option, so Section 3006.2.1 could be moved up as Item 6 in Section 3006.2.

The change to 1020.2.1 is a pointer to both the rated corridor and elevator hoistway door protection requirements.

Cost impact: None. This is a clarification of requirements.

Proposal 4 – door size in fire barriers

SECTION 707 FIRE BARRIERS

707.1 General. *Fire barriers* installed as required elsewhere in this code or the *International Fire Code* shall comply with this section.

707.6 Openings. Openings in a *fire barrier* shall be protected in accordance with Section 716. Openings shall be limited to a maximum aggregate width of 25 percent of the length of the wall, and the maximum area of any single opening shall not exceed 156 square feet (15 m²). Openings in enclosures for *exit access stairways* and *ramps*, *interior exit stairways* and *ramps* and *exit passageways* shall also comply with Sections 1019, 1023.4 and 1024.5, respectively.

Exceptions:

1. Openings shall not be limited to 156 square feet (15 m²) where adjoining floor areas are equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.
2. Openings shall not be limited to 156 square feet (15 m²) or an aggregate width of 25 percent of the length of the wall where the opening protective is a *fire door* serving enclosures for *exit access stairways* and *ramps*, and *interior exit stairways* and *ramps*.
3. Openings shall not be limited to 156 square feet (15 m²) or an aggregate width of 25 percent of the length of the wall where the opening protective has been tested in accordance with ASTM E119 or UL 263 and has a minimum *fire-resistance rating* not less than the *fire-resistance rating* of the wall.
4. *Fire window assemblies* permitted in *atrium* separation walls shall not be limited to a maximum aggregate width of 25 percent of the length of the wall.
5. Openings shall not be limited to 156 square feet (15 m²) or an aggregate width of 25 percent of the length of the wall where the opening protective is a *fire door assembly* in a *fire barrier* separating an enclosure for *exit access stairways* and *ramps*, and *interior exit stairways* and *ramps* from an *exit passageway* in accordance with Section 1023.3.1.
6. Openings providing entrance to an elevator car shall not be limited to 156 square feet (15 m²) or an aggregate width of 25 percent of the length of the wall where the opening protective is a fire door assembly in a fire barrier that is an elevator hoistway enclosure.

Reason: The doors to the elevator in an elevator shaft are limited by the size of the associated cab and addressed by the safety standards in ASME A17.1. The size of the shaft is determined by the car size and the number of cars. While this size and length limitation is a literal requirement in fire barriers, it is not typically applied to elevator shafts.

Cost impact: None. Clarification with no change in requirements.

Proposal 5 – exception for low rise

SECTION 716 OPENING PROTECTIVES

716.2.2 Performance requirements. *Fire door assemblies* shall be installed in the assemblies specified in Table 716.1(2) and shall comply with the *fire protection rating* specified.

716.2.2.1 Door assemblies in corridors and smoke barriers. *Fire door assemblies* required to have a minimum *fire protection rating* of 20 minutes where located in *corridor walls* or *smoke barrier walls* having a *fire-resistance rating* in accordance with Table 716.1(2) shall be tested in accordance with NFPA 252 or UL 10C without the hose stream test.

Exceptions:

1. Viewports that require a hole not larger than 1 inch (25 mm) in diameter through the door, have not less than a 0.25-inch-thick (6.4 mm) glass disc and the holder is of metal that will not melt out where subject to temperatures of 1,700°F (927°C).
2. *Corridor* door assemblies in occupancies of Group I-2 shall be in accordance with Section 407.3.1.
3. Unprotected openings shall be permitted for *corridors* in multitheater complexes where each motion picture auditorium has not fewer than one-half of its required *exit* or *exit access doorways* opening directly to the exterior or into an *exit* passageway.
4. Horizontal sliding doors in *smoke barriers* that comply with Sections 408.6 and 408.8.4 in occupancies in Group I-3.
5. In corridor walls required to have a fire-resistance rating in accordance with Section 1020.2, an elevator hoistway door opening directly into the corridor is not required to meet the smoke and draft control door assembly requirements in this section where the elevator connect 3 stories or less and the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1 or 903.1.2.

SECTION 1020 CORRIDORS

1020.1 Construction....

1020.2.1 Hoistway door opening protection. Elevator hoistway doors in elevators hoistway enclosures required to be fire resistance rated shall be protected in accordance with Section 716. Elevator hoistway doors openings shall also be protected in accordance with Section ~~3006.2.1~~ 3006.2

Reason: The intent of this proposal is to allow for two and three story Group R and Group I-1 buildings that do not have to have elevator lobbies to not have smoke and draft control at the doors. Even with sprinklers, these buildings have fire resistance rated corridors.

Elevators are within vertical shafts and are sent to fire barrier protection requirements in Section 712.1.1, 713.14 and 3002.1. Section 707.6 in fire barriers references Section 716 for opening protection of all openings, which would include door through the shaft to allow entrance into the elevator car. Elevator car doors often open directly into a rated corridor, so Section 716.2.2.1 is applicable to those elevator doors.

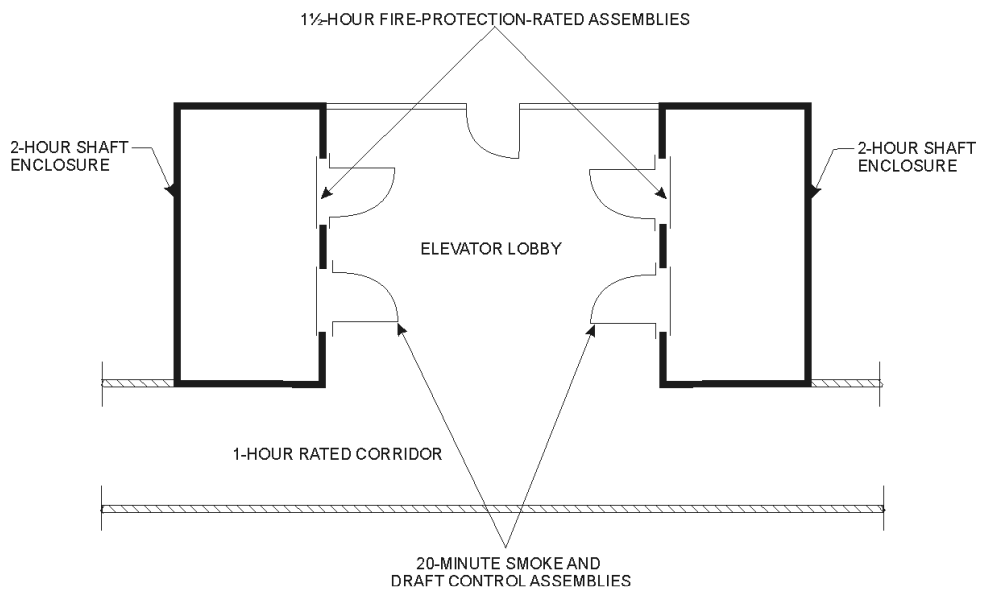
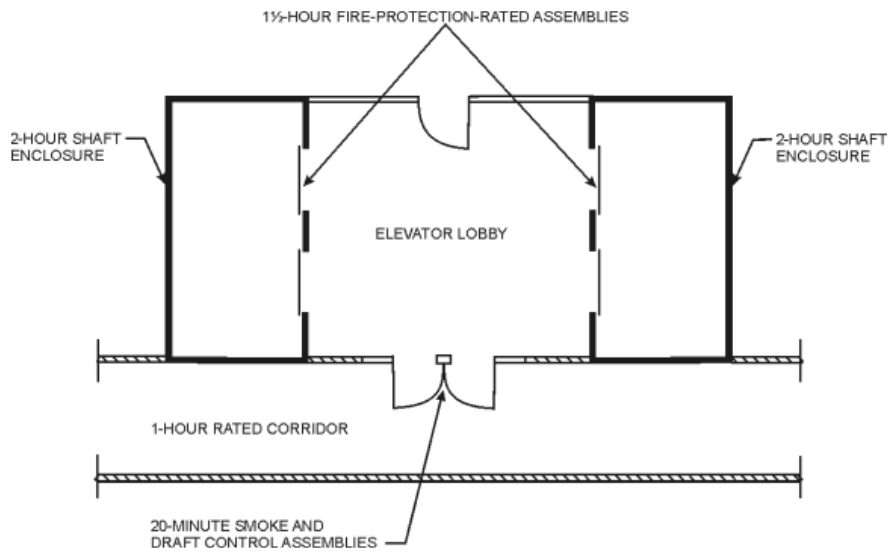
The new exception 5 in Section 716.2.2.1 is to allow for elevators in low rise building to not have to meet the smoke and draft requirements of opening protectives in corridors. While many elevator hoistway/vertical shaft doors are tested and labeled for the 1-hour or 1¹/₂-hour fire resistance rating (see Section 716.2.1), very few, if any

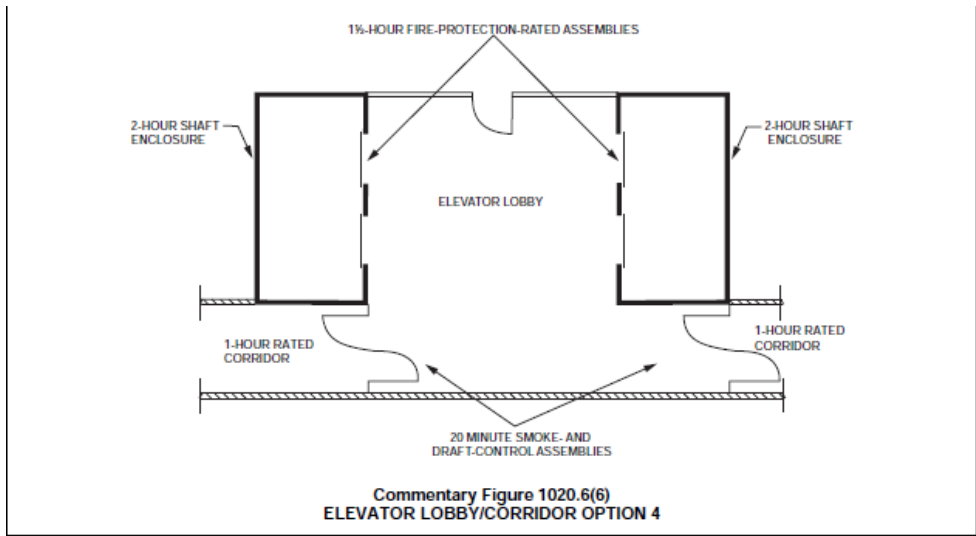
of the doors typically sold in the United States will also meet the smoke and draft requirements (see Section 716.2.2.1.1) that would allow them to open directly into a fire-resistance-rated corridor.

Current text literally results in elevator lobbies or other protection in front of the elevator doors in all rated corridors. There would not be significant stack effect for the movement of smoke with this minimal allowance. The code currently allows other floor vertical openings in Sections 712 and 1019.3 for four stories, so how is the elevator shaft more of a hazard? This allowance would make these buildings then require elevator lobbies/elevator opening protect at the same point, thus coordinating Section 716 and 3006.

The pointer in Section 1020.2.1 is in recognition that elevator entrance doors in rated corridors have to meet both criteria.

Below are what is currently required in even 2 story building with rated corridors.





Cost impact: Decrease in some 2 and 3 story buildings. The shaft would need a fire resistant elevator entrance door, but would not require a lobby or other protection options to meet the smoke and draft control.

BCAC Egress Item 11

Coordination with small B 'n B exception

Three questions:

Coordination between Chapter 3 Group R-3 and Section 1103.2.11
Coordination with scoping in IBC and IRC Terminology
What about fire stations? These are Title 2 buildings under ADA.

Proposal 1 -

IBC

1103.2.11 Residential Group R-1 or R-3. Buildings of Group R-1 containing not more than five *sleeping units* for rent or hire that are also occupied as the residence of the proprietor are not required to comply with this chapter. Buildings of Group R-3 congregate living facilities (transient) or boarding houses (transient) containing not more than five *sleeping units* for rent or hire that are also occupied as the residence of the proprietor are not required to comply with this chapter.

1107.6.3 Group R-3. *Accessible units* and *Type B units* shall be provided in Group R-3 occupancies in accordance with Sections 1107.6.3.1 and 1107.6.3.2. ~~In Group R-3 occupancies where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a *Type B unit*.~~ Bedrooms within congregate living facilities, dormitories, sororities, fraternities, and boarding houses shall be counted as *sleeping units* for the purpose of determining the number of units.

~~**Exception:** The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.~~

1107.6.3.1 Accessible units. In Group R-3 congregate living facilities (transient) or boarding houses (transient) Accessible sleeping units shall be provided in accordance with Table 1107.6.1.1.

Exceptions:

1. The residence of a proprietor is not required to be an Accessible unit or to be counted towards the total number of units.
2. Facilities as described in Section 1103.2.11 are not required to provide Accessible units.

1107.6.3.2 Type B units. In structures with four or more *sleeping units intended to be occupied as a residence, every sleeping unit intended to be occupied as a residence shall be a *Type B unit*.*

~~**Exception:** The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.~~

Reason: Group R-3 includes transient facilities with 10 or fewer occupants. The exception for accessibility is facilities with a non-transient proprietor and 5 or fewer guestrooms. Since this is not based on occupant load, the exempted facility could be Group R-1 or R-3. If very small hotels without the residents of the proprietor would be required to include Accessible units. This would align the IBC with the 2010 ADA.

Cost impact: None. This is a clarification for the application of the accessibility requirements, not a change in requirement.

Proposal 2

2021 IRC

[RB] GUESTROOM. Any room or rooms used or intended to be used by one or more guests for living or sleeping purposes.

[RB] LODGING HOUSE. A one-family dwelling where one or more occupants are primarily permanent in nature, and rent is paid for guestrooms.

[RB] SLEEPING UNIT. A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

R101.2 Scope. The provisions of this code 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 plane* in height with a separate means of egress and their *accessory structures* not more than three stories above *grade plane* in height.

Exception: The following shall be permitted to be constructed in accordance with this code where provided with an automatic sprinkler system complying with Section P2904:

1. Live/work units located in *townhouses* and complying with the requirements of Section 419 of the *International Building Code*.
2. **Owner-occupied lodging houses with five or fewer guestrooms.**
3. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
4. A care facility with five or fewer persons receiving medical care within a dwelling unit.
5. A care facility for five or fewer persons receiving care that are within a single-family dwelling.

2021 IBC

[BG] GUESTROOM. A room used or intended to be used by one or more guests for living or sleeping purposes.

[BG] LODGING HOUSE. A one-family dwelling where one or more occupants are primarily permanent in nature and rent is paid for guest rooms.

[A] SLEEPING UNIT. A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

SECTION 310 RESIDENTIAL GROUP R

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*. Group R occupancies not constructed in accordance with the International Residential Code as permitted by Sections 301.4.1 and 301.4.2 shall comply with Section 420.

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

- Boarding houses (transient)* with more than 10 occupants
- Congregate living facilities (transient)* with more than 10 occupants

Hotels (*transient*)

Motels (*transient*)

Lodging houses with more than 5 guest rooms

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

Apartment houses

Congregate living facilities (nontransient) with more than 16 occupants

Boarding houses (nontransient)

Convents

Dormitories

Fraternities and sororities

Monasteries

Hotels (nontransient) with more than 10 occupants

Live/work units

Motels (nontransient) with more than 10 occupants

Vacation timeshare properties

310.4 Residential Group R-3. Residential Group R-3 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*

Care facilities that provide accommodations for five or fewer persons receiving care

Congregate living facilities (nontransient) with 16 or fewer occupants

Boarding houses (nontransient)

Convents

Dormitories

Fraternities and sororities

Monasteries

Congregate living facilities (*transient*) with 10 or fewer occupants

Boarding houses (*transient*)

Hotels (nontransient) with 10 or fewer occupants

Motels (nontransient) with 10 or fewer occupants

Lodging houses (~~*transient*~~) with five or fewer guest rooms ~~and 10 or fewer occupants~~

310.4.1 Care facilities within a dwelling. Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.

310.4.2 Lodging houses. Owner-occupied *lodging houses* with five or fewer *guest rooms* ~~and 10 or fewer total occupants~~ shall be permitted to be constructed in accordance with the *International Residential Code* provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.

310.5 Residential Group R-4. Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive *custodial care*. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.5.1 or 310.5.2. This group shall include, but not be limited to, the following:

Alcohol and drug centers
Assisted living facilities
Congregate care facilities
Group homes
Halfway houses
Residential board and care facilities
Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.

310.5.1 Condition 1. This occupancy condition shall include buildings in which all persons receiving custodial care, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

310.5.2 Condition 2. This occupancy condition shall include buildings in which there are any persons receiving custodial care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

Reasons: The intent of this proposal is to separate large and small facilities that are transient in nature.

For small hotels and motels, the maximum occupant load of 10 is consistent with the current limitations for transient boarding houses.

The definition for lodging house does not limit the size of the facility. To be consistent with what can use the IRC, the text in IBC cannot use the standard occupant load limitations. In addition, 5 guest rooms and a proprietors family is most likely to be more than 10 occupants, which is currently in the IBC. In addition, the whole lodging house is not transient.

Cost impact: None. This is a clarification of the divisions between R-1 and R-3 for transient lodging and does not add any requirements for these facilities.

Proposal 3

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

Apartment houses

Congregate living facilities (nontransient) with more than 16 occupants

Boarding houses (nontransient)

Convents

Dormitories

Fire station living quarters

Fraternities and sororities

Monasteries

Hotels (nontransient)

Live/work units

Motels (nontransient)

Vacation timeshare properties

310.4 Residential Group R-3. Residential Group R-3 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*
Care facilities that provide accommodations for five or fewer persons receiving care
Congregate living facilities (nontransient) with 16 or fewer occupants
 Boarding houses (nontransient)
 Convents
 Dormitories
 Fire station living quarters
 Fraternities and sororities
 Monasteries
Congregate living facilities (transient) with 10 or fewer occupants
 Boarding houses (transient)
Lodging houses (transient) with five or fewer *guest rooms* and 10 or fewer occupants

Reason: Fire stations are often mixed use facilities, and sometime include living quarters. There is the question if this is a single family residence, Group R-3, regardless of the number of fireman using the living quarters. This proposal will clarify how these spaces should be classified.

Cost impact: None. This is a clarification of the correct classification for fire stations.

IBC Egress Item 20

Date 11-23-2020; 4 proposals , Revised 12-04-2020, and Revised 12-07-2020

Proposal 1, Option 1 (clarification of footnote “a” as an exception to 1105.1.1) (E115-18 AMPC 1 & 2)

1105.1.1 Automatic doors. In facilities with the occupancies and building occupant loads indicated in Table 1105.1.1, public entrance that are required to be accessible shall have one door be either a full power-operated door or a low-energy power-operated door. Where the public entrance includes a vestibule, at least one door into and one door out of the vestibule shall meet the requirements of this section.

Exception: In mixed-use facilities, where the total building occupant load for the occupancies listed in the table is calculated as the sum of the ratios of the actual occupant load of each occupancy divided by the building occupant load threshold of each occupancy in Table 1105.1.1, and the sum of the ratios does not exceed 1, the requirements of Section 1105.1.1 do not apply. Where the sum of the ratios is greater than or equal to 1, the requirements of Section 1105.1.1 are applicable.

(E115-18 AMPC 1 & 2) TABLE 1105.1.1
PUBLIC ENTRANCE WITH POWER-OPERATED DOOR ^a

OCCUPANCY	BUILDING OCCUPANT LOAD GREATER THAN
A-1, A-2, A-3, A-4	300
B, M, R-1	500

~~a.—In mixed-use facilities, when the total sum of the building occupant load is greater than those listed, the most restrictive building occupant load shall apply.~~

Reason: The intent of this proposal is to replace the footnote (a) to Table 1105.1.1 with an exception to 1105.1.1. Footnote “a” was added to Table 1105.1.1 by E115-18, Public Comment 2. The reason from the proponent for this public comment was that the table did not address mixed occupancies.

The effect of the existing footnote with “most restrictive occupant load shall apply” is that a hotel (Group R-1) that offers breakfast (Group A-2), an exercise room or a swimming pool (Group A-3) as an amenity would be required to provide automatic doors with an occupant load of 300 instead of 500. Another example would be a retail store (Group M) that includes a small coffee shop or fast food establishment (Group A-2).

In addition, the footnote could be read to apply to all mixed use buildings that include one of the occupancies listed and other occupancies not listed in the table. For example: an apartment building (Group R-2) with a one or two-person on-site rental office (Group B), could be required to provide automatic doors.

The proposed exception text is borrowed from 508.4.2 – allowable building area – and revised to be applicable to the application. This would allow for a balanced approach. This would balance the two occupant loads rather than using the most restrictive.

Example:

Hotel with small restaurant, pool or exercise room:

A-3 (75 /300 occupants) + R-1 (350 /500 occupants) = $.25 + 0.7 = 0.95$

IBC Section 508.4.2

508.4.2 Allowable building area. In each *story*, the *building area* shall be such that the sum of the ratios of the actual *building area* of each separated occupancy divided by the allowable *building area* of each separated occupancy shall not exceed 1.

Cost impact: There may be a reduction in the cost of construction. For mixed-use buildings, the requirement for automatic door openers at doors required to be accessible may be “triggered” at a slightly higher building occupant load depending on how the original footnote “a” is interpreted, applied, and enforced.

Proposal 1, Option 2 (clarification of footnote “a”, as a footnote to Table 1105.1.1) (E115-18 AMPC 1 & 2)

1105.1.1 Automatic doors. In facilities with the occupancies and building occupant loads indicated in Table 1105.1.1, public entrance that are required to be accessible shall have one door be either a full power-operated door or a low-energy power-operated door. Where the public entrance includes a vestibule, at least one door into and one door out of the vestibule shall meet the requirements of this section.

**(E115-18 AMPC 1 & 2) TABLE 1105.1.1
PUBLIC ENTRANCE WITH POWER-OPERATED DOOR ^a**

OCCUPANCY	BUILDING OCCUPANT LOAD GREATER THAN
A-1, A-2, A-3, A-4	300
B, M, R-1	500

- ~~b. In mixed-use facilities, when the total sum of the building occupant load is greater than those listed, the most restrictive building occupant load shall apply.~~
- a. In mixed-use facilities, where the total building occupant load for the occupancies listed in the table is calculated as the sum of the ratios of the actual occupant load of each occupancy divided by the building occupant load threshold of each occupancy in Table 1105.1.1, and the sum of the ratios does not exceed 1, the requirements of Section 1105.1.1 do not apply. Where the sum of the ratios is greater than or equal to 1, the requirements of Section 1105.1.1 are applicable.

Reason: The intent of this proposal is to replace the footnote (a) to Table 1105.1.1 with a revised footnote. Footnote “a” was added to Table 1105.1.1 by E115-18, Public Comment 2. The reason from the proponent for this public comment was that the table did not address mixed occupancies.

The effect of the existing footnote with “most restrictive occupant load shall apply” is that a hotel (Group R-1) that offers breakfast (Group A-2), an exercise room or a swimming pool (Group A-3) as an amenity would be required to provide automatic doors with an occupant load of 300 instead of 500. Another example would be a retail store (Group M) that includes a small coffee shop or fast food establishment (Group A-2).

In addition, the footnote could be read to apply to all mixed use buildings that include one of the occupancies listed and other occupancies not listed in the table. For

example: an apartment building (Group R-2) with a one or two-person on-site rental office (Group B), could be required to provide automatic doors.

The proposed footnote text is borrowed from 508.4.2 – allowable building area – and revised to be applicable to the application. This would allow for a balanced approach. This would balance the two occupant loads rather than using the most restrictive.

Example:

Hotel with small restaurant, pool or exercise room:

A-3 (75 /300 occupants) + R-1 (350 /500 occupants) = .0.25 + 0.7 = 0.95

IBC Section 508.4.2

508.4.2 Allowable building area. In each *story*, the *building area* shall be such that the sum of the ratios of the actual *building area* of each separated occupancy divided by the allowable *building area* of each separated occupancy shall not exceed 1.

Cost impact: There may be a reduction in the cost of construction. For mixed-use buildings, the requirement for automatic door openers at doors required to be accessible may be “triggered” at a slightly higher building occupant load depending on how the original footnote “a” is interpreted, applied, and enforced.

Proposal 2

(E115-18 AMPC 1 & 2)

1105.1.1 Automatic doors. In facilities with the occupancies and building occupant loads indicated in Table 1105.1.1, public entrance that are required to be accessible shall have one door be either a full power-operated door or a low-energy power-operated door. Where the public entrance includes a vestibule, at least one door into and one door out of the vestibule shall meet the requirements of this section.

Exception: Accessible public entrances to individual tenant spaces within a building are not required to be provided with a power-operated door or a low-energy power-operated door provided the occupant load of that tenant space does not exceed the occupant load in Table 1105.1.1.

(E115-18 AMPC 1 & 2) TABLE 1105.1.1
PUBLIC ENTRANCE WITH POWER-OPERATED DOOR ^a

OCCUPANCY	BUILDING OCCUPANT LOAD GREATER THAN
A-1, A-2, A-3, A-4	300
B, M, R-1	500

- a. In mixed-use facilities, when the total sum of the building occupant load is greater than those listed, the most restrictive building occupant load shall apply.

Reason statement: For strip malls, mixed use buildings with multiple small restaurants and retail stores, and other buildings with multiple tenant spaces with public entrances on the exterior, the existing code can be interpreted as requiring each of those individual tenants to provide a full power-operated door or a low-energy power-operated door. This exception ensures individual tenants with less than the

occupant load specified in table 1105.1.1 are not required to provide such doors, which have a significant cost.

Cost impact: Decrease. Small stores in a strip mall will not be required to provide automatic doors on each tenant space.

PROPOSAL 3

Revise definition:

[BE] PUBLIC ENTRANCE. An entrance that is not a *service entrance* or a *restricted entrance*. A public entrance may be a door, or two or more doors in one opening such as a pair of doors or a bank of doors.

[BE] SERVICE ENTRANCE. An entrance intended primarily for delivery of goods or services. A service entrance may be a door, or two or more doors in one opening such as a pair of doors or a bank of doors.

[BE] RESTRICTED ENTRANCE. An entrance that is made available for *common use* on a controlled basis, but not public use, and that is not a *service entrance*. A restricted entrance may be a door, or two or more doors in one opening such as a pair of doors or a bank of doors.

Reasoning: The intent of this proposal is to clarify that an entrance may be a door, or may be multiple adjacent doors. This is done by adding to the definitions of public entrance, service entrance, and restricted entrance to address entrances which are a pair of doors or a bank of doors.

Cost: No increase in the cost of construction. This is a clarification.

PROPOSAL 5

Revise as follows (section 1105.1 shown for context only)

1105.1 Public entrances. In addition to *accessible* entrances required by Sections 1105.1.1 through 1105.1.8, at least 60 percent of all *public entrances* shall be *accessible*.

Exceptions:

1. An *accessible* entrance is not required to areas not required to be *accessible*.
2. Loading and *service entrances* that are not the only entrance to a tenant space.

1105.1.1 ~~Automatic-Power-operated~~ doors at public entrances. In facilities with the occupancies and building occupant loads indicated in Table 1105.1.1, each public entrance that are required to be accessible shall have a minimum of one door be either a full a power-operated door or a low-energy power-operated door. Where the accessible public entrance includes a vestibule, at least a minimum of one door into and one door out of the vestibule shall meet the requirements of this section.

Reasoning: This proposal is intended to clarify which entrances and the number of doors at each entrance are affected by this requirement. The proposed revisions are intended to be editorial improvements of Section 1105.1.1, and are intended to be consistent with the intent of the E115-18.

Cost: No increase in the cost of construction. This is a clarification.

BCAC Egress Item 22 (Revised – CL)
By John Woestman, BHMA, Oct. 22, 2020

Section 1010.1.1, 1010.1.1.1

Rep: Cesar Lujan, John Woestman

Date: 9-18-2020; revised 11-22-2020; revised 12-9-2020

Proposal 1

(E37-18 AM) (E39-18 AS) (E40-18 AMPC1)

1010.1.1 Size of doors. The required capacity of each door opening shall be sufficient for the *occupant load* thereof and shall provide a minimum clear opening width of 32 inches (813 mm). The clear opening width of doorways with swinging doors shall be measured between the face of the door and the frame stop, with the door open 90 degrees (1.57 rad). Where this section requires a minimum clear opening width of 32 inches (813 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a minimum clear opening width of 32 inches (813 mm). In Group I-2, doors serving as *means of egress* doors where used for the movement of beds shall provide a minimum clear opening width of 41¹/₂ inches (1054 mm). The minimum clear opening height of doors shall be not less than 80 inches (2032 mm).

Exceptions: (no change to exceptions)

(E41-18 AS)

1010.1.1.1 Projections into clear opening. There shall not be projections into the required clear opening width lower than 34 inches (864 mm) above the floor or ground. Projections into the clear opening width between 34 inches (864 mm) and 80 inches (2032 mm) above the floor or ground shall not exceed 4 inches (102 mm).

Exception: Door closers, overhead door stops, frame stops, power door operators, and electromagnetic door locks shall be permitted to project into the door opening height not lower than 78 inches (1980 mm) minimum above the floor.

1003.3.1 Headroom. Protruding objects are permitted to extend below the minimum ceiling height required by Section 1003.2 where a minimum headroom of 80 inches (2032 mm) is provided over any circulation paths, including walks, corridors, aisles and passageways. Not more than 50 percent of the ceiling area of a means of egress shall be reduced in height by protruding objects.

Exception: ~~Door closers and stops shall not reduce headroom to less than 78 inches (1981 mm).~~
Door closers, overhead door stops, frame stops, power door operators, and electromagnetic door locks shall be permitted to project into the door opening height not lower than 78 inches (1980 mm) minimum above the floor.

A barrier shall be provided where the vertical clearance above a circulation path is less than 80 inches (2032 mm) high above the finished floor. The leading edge of such a barrier shall be located 27 inches (686 mm) maximum above the finished floor.

Reason: The intent of this proposal is to remove some confusing text. The last sentence of main paragraph, was changed (E47-15 by BCAC) for consistent terminology. However, by

changing the door height to “clear opening” instead of “opening”, now has code officials asking if the threshold and overhead stop need to be considered in the 80” height or not? (Door stops are excluded for the width of door openings in the 2nd sentence of Section 1010.1.1.) With the clarification in Section 1010.1.1.1 as part of E41-18, door stops at the top are permitted into the opening height.

The proposed revision in Section 1003.3.1 correlation with Section 1010.1.1.1.

Cost impact: None. This is a clarification of requirement, not a change in door size or door opening size.

BCAC Item 23

Sections 1010.2.3

John Woestman, BHMA, revised Dec. 1, 2020; revised 12-4-2020, revised 12-6-2020 JLW

1010.2.3 Hardware height. Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor.

Exceptions:

- 1.** Locks used only for security purposes and not used for normal operation are permitted at any height.
- 2. Exception:** ~~Access doors or gates in barrier walls and fences protecting pools, spas and hot tubs shall be permitted to have operable parts of the latch release on self-latching devices~~ Where the ISPSC requires restricting access to a pool, spa, or hot tub, on the ingress side of the door or gate providing access to a pool, spa, or hot tub, the operable parts of the latch release on self-latching devices shall be permitted to be at 54 inches (1370 mm) maximum above the finished floor or ground, provided that the self-latching ~~devices are~~ device is not ~~also a~~ self-locking devices operated by means of a key, electronic opener or integral combination lock, or similar method available only to authorized personnel.

Reason: The last sentence of the charging language is actually an exception to the first sentence.

What was an exception is now the 2nd exception with revisions to communicate the context: the access side (ingress side) of doors or gates restricting access to a pool, spa, or hot tub. The context is a big part of the challenge of understanding this “shall be permitted” language allowing the operable devices of non-locking door hardware on doors or gates providing access to pools, spas, or hot tubs to be up to 54” above the floor. Our “code brains” are conditioned to look at door locking provisions from the egress side perspective. BUT, these “shall be permitted” provisions are on the ingress side of the door which provides access to the pool, spa, or hot tub.

The revised exception to 1010.2.3 retains the option of installing non-locking latching hardware on the access side (ingress side) of a door or gate providing access to a pool, spa, or hot tub up to 54” above the finished floor, which may be out of reach to smaller children.

It should be noted this 2nd exception – current, and as revised – does not include self-locking hardware operated by a key or similar device on the ingress side of a door or gate providing access to a pool, spa, or hot tub, which are required to comply with the 34” to 48” AFF requirement. Why? Occupants that may be at risk because of the pool, spa, or hot tub (i.e. children) would not have access to the key, magnetic card, code, etc. needed to unlock the door or gate controlling access to a pool, spa, or hot tub.

Cost impact: None. This is a clarification, no technical change is intended.

BCAC Egress Item 29

Date: 08-21-2020; 9-4-2020

From: Allison Cook, Marc Nard, Mike Nugent

IBC Sections 1006.3.4, 3006.4

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

1006.3.3 Egress based on occupant load. Each *story* and occupied roof shall have the minimum number of separate and distinct *exits*, or access to *exits*, as specified in Table 1006.3.3. A single *exit* or access to a single *exit* shall be permitted in accordance with Section 1006.3.4. The required number of *exits* or *exit access stairways* or *ramps* providing access to *exits*, from any *story* or occupied roof shall be maintained until arrival at the *exit discharge* or a *public way*.

1006.3.4 Single exits. A single *exit* or access to a single *exit* shall be permitted from any *story* or occupied roof where one of the following conditions exists:

1. The *occupant load*, number of *dwelling units* and exit access travel distance do not exceed the values in Table 1006.3.4 (1) or 1006.3.4 (2).
2. Rooms, areas and spaces complying with Section 1006.2.1 with *exits* that discharge directly to the exterior at the *level of exit discharge*, are permitted to have one *exit* or access to a single *exit*.
3. Elevator lobbies shall be permitted to have one exit in accordance with Section 3006.4.
3. Parking garages where vehicles are mechanically parked shall be permitted to have one *exit* or access to a single *exit*.
4. Group R-3 and R-4 occupancies shall be permitted to have one *exit* or access to a single *exit*.
5. Individual single-story or multistory *dwelling units* shall be permitted to have a single *exit* or access to a single *exit* from the *dwelling unit* provided that both of the following criteria are met:
 - 5.1. The *dwelling unit* complies with Section 1006.2.1 as a space with one *means of egress*.
 - 5.2. Either the *exit* from the *dwelling unit* discharges directly to the exterior at the *level of exit discharge*, or the *exit access* outside the *dwelling unit's* entrance door provides access to not less than two approved independent *exits*.

SECTION 1016 EXIT ACCESS

1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

1. *Exit access* through an enclosed elevator lobby is permitted. Where access to two or more *exits* or *exit access doorways* is required in Section 1006.2.1, access to not less than one of the required *exits* shall be provided without travel through the enclosed elevator lobbies required by Section 3006. Where the path of *exit access* travel passes through an enclosed elevator lobby, the level of protection required for the enclosed elevator lobby is not required to be extended to the *exit* unless direct access to an *exit* is required by other sections of this code.
2. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas and the area served are accessory to one or the other, are not a 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 where the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.

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.
5. 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 where 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.
 - 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.

SECTION 3006

ELEVATOR LOBBIES AND

HOISTWAY OPENING PROTECTION

3006.4 Means of egress. Elevator lobbies shall ~~be provided with not less than one means of egress complying with Chapter 10 and other provisions in this code shall have direct access from the elevator lobby to an enclosure for an interior exit stairway or ramp.~~ Egress through an enclosed elevator lobby shall be permitted in accordance with Item 1 of Section 1016.2.

Exception: Access to an interior exit stairway or ramp shall be permitted to be through a protected path of travel enclosed with a smoke barrier having a fire-resistance rating of not less than 1 hour.

SECTION 3007

FIRE SERVICE ACCESS ELEVATOR

3007.6 Fire service access elevator lobby. The fire service access elevator shall open into an enclosed fire service access elevator lobby in accordance with Sections 3007.6.1 through 3007.6.5. Egress is permitted through the enclosed elevator lobby in accordance with Item 1 of Section 1016.2.

Exception: Where a fire service access elevator has two entrances onto a floor, the second entrance shall be permitted to be protected in accordance with Section 3006.3.

3007.6.1 Access to interior exit stairway or ramp. The enclosed fire service access elevator lobby shall have direct access from the enclosed elevator lobby to an enclosure for an *interior exit stairway* or *ramp*.

Exception: Access to an *interior exit stairway* or *ramp* shall be permitted to be through a protected path of travel that has a level of fire protection not less than the elevator lobby enclosure. The protected path shall be separated from the enclosed elevator lobby through an opening protected by a smoke and draft control assembly in accordance Section 716.2.2.1.

3007.6.2 Lobby enclosure. The fire service access elevator lobby shall be enclosed with a *smoke barrier* having a *fire-resistance rating* of not less than 1 hour, except that lobby doorways shall comply with Section 3007.6.3.

Exception: Enclosed fire service access elevator lobbies are not required at the *levels of exit discharge*.

Reason: This proposal is intended to be a clarification of current exit requirements for secure elevator lobbies. The allowance for one exit from an elevator lobby is buried in Chapter 30 so it is often missed. The current language in Section 3006.4 can appear to be a conflict with Section 1006.3.

The original intent of the allowance for one exit from an elevator lobby is to address secure lobby situations where the 2nd stairway is through a tenant space.

The language in the exception is using the language for fire service access elevators in Section 3007 so that access to the stairway can be from the lobby to the exit stairway via a protected corridor.

Cost impact: None. This is a clarification of requirements, not a change.

BCAC Egress Item 31

Coordination between single occupant spaces and stories.

Sections Tables 1006.3.4(1) and 1006.3.4(2)

Rep: Cesar Lujan

Date: 11/13/2020; 11/20/2020; 12/4/2020; 12-9-2020

**TABLE 1006.3.4 (1)
STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES ^a**

STORY	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
Basement, first, second or third story above grade plane	R-2 ^{a,b} <u>consisting of dwelling units</u>	4 dwelling units	125 feet
	<u>R-2 consisting of sleeping units</u>	<u>20 occupants per story</u>	<u>125 feet</u>
Fourth story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 3048 mm.

NP = Not Permitted.

NA = Not Applicable.

a. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1031.

~~b. This table is used for R-2 occupancies consisting of dwelling units. For R-2 occupancies consisting of sleeping units, use Table 1006.3.4 (2).~~

**TABLE 1006.3.4 (2)
STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES**

STORY	OCCUPANCY	MAXIMUM OCCUPANT LOAD PER STORY	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (feet)
First story above or below grade plane	A, B ^{ab} , E F ^{ab} , M, U	49	75
	H-2, H-3	3	25
	H-4, H-5, I, R-1, R-2^{a-e}	10	75
	S ^{ab, bd}	29	75
Second story above grade plane	B, F, M, S ^{bd}	29	75
Third story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

~~a. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1031.~~

~~a. b-~~ Group B, F and S occupancies in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 shall have a maximum exit access travel distance of 100 feet.

~~c. This table is used for R-2 occupancies consisting of sleeping units. For R-2 occupancies consisting of dwelling units, use Table 1006.3.4 (1).~~

~~b. d-~~ The length of exit access travel distance in a Group S-2 open parking garage shall be not more than 100 feet.

1031.2 -Where required. In addition to the *means of egress* required by this chapter, *emergency escape and rescue openings* shall be provided in the following occupancies:

1. Group R-2 occupancies located in stories with only one *exit* or *access* to only one *exit* as permitted by Tables 1006.3.4 (1) ~~and 1006.3.4 (2).~~
2. Group R-3 and R-4 occupancies.

Basements and sleeping rooms below the fourth story above *grade plane* shall have not fewer than one *emergency escape and rescue opening* in accordance with this section. Where *basements* contain one or more sleeping rooms, an *emergency escape and rescue -opening* shall be required in each sleeping room, but shall not be required in adjoining areas of *basement*. Such openings shall open directly into a *public way* or to a *yard* or *court* that opens to a *public way*.

Exceptions:

1. *Basements* with a ceiling height of less than 80 inches (2032 mm) shall not be required to have *emergency escape and rescue openings*.
2. *Emergency escape and rescue openings* are not required from *basements* or sleeping rooms that have an exit door or *exit access* door that opens directly into a *public way* or to a yard, court or exterior egress balcony that opens to a *public way*.
3. *Basements* without habitable spaces-and having not more than 200 square feet (18.6 m²) in floor area shall not be required to have *emergency escape and rescue openings*.
4. Storm shelters are not required to comply with this section where the shelter is constructed in accordance with ICC 500.
5. Within individual *dwelling* and *sleeping units* in Groups R-2 and R-3, where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, *sleeping rooms* in *basements* shall not be required to have *emergency escape and rescue openings* provided that the basement has one of the following:
 - 5.1. One *means of egress* and one *emergency escape and rescue opening*.
 - 5.2. Two *means of egress*.

Reason: The purpose of this code change is to coordinate and consolidate requirements for R-2 units in Tables 1006.2.1 (single exit space), 1006.3.4(1) and 1006.3.4(2) (single exit buildings).

Proposal E17-15 increased the maximum occupant load for R-2 Occupancies from 10 to 20 occupants for single exit spaces stating that it's appropriate since Group R-2 occupancies require sprinkler protection per Section 903.3.1.1 or 903.3.1.2. and that the exit access travel distance is 125' in both Table 1006.2.1 and 1006.3.4(1).

There is no logic for a unit on the 1st floor of single exit building to have a lower occupant load or a shorter travel distance. In addition, if 4 single exit dwelling units are permitted on the 2nd and 3rd floor of a Group R-2 building, why is a single exit dwelling not permitted at the 2nd floor of a mixed-use building? Please note that emergency escape and rescue openings would be required in the single exit building.

The change to 1031.2 is editorial to recognize that R-2 is only in one table.

Cost impact: None or decrease. This will only affect dwelling units on the basement, 1st or 2nd floor of a mixed-use building. This will most likely be no change in units less than 2,000 sq.ft. This will allow for a single exit in some apartments between 2,000 and 4,000 sq.ft., provided they can meet the exit access travel distance.

BCAC Egress Item 32 (Also introduced to Healthcare) Man Traps / Control Vestibule – DRAFT

John Woestman, BHMA

Sept. 29, 2020, revised Dec. 4, 2020 and Dec. 7, 2020; 12-7-2020

IBC

Proposed definition:

Control vestibule. A space with doors in series such that when one door is open the other door is interlocked and cannot be opened.

Insert new section as follows

1010.2.15 Control vestibule. *Control vestibules* shall be permitted **for security or environmental control in Groups F, H-5, and S and in Groups B, I-1, I-2, and M where the occupant load is less than 50.** Where doors in the means of egress are configured as a *control vestibule*, the *control vestibule* door locking system shall provide for egress. The *control vestibule* shall comply with all of the following:

1. On the egress side of each door of the *control vestibule*, an *approved* override shall be provided which deactivates the interlock of the door when that door is interlocked. Signage shall be provided with instructions on the use of the override.
2. Where an automatic sprinkler system or automatic fire detection system is provided, upon activation of such system the interlock function of the door locking system of the *control vestibule* shall deactivate.
3. Upon loss of power to the interlock function of the doors, the interlock function of the door locking system of the *control vestibule* shall deactivate.
4. The egress path from any point shall not pass through more than one *control vestibule*.
5. The *control vestibule* door interlocking system units shall be listed in accordance with UL 294.

Reason: This proposal includes a definition for “control vestibule” and offers detailed requirements for control vestibules.

Commonly referred to as a “mantrap”, control vestibules – which have doors in series which are interlocked – are being incorporated in the means of egress in a variety of occupancies. The IBC is currently silent regarding requirements and guidance for control vestibules. This proposal offers requirements (guidance) for control vestibules in the means of egress.

The significant difference between typical doors in series in the means of egress (i.e. one after the other) and doors in the means of egress configured as a control vestibule is the doors of a control vestibule are interlocked such that when one door of a control vestibule is open, the other door in series in the control vestibule is temporarily locked; and conversely, in the means of egress when all doors of a control vestibule are closed, any door may be opened.

Control vestibules are most commonly configured as a space with two doors in series. But, some control vestibules are configured with more than one inner door and / or more than one outer door. For example, where a control vestibule is required to help keep clean rooms clean, there may be inner doors from three different clean rooms opening into the control vestibule, and one outer door for leaving the control vestibule in the direction of egress.

It should be noted that control vestibules on the access (ingress) side of doors controlling access into a building or into a space within a building are more common than control vestibules on the egress side of doors controlling egress from a space or from a building. Requirements for access-side control vestibules is outside the scope of the IBC. Thus access-side control vestibules are not regulated or prohibited by the

IBC provided all requirements for egress are complied with. This proposal addresses control vestibules in the means of egress addressing egress-side requirements.

Also, it should be noted that control vestibules may be “stacked” or combined with any of the other “shall be permitted” electrical locking arrangements of the IBC (2021 IBC sections 1010.2.11 through 1010.2.14).

For example, assume both doors in the (air lock) control vestibule from an electronics manufacturing clean room are equipped with sensor release of electrically locked egress doors (IBC Section 1010.2.12) to allow no-touch exiting from the clean room through the (air-lock) control vestibule. The electrical locks on the two doors of the (air lock) control vestibule would be interlocked such that only one door is able to be open at a time. In the event of fire in the clean room, Item 2 requires the interlock function of the control vestibule to be deactivated, facilitating egress through the control vestibule with both doors open at the same time.

The proposed requirements for control vestibules are for these reasons:

Control vestibules are recommended to be permitted in the listed occupancy groups: Group B for banks and laboratories. Group F for factories. Group H for operations where contamination or atmospheric control is vital. Groups I-1 and I-2 to facilitate patient care and patient security. Group M for sales rooms for jewelry, gems, drugs, and similar highly valuable items. Group S for storage of valuables.

This proposal has no limits on occupant loads for a factory – access to factories is limited to employees, or visitors escorted by employees. Similar situation for H-5. And for storage, especially large storage areas, the calculated occupant load may be significant although the actual quantity of occupants is typically limited (i.e. employees). The other Groups – the proposed less than 50 occupant load is to be consistent with requirements for panic hardware on doors in the means of egress (occupant loads of 50 or more require panic hardware).

Control vestibules must provide for egress – which is a requirement in the charging language.

The last sentence in the charging language provides needed flexibility. For example, where casinos count money, accepted industry practices may not incorporate all of the requirements of Items 1 through 5 but may incorporate significant other security and safety provisions.

Item 1: A requirement to address the potential situation where one of the doors on the control vestibule is held open (example: a person holds the outer doorway open and other occupants need to be able to egress through the control vestibule in an emergency situation). This item requires, on the egress side of each door of the control vestibule, installation of an approved override which deactivates the interlock on that door. It is common the activation of an override would set off an alarm, and / or the activation of an override without a valid reason results in disciplinary action (i.e. employee gets fired). This item also requires signage with instruction on how to use the override.

Items 2 and 3: Requires the interlock function to be disabled in the event of fire, actuation of the fire detection system, or power loss to the interlock system renders the control vestibule equivalent to two doors in the means of egress allowing unobstructed egress.

Item 4: Requires that egressing through the control vestibule involves no more than two doors. While not common, there are situations where more than one control vestibule may be needed in the means of egress.

Item 5: Requires the units of the control vestibule locking system to be listed in accordance with UL 294, the same standard required for units for other electrical locking system units.

Together, the definition and proposed requirements provide for egress and emergency egress where control vestibules are installed.

Note: a control vestibule is different than a sallyport, which is defined in the IBC and permitted in Group I-3 occupancies. Group I-3 includes correction centers, detention centers, jails, prisons, and similar uses.

A sallyport is a security vestibule which prevents unobstructed passage. A control vestibule is intended to allow unobstructed passage, but prevents more than one door of doors in series to be open at the same time.

Cost Impact: May increase the cost of construction.

Control vestibules are currently not addressed in the code. Where control vestibules are constructed, these requirements may include some locking requirements and interconnectedness currently not incorporated into some control vestibules.

BCAC Egress Item 35
BCAC EGRESS

Cesar Lujan

IBC SECTION 1030 EMERGENCY ESCAPE AND RESCUE

1030.1 General. In addition to the *means of egress* required by this chapter, *emergency escape and rescue openings* shall be provided in the following occupancies:

1. Group R-2 occupancies located in stories with only one *exit* or *access to only one exit* as permitted by Tables 1006.3.3(1) and 1006.3.3(2).
2. Group R-3 and R-4 occupancies.

Basements and sleeping rooms below the fourth story above *grade plane* shall have not fewer than one exterior *emergency escape and rescue opening* in accordance with this section. Where *basements* contain one or more sleeping rooms, *emergency escape and rescue openings* shall be required in each sleeping room, but shall not be required in adjoining areas of the *basement*. Such openings shall open directly into a *public way* or to a *yard* or *court* that opens **into or has access** to a *public way*.

Exceptions:

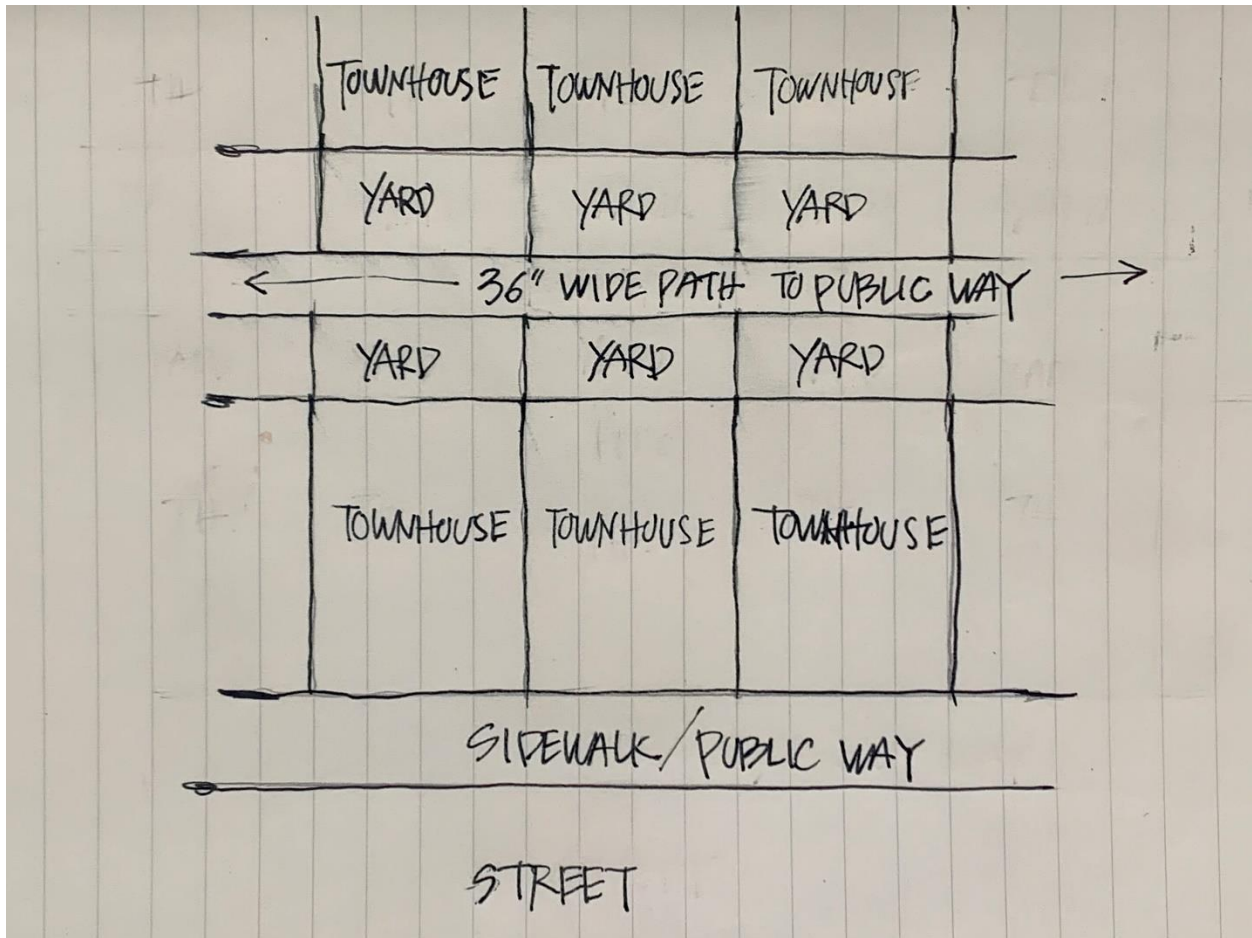
1. *Basements* with a ceiling height of less than 80 inches (2032 mm) shall not be required to have *emergency escape and rescue openings*.
2. *Emergency escape and rescue openings* are not required from *basements* or sleeping rooms that have an *exit door* or *exit access door* that opens directly into a *public way* or to a *yard, court* or exterior exit balcony that opens to a *public way*.
3. *Basements* without *habitable spaces* and having not more than 200 square feet (18.6 m²) in floor area shall not be required to have *emergency escape and rescue openings*.
4. Within individual *dwelling* and *sleeping units* in Groups R-2 and R-3, where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, *sleeping rooms* in *basements* shall not be required to have *emergency escape and rescue openings* provided that the *basement* has one of the following:
 - 4.1. One *means of egress* and one *emergency escape and rescue opening*.
 - 4.2. Two *means of egress*.

Reason: The purpose of this code change is to allow an EERO to discharge into a fenced yard that does not directly open onto a public way if a path can be provided from the fenced yard to the public way. In many cities, new townhouses are being constructed on infill lots with tight space limitations.

Locating an EERO while also wanting to provide fenced yards is becoming challenging. In some cases, a builder may want to construct two rows of townhouses that are tight up to the street but that have fenced backyards for each unit. Under the current code, the builder would either have to construct a window well in the sidewalk to access a basement EERO or in the backyard and forgo the private fenced yards as there will likely not be enough space to provide a 10 foot wide “public way”.

The issue with placing an EERO in the front to allow a fenced yard in the back include coordinating the location with entry doors and front steps, coordinating the location with utilities, and providing a cover over the window well that prevents passers-by from dropping trash into the window well or getting high heels stuck in the openings of a grate. The problem with forgoing fenced yards is obviously the loss of privacy.

While a 10-foot wide path between back-to-back fenced yards is almost certainly not feasible, a narrower path will be in many cases. The new exception would allow such a path, that occupants could use to get out of their yard after escaping through an EERO, or that firefighters could use to access the fenced yard for firefighting and rescue operations without having to demolish or scale over a series of fences. The assumption is that the yard opens via a gate with access to the public way. Note that an emergency escape and rescue opening is a means of escape, not an 'exit,' so the provisions for 'egress courts' are not applicable. Yards and courts are both defined as spaces open to the sky.



Cost Impact: The code change proposal will not increase or decrease the cost of construction. The code change does not change the requirement to provide an EERO for sleeping rooms and for basements (including each sleeping room in a basement). Thus, there should be no increase in cost as a result of this proposal. There may be a modest savings from the added ability to locate a basement EERO in the rear of the home, where covers may not be required and coordination with utilities is easier.

BCAC ADM Item 2 Fees
ADM 33-19
Part 1 AM – IBC, IFC, IEBC, IWUIC
Part 2 D IECC Commercial
Part 3 D IECC Residential
Part 4 AS – IGCC
Rep: Amber Armstrong
Date: 10-3-2020

Proposal 1 and 2

IECC Commercial (Same for IECC Residential)

SECTION C104

FEES

C104.1 Fees. Payment of fees. A permit shall not be issued valid until the fees prescribed ~~in Section C104.2~~ by law have been paid, ~~nor~~ Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

C104.2 Schedule of permit fees. ~~A~~ Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

C104.3 Permit valuations.

The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued. If, in the opinion of the code official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the code official. Final building permit valuation shall be set by the code official.

~~C104.3~~ C104.4 Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to ~~an additional~~ a fee established by the *code official* that shall be in addition to the required permit fees.

~~C104.4~~ C104.5 Related fees. The payment of the fee for the construction, *alteration*, removal or demolition of work done in connection to or concurrently with the work or activity authorized by a permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

~~C104.5~~ C104.6 Refunds. The *code official* is authorized to establish a refund policy.

Reason: The intent of this proposal is to coordinate the IECC with the provisions for fees in the other I-codes. There were two different proposals to address consistency in the Fees section (ADM 27-19 and ADM 33-19) – the end result was coordination between the 2021 codes. for – IBC, IFC, IEBC, IMC, IPC, IPMC, IFGC, ISPSC, IWUIC and IZC.

This reason for disapproval by the IECC commercial was –“Specificity is not needed in this section. These provisions are commonly modified by adopting jurisdictions to install their own fee structure.”

This reason for disapproval by the IECC residential was –“Fees should not be set by the code official. Fees should not be specified within the code. The proposal gives authority to the code official to set fees, but such can not be appealed as this code has no appeal process. The inclusion of labor cost of inspections in the determination of fees was questioned.”

We respectively disagree with the committee's reasons. The proposed text allows for the applicable governing authority to set and review the fee schedule as needed (104.2), and only where a permit is required. The section on fees is existing. This proposal is only adding Section C104.3 for consistency within the family of codes. If a project uses volunteer labor, the cost of labor would not be included in the building cost estimate, however, the plan review and inspections required by the building department would not change.

Cost Impact : The net effect of the public comment and code change proposal will not increase or decrease the cost of construction
This is an editorial change that provides consistency between I-codes.

BCAC ADM Item 4 Temporary Uses

ADM 32-19

Part 1 D – IBC, IPC, IMC, IFGC, IEBC, IPSDC, IWUIC, ISPSC, IFC

Part 2 D - IRC

Rep- Jim Smith, Marc Nard, Truong Huynh

This proposal will follow what BCAC did in the public comment to ADM 32-19 for IBC, IMC, IFGC, IEBC, IPSDC, IWUIC, ISPSC, IFC and IRC.

International Building Code

Revise as follows:

SECTION 108

TEMPORARY STRUCTURES ~~AND USES~~ EQUIPMENT AND SYSTEMS.

[A] 108.1 General. The *building official* is authorized to issue a permit for temporary structures ~~and temporary uses, equipment or systems.~~ 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.

[A] 108.2 Conformance. Temporary structures ~~and uses~~ shall comply with the requirements in Section 3103.

[A] 108.3 Temporary ~~power service utilities.~~ The *building official* is authorized to give permission to temporarily supply ~~service utilities in accordance with Section 112. 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 approval shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

[A] 108.4 Termination of approval. The *building official* is authorized to terminate such permit for a temporary structure, equipment, or use system and to order the ~~temporary structure or use same~~ to be discontinued.

SECTION 112 SERVICE UTILITIES

[A] 112.1 Connection of service utilities. A person shall not make connections from a utility, a source of energy, fuel, or power, or a water system or sewer system to any building or system that is regulated by this code for which a *permit* is required, until approved by the *building official*.

[A] 112.2 Temporary connection. The *building official* shall have the authority to authorize the temporary connection of the building or system to the utility, the source of energy, fuel, or power, or the water system or sewer system for the purpose of testing systems or for use under a temporary approval.

[A] 112.3 Authority to disconnect service utilities. The *building official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The *building official* shall notify the serving utility, and wherever possible the *owner* or the owner's authorized agent and occupant of the building, structure

or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the *owner or the owner's authorized agent or* occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

IEBC

SECTION 107

TEMPORARY STRUCTURES AND USES, EQUIPMENT AND SYSTEMS

[A] 107.1 General. The *code official* is authorized to issue a permit for temporary uses, equipment and systems. 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.

[A] 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.

[A] 107.3 Temporary power service utilities. The *code official* is authorized to give permission to temporarily supply service utilities in accordance with Section 111. ~~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 NFPA 70.~~

[A] 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 111

SERVICE UTILITIES

[A] 111.1 Connection of service utilities. A person shall not make connections from a utility, source of energy, fuel, power, water system or sewer system to any building or system that is regulated by this code for which a permit is required, until *approved* by the *code official*.

[A] 111.2 Temporary connection. The *code official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, power, water system or sewer system for the purpose of testing systems or for use under a temporary approval.

[A] 111.3 Authority to disconnect service utilities. The *code official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 111.1 or 111.2. The *code official* shall notify the serving utility and, wherever possible, the owner or the owner's authorized agent and the occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

International Fire Code

Notes: Add structures?

SECTION 106

TEMPORARY STRUCTURES, USES, EQUIPMENT AND SYSTEMS

106.1 General. The fire code official is authorized to issue a permit for temporary structures, uses, equipment or systems. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The fire code official is authorized to grant extensions for demonstrated cause.

106.2 Conformance Temporary uses, equipment and systems 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 health, safety and general welfare.

106.3 Temporary service utilities. The fire code official is authorized to give permission to temporarily supply service utilities in accordance with Section 110.

106.4 Termination of approval. The fire code official is authorized to terminate such permit for a temporary uses, equipment, or system and to order the same to be discontinued.

SECTION 110 SERVICE UTILITIES

[A] **110.1 Authority to disconnect service utilities.** The *fire code official* shall have the authority to authorize disconnection of utility service to the building, structure or system in order to safely execute emergency operations or to eliminate an immediate hazard. The *fire code official* shall notify the serving utility and, where possible, the *owner* or the *owner's* authorized agent and the occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, then the *owner*, the *owner's* authorized agent or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

IRC

Note: Should IRC have uses?

SECTION R107 TEMPORARY STRUCTURES, EQUIPMENT AND ~~USES~~ SYSTEMS

R107.1 General. The building official is authorized to issue a permit for temporary ~~structures and temporary uses, equipment, or systems~~. 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.

R107.2 Conformance. Temporary structures ~~and uses, equipment or systems~~ 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.

R107.3 Temporary ~~power~~ service utilities. The building official is authorized to give permission to temporarily supply service utilities in accordance with Section R111. ~~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 NFPA 70.~~

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

SECTION R111

SERVICE UTILITIES

R111.1 Connection of service utilities. A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until *approved* by the *building official*.

R111.2 Temporary connection. The *building official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel or power.

R111.3 Authority to disconnect service utilities. The *building official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section R102.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section R111.1 or R111.2. The *building official* shall notify the serving utility and where possible the owner or the owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

IPC

SECTION 107

TEMPORARY USES, EQUIPMENT, AND SYSTEMS AND USES

[A] **107.1 General.** The code official is authorized to issue a permit for temporary uses, equipment, and systems and 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.

[A] **107.2 Conformance.** Temporary uses, equipment, and systems 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 the ~~public~~ health, safety and general welfare.

[A] **107.3 Temporary service utilities.** The code official is authorized to give permission to temporarily supply service utilities in accordance with Section 112. ~~before an 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 code.~~

[A] **107.4 Termination of approval.** The code official is authorized to terminate such permit for temporary uses, equipment, or systems or uses and to order the temporary uses, equipment, or systems or uses to be discontinued.

SECTION 112

SERVICE UTILITIES

[A] **107.7112.1 Connection of service utilities.** A person shall not make connections from a utility, source of energy, fuel, power, water system or *sewer* system to any building or system that is regulated by this code for which a permit is required until authorized by the code official.

[A] **107.6112.2 Temporary connection.** The code official shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, power, water system or sewer system for the purpose of testing plumbing systems or for use under a temporary approval.

[A] **112.3 Authority to disconnect service utilities.** The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2.

The code official shall notify the serving utility, and wherever possible the owner or the owner's authorized agent and occupant of the building, structure or service system, of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner, the owner's authorized

agent or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

IMC

SECTION 107

TEMPORARY USES, EQUIPMENT, AND SYSTEMS AND USES

[A] **107.1 General.** The code official is authorized to issue a permit for temporary uses, equipment, and systems and 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.

[A] **107.2 Conformance.** Temporary uses, equipment, and systems 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 the public health, safety and general welfare.

[A] **107.3 Temporary service utilities.** The code official is authorized to give permission to temporarily supply service utilities before an 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 code.

[A] **107.4 Termination of approval.** The code official is authorized to terminate such permit for temporary uses, equipment, or systems or uses and to order the temporary uses, equipment, or systems or uses to be discontinued.

SECTION 112

SERVICE UTILITIES

[A] **112.1 Connection of service utilities.** A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until authorized by the code official.

[A] **112.2 Temporary connection.** The code official shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, power, water system or sewer system for the purpose of testing systems or for use under a temporary approval.

[A] **112.3 Authority to disconnect service utilities.** The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The code official shall notify the serving utility, and wherever possible the owner or the owner's authorized agent and occupant of the building, structure or service system, of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

IFGC

SECTION 111(IFGC)

TEMPORARY USES, EQUIPMENT, AND SYSTEMS AND USES

[A] **111.1 General.** The *code official* is authorized to issue a permit for temporary ~~uses, equipment, and systems and 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.

[A] **111.2 Conformance.** Temporary ~~uses, equipment, and systems 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 the public health, safety and general welfare.

[A] **111.3 Temporary service utilities.** The *code official* is authorized to give permission to temporarily supply service utilities in accordance with Section 110. ~~before an 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 code.~~

[A] **111.4 Termination of approval.** The *code official* is authorized to terminate such permit for a temporary ~~structure or use~~ uses, equipment or systems and to order the temporary structure or use to be discontinued.

SECTION 110(IFGC) SERVICE UTILITIES

[A] **110.1 Connection of service utilities.** A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required until authorized by the *code official*.

[A] **110.2 Temporary connection.** The *code official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, power, water system or sewer system for the purpose of testing the installation or for use under a temporary approval.

110.3 Authority to disconnect service utilities. The *code official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The *code official* shall notify the serving utility, and wherever possible the owner or the owner's authorized agent and occupant of the building, structure or service system, of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

IPSDC

(This shows code changed approved – asking about errata.)

SECTION 109 TEMPORARY USES, EQUIPMENT, AND SYSTEMS AND USES

[A] **109.1 General.** The *code official* is authorized to issue a permit for temporary uses, equipment, or systems. 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.

[A] **109.2 Conformance.** Temporary uses, equipment and systems 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 health, safety and general welfare.

[A] **109.3 Temporary service utilities.** The *code official* is authorized to give permission to temporarily supply service utilities in accordance with Section 110., ~~sources of energy, fuel, power, water systems or sewer systems~~ before an installation has been fully completed and the final ~~approval~~ has been issued. The part covered by the temporary ~~approval~~ shall comply with the requirements specified for temporary lighting, heat or power in ~~this~~ code.

[A] **109.4 Termination of approval.** The *code official* is authorized to terminate such permit for temporary uses, equipment or system and to order the same to be discontinued.

SECTION 110 SERVICE UTILITIES

[A] **110.1 Connection of service utilities.**

No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required until authorized by the *code official*.

[A] **110.2 Temporary connection.**

The *code official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, water system or sewer system for the purpose of testing systems or for use under a temporary approval.

[A] **110.3 Authority to disconnect service utilities.**

The *code official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 110.1 or 110.2. The *code official* shall notify the serving utility, and wherever possible the owner or the owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

IWUIC

SECTION 108 TEMPORARY USES, EQUIPMENT, AND SYSTEMS AND USES

[A] **108.1 General.** The *code official* is authorized to issue a permit for temporary ~~structures and temporary~~ uses, equipment and systems. 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.

[A] **108.2 Conformance.** Temporary ~~structures and~~ uses, equipment and systems 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.

[A] **108.3 Temporary service utilities.** The *code official* is authorized to give permission to temporarily supply service utilities in accordance with Section 112.

[A] ~~108.3~~ **108.4 Termination of approval.** The *code official* is authorized to terminate such permit for a temporary ~~structure or use,~~ equipment or systems and to order the ~~temporary structure or use~~ same to be discontinued.

SECTION 112 SERVICE UTILITIES

[A] **112.1 Connection of service utilities.** A person shall not make connections from a utility, source of energy, fuel, power, water system or sewer system to any building or system that is regulated by this code for which a permit is required until authorized by the *code official*.

[A] **112.2 Temporary connection.** The *code official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, power, water system or sewer system for the purpose of testing systems or for use under a temporary approval.

[A] **112.3 Authority to disconnect service utilities.** The *code official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an

immediate hazard to life or property or where such utility connection has been made without the approval required by Sections 112.1 and 112.2. The *code official* shall notify the serving utility and, where possible, the owner or the owner's authorized agent and the occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner, the owner's authorized agent or the occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

ISPSC

SECTION 106 **TEMPORARY STRUCTURES, EQUIPMENT AND SYSTEMS**

106.1 General. The code official is authorized to issue a permit for temporary structures, equipment or systems. 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.

106.2 Conformance Temporary structures, equipment and systems 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 health, safety and general welfare.

106.3 Temporary service utilities. The code official is authorized to give permission to temporarily supply service utilities in accordance with Section 109.

106.4 Termination of approval. The code official is authorized to terminate such permit for a temporary structures, equipment, or system and to order the same to be discontinued.

SECTION 109 SERVICE UTILITIES

[A] 109.1 Connection of service utilities.

A person shall not make connections from a utility, source of energy, fuel, power, water system or sewer system to any building or system that is regulated by this code for which a permit is required until authorized by the *code official*.

[A] 109.2 Temporary connection.

The *code official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, power, water system or sewer system for the purpose of testing systems or for use under a temporary approval.

[A] 109.3 Authority to disconnect service utilities.

The *code official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 108.2 or 108.3. The *code official* shall notify the serving utility, and wherever possible the owner or the owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

Commenter's Reason: The purpose of this proposal is coordination between codes for the section on temporary structures. A version was proposed last cycle, ADM32-19. As requested by the development committee, the BCAC worked with FCAC and PMGCAC to develop this proposal.

This proposal modified the section for temporary facilities where it was already in the code. The committee felt that it was very important to add these safety options to the IFC as well, so this proposal

adds this section to IFC and ISPSC. When looking for coordination, some of the codes did not include 'structure' and some did. The residential committee felt it was important to keep 'structures', so that is remaining in the proposed text.

Generally - The word use is moved to the front, and the lists are made the same throughout.
Temporary power - The allowances for temporary connection under inspection and testing address more than just utilities, so the language in this section should match. The phrase "certificate of completion" is not defined, so "approved" would be a better choice.

The BCAC is working from the philosophy that ICC is a family of codes, so administrative requirements should be consistent across books. Most administrative and enforcement matters are the same for any code. Those matters unique for a specific code remain unchanged. This is one of a series of proposals being submitted relating to technical, editorial and organizational changes proposed for the Administrative chapters (Chapter 1) in all of the I-Codes.

Note 10-29-2020: Wait for Jim to finish the proposal for temporary structure so we can coordinate what we ask for here. Text is done, but need to revise reason and add cost impact.

BCAC ADM Item 5 Enforcement Agency

ADM16-19 Part 2

Section IRC

Date 10-5-2020; 10-28-2020

Rep: Amber Armstrong, Marc Nard

Revise as follows

SECTION R103
DEPARTMENT OF BUILDING SAFETY CODE COMPLIANCE AGENCY

R103.1 Creation of enforcement agency.

The ~~department of building safety~~ [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Revise as follows

R103.2 Appointment.

The building official shall be appointed by the chief appointing authority of the jurisdiction.

Revise as follows

R103.3 Deputies.

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, ~~the other~~ other related technical officers, inspectors, ~~plan examiners~~ and other employees. Such employees shall have powers as delegated by the building official.

Reason: The purpose of this proposal is consistency through the family of codes for Enforcement Agency. During the 2018-2019 code development cycle, ADM 16-19 Parts 1 and III was approved for inclusion of this language in the IBC, IFC, IEBC, IPC, IMC, IFGC, IPMC, ISPSC, IPSDC, IGCC and IWUIC. BCAC is proposing this change again to the IRC to complete uniformity and consistency of language among all codes.

A survey of several departments across the country showed that jurisdictions choose many different names. ADM 16-19 proposed to change the name of this section to "Code Compliance Agency" and add a fill in the blank for the adopting agency to choose a name specific to their jurisdiction. In addition to these changes, all three sub-sections were modified to use language that is common in a majority of the codes. Specifically, a sentence was added to the section "Creation of the Agency" to state the function of the agency. In the section titled "Appointment," the term "chief appointing authority of the" was inserted before "jurisdiction." This was intended to be more specific and in line with the language in the section titled "Deputies," which uses the phrase "appointing authority." This language was not intended to name a specific individual or group of individuals. It was intended to identify anyone within the jurisdiction who has the authority to make appointments or staffing decisions. This could be anyone from an elected official or a person or group of people who have been designated to make staffing decisions. The 2019 IRC committee also felt there was potential conflict with state and local laws. We

believe it is incumbent on the jurisdiction adopting codes to make any modifications necessary to resolve conflicts that are specific for their locality.

The BCAC is working from the philosophy that ICC is a family of codes, so administrative requirements should be consistent across codes. Most administrative and enforcement matters are the same for any code. Those matters unique for a specific code remain unchanged. This is one of a series of proposals relating to technical, editorial and organizational changes proposed for the Administrative chapters (Chapter 1) in all of the I-Codes.

Cost impact: The net effect of the public comment and code change proposal will not increase or decrease the cost of construction

This is an editorial change that provides consistency between I-codes.

BCAC ADM Item 6 Means of Appeals

Notes: ADM 40-19 Part 1 AS revised IBC, IEBC, IWUIC, IMC, IFC, ISPSC, IPC, IFGC, IPMC, IPSDC

ADM 40-19 Part 2 D – IRC

ADM 40-19 Part 3 D – IECC Commercial

ADM 40-19 Part 4 AS – IECC Residential

ADM 40-19 Part 5 AS – IGCC

Rep: Shane Niles

Date: 10-3-2020

IBC

SECTION 113 MEANS OF APPEALS

[A] 113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *building official*.

[A] 113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code ~~or interpret the administration of this code.~~

[A] 113.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass judgements on matters pertaining to ~~building construction~~ provisions of this code and are not employees of the jurisdiction.

[A] 113.4 Administration. The *building official* shall take ~~immediate~~ action in accordance with the decision of the board without delay.

IECC Residential

SECTION R109 MEANS OF APPEALS

R109.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.

R109.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code ~~or interpret the administration of this code.~~

R109.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass judgements on matters pertaining to the provisions of this code and are not employees of the jurisdiction.

R109.4 Administration. The code official shall take ~~immediate~~ action in accordance with the decision of the board without delay.

IECC Commercial

SECTION C109 **BOARD MEANS OF APPEALS**

C109.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. ~~The code official shall be an ex officio member of said board but shall not have a vote on any matter before the board.~~ The board of appeals shall be appointed by the applicable governing body authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *code official*.

C109.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an ~~equally good~~ equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code.

C109.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass judgements on matters pertaining to the provisions of this code and are not employees of the jurisdiction.

C109.4 Administration. The code official shall take action in accordance with the decision of the board without delay.

IWUIC

SECTION 113 **MEANS OF APPEALS**

[A] 113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the code official.

[A] 113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code ~~or interpret the administration of this code.~~

[A] 113.3 **Qualifications.** The board of appeals shall consist of members who are qualified by experience and training to pass judgements on matters pertaining to the provisions of this code and are not employees of the jurisdiction.

[A] 113.4 **Administration.** The *code official* shall take immediate action in accordance with the decision of the board without delay.

ISPSC

SECTION 111 MEANS OF APPEALS

[A] 111.1 **General.** In order to hear and decide appeals of orders, decisions or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *code official*.

[A] 111.2 **Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code ~~or interpret the administration of this code.~~

[A] 111.3 **Qualifications.** The board of appeals shall consist of members who are qualified by experience and training to pass judgements on matters pertaining to the provisions of this code and are not employees of the jurisdiction.

[A] 111.4 **Administration.** The *code official* shall take immediate action in accordance with the decision of the board without delay.

IRC

SECTION R112 BOARD MEANS OF APPEALS

R112.1 **General.** In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. ~~The building official shall be an ex officio member of said board but shall not have a vote on any matter before the board.~~ The board of appeals shall be appointed by the applicable governing body authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *building official*.

R112.2 **Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code.

R112.3 **Qualifications.** The board of appeals shall consist of members who are qualified by experience and training to pass judgement on matters pertaining to ~~building construction~~ the provisions of this code and are not employees of the *jurisdiction*.

R112.4 **Administration.** The *building official* shall take immediate action in accordance with the decision of the board without delay.

IPSDC

SECTION 112 MEANS OF APPEALS

[A] 112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *code official*.

112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code ~~or interpret the administration of this code.~~

[A] 112.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass judgements on matters pertaining to the provisions of this code and are not employees of the jurisdiction.

[A] 112.4 Administration. The *code official* shall take ~~immediate~~ action in accordance with the decision of the board without delay.

IPMC

SECTION 107 MEANS OF APPEALS

107.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *code official*.

[A] 107.2 Limitations of authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code ~~or interpret the administration of this code.~~

107.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass judgements on matters pertaining to the provisions of this code and are not employees of the jurisdiction.

107.4 Administration. The *code official* shall take ~~immediate~~ action in accordance with the decision of the board without delay.

IGCC

SECTION 108 MEANS OF APPEALS

108.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the authority having jurisdiction relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the authority having jurisdiction.

Revise as follows

108.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code ~~or interpret the administration of this code.~~

Revise as follows

108.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass judgement on matters pertaining to the application provisions of this code~~building construction~~ and are not employees of the jurisdiction.

108.4 Administration. The authority having jurisdiction shall take ~~immediate~~ action in accordance with the decision of the board without delay.

IFGC

SECTION 113(IFGC) MEANS OF APPEALS

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *code official*.

[A] 113.2 Limitations on authority. -An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code ~~or interpret the administration of this code.~~

113.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass judgements on matters pertaining to the provisions of this code and are not employees of the jurisdiction.

113.4 Administration. The *code official* shall take ~~immediate~~ action in accordance with the decision of the board without delay.

IFC

SECTION 111 MEANS OF APPEALS

[A] 111.1 ~~Board of appeals established~~ General. In order to hear and decide appeals of orders, decisions or determinations made by the *fire code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *fire code official*.

[A] 111.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code ~~or interpret the administration of this code.~~

[A] 111.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass judgement on matters pertaining to ~~hazards of fire, explosions, hazardous conditions or fire protection systems,~~ the provisions of this code and are not employees of the jurisdiction.

[A] 111.4 Administration. The *fire code official* shall take **immediate** action in accordance with the decision of the board without delay.

IEBC

SECTION 112 MEANS OF APPEALS

[A] 112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *code official*.

[A] 112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code ~~or interpret the administration of this code.~~

[A] 112.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass judgement on matters pertaining to ~~building construction~~ the provisions of this code and are not employees of the jurisdiction.

[A] 112.4 Administration. The *code official* shall take **immediate** action in accordance with the decision of the board without delay.

ICCCP – none

IZC – no not propose to change

IPC

SECTION 114 MEANS OF APPEALS

[A] 114.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.

[A] 114.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code ~~or interpret the administration of this code.~~

[A] 114.3 Qualifications. The board of appeals shall consist of members who are qualified by experience to pass judgements on matters pertaining to the provisions of this code and training and are not employees of the jurisdiction.

[A] 114.4 Administration. The code official shall take immediate action in accordance with the decision of the board without delay.

IMC

SECTION 114 MEANS OF APPEALS

[A] 114.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.

[A] 114.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have the authority to waive requirements of this code ~~or interpret the administration of this code.~~

[A] 114.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass judgements on matters pertaining to the provisions of this code and are not employees of the jurisdiction.

[A] 114.4 Administration. The code official shall take immediate action in accordance with the decision of the board without delay.

Reason: ADM40-19 was approved for IBC, IEBC, IFC, IWUIC, IPC, IMC, IFGC, ISPSC, IPMC, IPSDC, IECC-R and IGCC for revisions to the section on Means of Appeals. This item was disapproved for IECC Commercial and IRC. The result is an inconsistency with IECC Commercial and IRC.

The intent of this proposal is coordination for the means of appeals within the family of codes. Most of this was accomplished through ADM40-19 during the last cycle. Comments during the testimony, from the code development committees and subsequent discussions have suggested some improvements.

General: In the IRC and IECC Residential, the sentence about the code official not being a voting member of the board of appeals is proposed to be deleted. The fact about city employees not being a voting member of the board is already included in the section on qualifications. The code official is an important advisor for the Board of Appeals. The deletion of this sentence will not change that.

Limitation on authority. The deletion of 'or interpret the administration of this code' is proposed to be deleted so that the board could consider appeals on any part of the codes.

Qualifications: The phrase "to pass judgement on matters pertaining to the provisions of this code" is in some of the codes now in some form. Adding this idea to all codes would provide consistency.

Administration: The IRC code change committee felt that 'immediate' was unreasonable. 'Without delay' should allow for reasonable action without this same concern.

Cost Impact: None. These are administration requirements, so there will be no change in construction requirements.

Notes from Shane Niles 10-5-2020

1. For the qualifications, the phrase "pertaining to the application of this code" sounds like they need to be qualified in understanding how to apply the codes rather than having an understanding of the code itself. In lieu of "application" I would suggest "scope" or "provisions".
2. I would recommend that the IZC not be included in the attempt to make them all the same. The IZC is too different than the rest of the codes in this regards as the way the zoning codes are administered and their relation to the legislative body makes the "means of appeals" not play well with all of the other hearing bodies that it already has. That being said, we could still try to develop it to incorporate the same language and see what the group says...

BCAC ADM Item 9 Intent – add ‘property protection’

Sections IRC R101.3, IECC C101.3 and R101.3

Rep: Marc Nard

Date: 10-1-2020

ADM 10-19 Part 1

Coordination with IBC, IEBC, IFC, ISPSC, IPMC, IZC

ADM 10-19 Part 2 - IRC

Revise as follows:

R101.3 Intent Purpose.

The purpose of this code is to establish minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation ~~and safety to life~~ providing a reasonable level of life safety and property protection from fire and other hazards attributed to the built environment, and to provide safety to fire fighters and emergency responders during emergency operations.

Reason: The purpose of this proposal is for consistency in language for the sections related to the purpose of the codes throughout the ICC family of codes. This would be consistent with IFC, IBC, IEBC, ISPSC, and IZC – which were passed with ADM10-19.

The change in the title reflects the language in the first sentence. The IRC code development committee objected to the proposal last cycle because it included “explosions”; which has been removed. The revision is for consistency with “providing a reasonable level of life safety and property protection”.

Cost impact: None. This change is for coordination and does not change requirements.

Below is the information on the approved proposals

IBC

[A] 101.3 ~~Intent Purpose.~~

The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, ~~public~~ health and general welfare through structural strength, *means of egress* ~~facilities~~, stability, sanitation, ~~adequate~~ light and *ventilation*, energy conservation, and ~~safety to life for providing a reasonable level of life safety and~~ property protection from the hazards of fire, ~~explosion and other hazards or dangerous conditions~~, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

IEBC

[A] 101.3 ~~Intent Purpose.~~

The intent of this code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to ~~safeguard the public provide a reasonable level of~~ safety, health, ~~safety property~~ protection and general welfare insofar as they are affected by the *repair, alteration, change of occupancy, addition and relocation of existing buildings*.

IFC

[A] 101.3 ~~Intent- Purpose.~~

The purpose of this code is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

ISPSC

~~A]101.3~~ ~~Intent Purpose.~~

The purpose of this code is to establish minimum ~~standards~~ requirements to provide a reasonable level of safety ~~and protection of health~~, health, property protection and ~~public~~ general welfare by regulating and controlling the design, construction, installation, quality of materials, location and maintenance or use of pools and spas.

IWUIC

[A] 101.3 ~~Objective- Purpose.~~

The ~~objective purpose~~ of this code is to establish minimum regulations consistent with nationally recognized good practice for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in *wildland-urban interface areas* is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in *wildland-urban interface areas* shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the *wildland-urban interface areas*.

IPSDC

[A] 101.6 ~~Intent- Purpose.~~

The purpose of this code is to establish minimum ~~standards~~ requirements to provide a reasonable level of safety health, property protection and ~~public~~ general welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of *private sewage disposal systems*.

IPMC

[A] 101.3 ~~Purpose~~ ~~Intent.~~

~~This code shall be construed to secure its expressed intent, which is to ensure public~~ The purpose of this code is to establish minimum requirements to provide a reasonable level of health, safety, ~~property protection~~ and ~~general~~ welfare insofar as they are affected by the continued *occupancy* and maintenance of structures and *premises*. Existing structures and *premises* that do not comply with these provisions shall be altered or repaired to provide a ~~reasonable~~ minimum level of health, ~~safety~~ and ~~general welfare~~ ~~safety~~ as required herein.

IFGC

[A] 101.4 ~~Intent~~ ~~Purpose.~~

The purpose of this code is to establish minimum ~~requirements~~ ~~standards~~ to provide a reasonable level of safety, health, property protection and ~~general~~ ~~public~~ welfare by regulating and controlling the

design, construction, installation, quality of materials, location, operation and maintenance or use of fuel gas *equipment or* systems.

IZC

[A] 101.2 ~~Intent~~ Purpose.

The purpose of this code is to ~~establish minimum requirements to provide a reasonable level of health, safety, property protection and safeguard the health, property and public~~ welfare by controlling the design, location, use or occupancy of all buildings and structures through the regulated and orderly development of land and land uses within this jurisdiction.

IPC

[A] 101.3 ~~Intent~~ Purpose.

The purpose of this code is to establish minimum ~~standards~~ requirements to provide a reasonable level of safety, health, property protection and ~~public~~ general welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of plumbing equipment and systems.

IMC

[A] 101.3 Purpose.

The purpose of this code is to establish minimum ~~standards~~ requirements to provide a reasonable level of safety, health, property protection and ~~public~~ general welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of mechanical *equipment or* systems.

BCAC ADM Item 10 Service Utilities

ADM39-19 Part 2

Section IRC 111.1

Date 10-5-2020

Rep: John Taecker

SECTION R111 SERVICE UTILITIES

R111.1 Connection of service utilities. A *person* shall not make connections from a utility, a source of energy, fuel, ~~or~~ power, or water system or sewer system to any building or system that is regulated by this code for which a *permit* is required, until *approved* by the *building official*.

R111.2 Temporary connection. The *building official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, ~~or~~ power, or the water system or sewer system for the purpose of testing systems for use under a temporary approval.

R111.3 Authority to disconnect service utilities. The *building official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards ~~set forth in Section R102.4~~ in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section R111.1 or R111.2. The *building official* shall notify the serving utility and where possible the *owner* or the owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the *owner*, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

Reason: ADM39-19 was a 2 part proposal. The revised text for service utilities was approved for IBC, IPC, IMC, IFGC, IEBC, IPSDC, IWUIC, ISPSC. The reason for disapproval by the IRC code development committee was "This would be in violation of the requirements of many public utilities across the country. (Vote 6-4)."

The BCAC respectively disagrees with the IRC development committee. The code official is not making the connection or disconnection, he just has the power to approve it were warranted. This is not over riding the public utility companies.

The main purpose of this proposal is coordination IRC with the other codes for the section on connection to services – including those coming from utilities or generated on-site

- R111.3 - Codes have references to codes and standards throughout the document, so a reference back to the list at the beginning of Chapter 1 is not inclusive.
- R111.1 and R111.2 - The list should include all the systems –including water and sewer.

The BCAC is working from the philosophy that ICC is a family of codes, so administrative requirements should be consistent across books. Most administrative and enforcement matters are the same for any code. Those matters unique for a specific code remain unchanged. This is one of a series of proposals being submitted relating to technical, editorial and organizational changes proposed for the Administrative chapters (Chapter 1) in all of the I-Codes.

Cost impact: The net effect of the public comment and code change proposal will not increase or decrease the cost of construction

This is an editorial change that provides consistency between I-codes.

BCAC ADM Item 13 Scope coordination

Section IBC and IRC

Rep:

Date: 10-5-2020; revised 11-23-2020; Revised 12-3-2020; 12-10-2020

Proposal 1

2021 IRC

101.2 Scope.

The provisions of this code 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 plane* in height with a separate means of egress and their *accessory structures* not more than three stories above *grade plane* in height.

Exception: The following shall be permitted to be constructed in accordance with this code where provided with a an automatic spinkler system complying with Section P2904:

1. Live/work units ~~located in townhouses and~~ complying with the requirements of Section 508.5 of the *International Building Code* for the non-residential portion of the unit.
2. Owner-occupied *lodging houses* with five or fewer guestrooms.
3. A care facility with five or fewer persons receiving custodial care and located within a *dwelling unit*.
4. A care facility with five or fewer persons receiving medical care and located within a *dwelling unit*.
5. A day care facility for five or fewer persons receiving care ~~that are~~ and located within a ~~single-family~~ dwelling unit.

2021 IBC

[A] 101.2 Scope. The provisions of this code shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception: The following shall be permitted to be constructed in accordance with this code or the *International Residential Code*:

1. Detached one- and two-family *dwellings* and *townhouses* not more than three *stories above grade plane* in height with a separate *means of egress*, and their accessory structures not more than three *stories above grade plane* in height, ~~shall comply with this code or the *International Residential Code*.~~
2. Live/work units complying with the requirements of Section 508.5 for the non-residential portion of the unit.
3. Owner-occupied *lodging houses* with five or fewer guestrooms.
4. A care facility with five or fewer persons receiving *custodial care* in accordance with Section 308.2.4 and located within a *dwelling unit*.
5. A care facility with five or fewer persons receiving *medical care* in accordance with Section 308.3.2 and located within a *dwelling unit*.
6. A day care facility for five or fewer persons receiving *personal care services* in accordance with Section 305.2.2 or *custodial care* in accordance with Section 308.5.3 and located within a *dwelling unit*.

Reason: The intent of this proposal is consistent language between the scope of the IBC and the IRC. In Group A, the BCAC committee worked on coordination and clarification in the references back to the IRC currently provided in Chapters 3 and 5 for Group E, I and R.

IRC Section 101.2 –

Exception 1 – Live/work units are not limited only to townhouses. They can be in single family residences. For that reason we have deleted ‘townhouse’. The addition of ‘non-residential occupancies; indicates that only the non-residential portion should comply with the provisions for the means of egress, structural loads, accessibility, ventilation, etc. for that occupancy – which may be higher than that required in the IRC.

Exception 5 could be read as redundant to Exception 3 and 4 – the difference being ‘within a dwelling unit’ or ‘within a single-family’. However, in reviewing the IBC references, this was intended to be day care offered within a person’s residence. The exception should be specific. Since this can be a single-family, a duplex or townhouses under the IRC, this should be revised to use the defined term ‘dwelling unit.’ The addition of ‘and located’ in exceptions 3, 4 and 5 is clearer and more specific code language.

IBC Section 101.2 –

The current exception does not change technically – the phrase ‘this code or the IRC’ just moved to the top.

Exceptions 2 through 6 match IRC Section 101.2 with the addition of the IBC reference that allows this exception. This will assure that the full description in the code text is needed to allow for the IRC construction.

Cost impact: None. This is basically a coordination item for what facilities can use IRC. This should not change construction requirements.

Proposal 2

2021 IBC

Sections 305.2.2, 305.2.3, 308.4.3 308.5.4, 310.4.1

SECTION 305 EDUCATIONAL GROUP E

305.2 Group E, day care facilities. This group includes buildings and structures or portions thereof occupied by more than five children older than 2½ years of age who receive educational, supervision or *personal care services* for fewer than 24 hours per day.

305.2.1 Within places of religious worship. Rooms and spaces within *places of religious worship* providing such day care during religious functions shall be classified as part of the primary occupancy.

305.2.2 Five or fewer children. A facility having five or fewer children receiving such day care shall be classified as part of the primary occupancy. Such a facility, located within a dwelling unit that is

within the scope of the *International Residential Code*, shall be permitted to be constructed in accordance with this code or the *International Residential Code*.

~~305.2.3 Five or fewer children in a dwelling unit. A facility such as the above within a *dwelling unit* and having five or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the *International Residential Code*.~~

308.5 Institutional Group I-4, day care facilities....

308.5.3 Five or fewer persons receiving care. A facility having five or fewer persons receiving *custodial care* shall be classified as part of the primary occupancy. Such a facility, located within a dwelling unit that is within the scope of the *International Residential Code*, shall be permitted to be constructed in accordance with this code or the *International Residential Code*.

~~308.5.4 Five or fewer persons receiving care in a dwelling unit. A facility such as the above within a *dwelling unit* and having five or fewer persons receiving *custodial care* shall be classified as a Group R-3 occupancy or shall comply with the *International Residential Code*.~~

SECTION 310 RESIDENTIAL GROUP R

310.4.1 Care facilities within a dwelling.

Care facilities for five or fewer persons receiving care or day care that are located within a ~~single-family dwelling unit are permitted to comply that is within the scope of the *International Residential Code*, shall be permitted to be constructed in accordance with this code or~~ with the *International Residential Code*. Facilities constructed using the *International Residential Code* shall provided be protected by an automatic sprinkler system ~~is~~ installed in accordance with Section 903.3.1.3 or Section 2904 of the *International Residential Code*.

Reason: The purpose of this change is to group like items together and remove a technical glitch for where townhouses or apartments may also have a small day care facility. Day care facilities can occur in other occupancies, apartments, townhouses and single family homes. By allowing for 5 or fewer to match the main occupancy, this would still allow for those Group R-3 as a classification in single-family, duplex and townhouses constructed under IBC Group R-3 – which is permitted in the current text. This change will also allow for similar facilities in apartments or Group R-2 townhouses. The literal text in 305.2.3 and 308.5.4 says a day care in a dwelling unit make this an R-3 even though the building may be Group R-2.

Cost impact: None. This is a clarification of requirements, not a change to construction requirements.

Proposal 3

Sections 308.2.4, 308.3.2, 310.4.1

SECTION 308 INSTITUTIONAL GROUP I

308.2 Institutional Group I-1....

308.2.4 Five or fewer persons receiving custodial care.

A facility with five or fewer persons receiving *custodial care* shall be classified as **Group R-2** or Group R-3, based on the primary occupancy of the building. ~~or shall comply~~ Such a facility, located within a dwelling unit that is within the scope of the *International Residential Code*, shall be permitted to be constructed in accordance with this code or with the *International Residential Code*. Facilities constructed using the *International Residential Code* shall provided be protected by an automatic sprinkler system ~~is~~ installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.

308.3 Institutional Group I-2....

308.3.2 Five or fewer persons receiving *medical care*.

A facility with five or fewer persons receiving *medical care* shall be classified as **Group R-2** or Group R-3, based on the primary occupancy of the building. ~~or shall comply~~ Such a facility, located within a dwelling unit that is within the scope of the *International Residential Code*, shall be permitted to be constructed in accordance with this code or with the *International Residential Code*. Facilities constructed using the *International Residential Code* shall provided be protected by an automatic sprinkler system ~~is~~ installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.

SECTION 310 RESIDENTIAL GROUP R

310.4.1 Care facilities within a dwelling.

Care facilities for five or fewer persons receiving ~~care~~ *medical care or custodial care* that are located within a single family dwelling unit, are permitted to comply that is within the scope of the *International Residential Code*, shall be permitted to be constructed in accordance with this code or with the *International Residential Code*. Facilities constructed using the *International Residential Code* shall provided be protected by an automatic sprinkler system ~~is~~ installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.

Reason: The intent of this proposal is to clarify the allowance for when a care facility fits into the residential requirements in the IBC IRC

A facility of 5 or fewer persons could be in a detached dwelling, a townhouse or an apartment building. The Fair Housing Act does not allow for family to be defined by blood or marriage. Multiple court cases have confirmed that people have the right to live in a home environment instead of an institutional facility if they so choose. If this is a business, this small group home is most likely operating as a family; and would fall below the licensure rules of most states. However, in most cases, this will be couple with foster children or someone taking care of a friend who needs assistance - not a business. The IBC does not typically go into issues on licensure or who is paying what - we look at the use of the space.

Sticking with the original intent that this is a dwelling, these facilities should be permitted in a home environment - be it detached single family, townhouse or apartment - thus the reference to Group R-3 and R-2. The change to the IRC reference only lets the facility use IRC is the dwelling unit it is in is scoped to the IRC.

Cost impact: None. This is a clarification of requirements, not a change to construction requirements.

Proposal 4

Sections 310.4, 310.4.2

[BG] GUESTROOM. A room used or intended to be used by one or more guests for living or sleeping purposes.

[BG] LODGING HOUSE. A one-family dwelling where one or more occupants are primarily permanent in nature and rent is paid for guest rooms.

SECTION 310 RESIDENTIAL GROUP R

310.3 Residential Group R-2.

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

- Apartment houses
- *Congregate living facilities* (nontransient) with more than 16 occupants
 - *Boarding houses* (nontransient)
 - Convents
 - *Dormitories*
 - Fraternities and sororities
 - Monasteries
- Hotels (nontransient)
- *Live/work units*
- Motels (nontransient)
- Vacation timeshare properties.

310.4 Residential Group R-3.

Residential Group R-3 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*
- Care facilities that provide accommodations for five or fewer persons receiving care
- *Congregate living facilities* (nontransient) with 16 or fewer occupants
 - *Boarding houses* (nontransient)
 - Convents
 - *Dormitories*
 - Fraternities and sororities
 - Monasteries
- *Congregate living facilities* (transient) with 10 or fewer occupants
 - *Boarding houses* (transient)
- *Lodging houses* (~~transient~~) with five or fewer *guest rooms* ~~and 10 or fewer occupants~~

310.4.2 Lodging houses.

Owner-occupied *lodging houses* with five or fewer *guest rooms* ~~and 10 or fewer total occupants~~ shall be permitted to be constructed in accordance with this code or the *International Residential Code*; Facilities constructed using the *International Residential Code* shall provided be protected by an automatic sprinkler system ~~is~~ installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.

Reason: The intent of this change is to coordinate with IRC scoping for lodging houses. G40-12 added the defined term 'lodging house' and 'guestroom' and Section 310.4.2 for coordination with the scoping

in the 2012 IRC. G40-15 added 'transient' and '10 or fewer occupants'. Since the owner or proprietor lives in the lodging house (see the definition), this is not 'transient', so that language should be deleted in Section 310.4. The reason given for adding "and 10 or fewer occupants" was consistency with the occupancy load for transient boarding houses. However, this does not take into consideration that owner's family as well as the 10 transient occupants. Occupant load is not addressed in the IRC, so this does not match the IRC Scoping in Section 101.2 Exception 2.

If the committee feels that 5 or fewer guestrooms is not a sufficient limitation, a maximum occupant load or either 10 transient occupants, or 16 total occupants could be considered.

The last change to Section 310.4.2 is to allow for a small bed-n-breakfast style hotel to be constructed in accordance with IBC if they so choose.

Cost impact: None. This is a clarification of requirements, not a change to construction requirements. Removal of the 10 occupant load from Lodging house, might allow for some small additional B-n-B facilities to be constructed under the IRC.

Proposal 5

Sections 508.5

508.5 Live/work units. A *live/work unit* shall comply with Sections 508.5.1 through 508.5.11.

Exception~~s~~:

1. *Dwelling or sleeping units* that include an office that is less than 10 percent of the area of the *dwelling unit* ~~are~~ **shall be** permitted to be classified as *dwelling units* with accessory occupancies in accordance with Section 508.2.
2. *Live/work units complying with the requirements of Section 508.5 for the non-residential portion of the unit and that are within the scope of the International Residential Code, shall be permitted to be constructed in accordance with this code or the International Residential Code.*

508.5.1 Limitations. The following shall apply to live/work areas:

1. The *live/work unit* is permitted to be not greater than 3,000 square feet (279 m²) in area.
2. The nonresidential area is permitted to be not more than 50 percent of the area of each *live/work unit*.
3. The nonresidential area function shall be limited to the first or main floor only of the *live/work unit*.
4. Not more than five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

508.5.2 Occupancies. *Live/work units* shall be classified as a Group R-2 occupancy. Separation requirements found in Sections 420 and 508 shall not apply within the *live/work unit* where the *live/work unit* is in compliance with Section 508.5. Nonresidential uses that would otherwise be classified as either a Group H or S occupancy shall not be permitted in a *live/work unit*.

Exception: Storage shall be permitted in the *live/work unit* provided that the aggregate area of storage in the nonresidential portion of the *live/work unit* shall be limited to 10 percent of the space dedicated to nonresidential activities.

508.5.3 Means of egress. Except as modified by this section, the *means of egress* components for a *live/work unit* shall be designed in accordance with Chapter 10 for the function served.

508.5.4 Egress capacity. The egress capacity for each element of the *live/work unit* shall be based on the *occupant load* for the function served in accordance with Table 1004.5.

508.5.5 Spiral stairways. *Spiral stairways* that conform to the requirements of Section 1011.10 shall be permitted.

508.5.6 Vertical openings. Floor openings between floor levels of a *live/work unit* ~~are~~ shall be permitted without enclosure.

[F] 508.5.7 Fire protection. The *live/work unit* shall be provided with a monitored *fire alarm* system where required by Section 907.2.9 and an *automatic sprinkler system* in accordance with Section 903.2.8.

508.5.8 Structural. Floors within a *live/work unit* shall be designed for the *live loads* in Table 1607.1, based on the function within the space.

508.5.9 Accessibility. *Accessibility* shall be designed in accordance with Chapter 11 for the function served.

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

508.5.11 Plumbing facilities. The nonresidential area of the *live/work unit* shall be provided with minimum plumbing facilities as specified by Chapter 29, based on the function of the nonresidential area. Where the nonresidential area of the *live/work unit* is required to be accessible by Section 1108.6.2.1, the plumbing fixtures specified by Chapter 29 shall be accessible.

Reason: The intent of the proposal is to coordinate the IRC and IBC scoping. IRC Section 101.2 Exception 1 allows for live/work units to be constructed under the IRC. However, the IBC does not state this option in IBC Section 101.2 or this section.

Cost impact: None. This is a coordination of requirements, not a change to construction requirements.

What do we want to do about the duplication of text for 'authority to disconnect service utilities'?

ISPSC Sections 109.3 and 113.6.2

SECTION 109 SERVICE UTILITIES

[A] 109.1 Connection of service utilities. A person shall not make connections from a utility, source of energy, fuel, power, water system or sewer system to any building or system that is regulated by this code for which a permit is required until authorized by the *code official*.

[A] 109.2 Temporary connection. The *code official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, power, water system or sewer system for the purpose of testing systems or for use under a temporary approval.

[A] 109.3 Authority to disconnect service utilities. The *code official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 108.2 or 108.3. The *code official* shall notify the serving utility, and wherever possible the owner or the owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 113 VIOLATIONS

[A] 113.6 Unsafe systems. Any system regulated by this code that is unsafe or that constitutes a fire or health hazard, insanitary condition, or is otherwise dangerous to human life is hereby declared unsafe. Any use of a system regulated by this code constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Any such unsafe system is hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.

[A] 113.6.1 Authority to condemn a system. Where the *code official* determines that any system, or portion thereof, regulated by this code has become hazardous to life, health or property or has become insanitary, the *code official* shall order in writing that such system either be removed or restored to a safe or sanitary condition. A time limit for compliance with such order shall be specified in the written notice. A person shall not **use** or maintain a defective system after receiving such notice.

Where such a system is to be disconnected, written notice as prescribed in **Section 113.2** shall be given. In cases of immediate danger to life or property, such disconnection shall be made immediately without such notice.

[A] 113.6.2 Authority to disconnect service utilities. The *code official* shall have the authority to authorize disconnection of utility service ~~in accordance with Section 109.3, to the pool or spa regulated by the technical codes in case of an emergency, where necessary, to eliminate an immediate danger to life or property. Where possible, the owner or the owner's authorized agent and occupant of the building where the pool or spa is located shall be notified of the decision to disconnect utility service prior to taking such action. If not notified prior to disconnecting, the owner, the owner's authorized agent or the occupant of the building shall be notified in writing, as soon as practical thereafter.~~

[A] 113.6.3 Connection after order to disconnect. A person shall not make connections from any energy, fuel, power supply or water distribution system, or supply energy, fuel or water to any equipment regulated by this code that has been disconnected or ordered to be disconnected by the *code official* or the use of which has been ordered to be discontinued by the *code official* until the *code official* authorizes the reconnection and use of such equipment.

When any system is maintained in violation of this code, and in violation of any notice issued pursuant to the provisions of this section, the *code official* shall institute any appropriate action to prevent, restrain, correct or abate the violation.

IPSDC: Sections 110.3 and 114.6.2

SECTION 110 SERVICE UTILITIES

[A] 110.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required until authorized by the *code official*.

[A] 110.2 Temporary connection. The *code official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, water system or sewer system for the purpose of testing systems or for use under a temporary approval.

[A] 110.3 Authority to disconnect service utilities. The *code official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 110.1 or 110.2. The *code official* shall notify the serving utility, and wherever possible the owner or the owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 114 VIOLATIONS

[A] 114.6 Unsafe systems.

Any *private sewage disposal system* regulated by this code that is unsafe or constitutes a health hazard, insanitary condition or is otherwise dangerous to human life is hereby declared unsafe. Any use of *private sewage disposal systems* regulated by this code constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, disaster, damage or abandonment is hereby declared an unsafe use. Any such unsafe equipment is hereby declared to be a public *nuisance* and shall be abated by repair, rehabilitation, demolition or removal.

[A] 114.6.1 Authority to condemn equipment.

Where the *code official* determines that any *private sewage disposal system*, or portion thereof, regulated by this code has become hazardous to life, health or property or has become insanitary, the *code official* shall order in writing that such system be either removed or restored to a safe or sanitary condition. A time limit for compliance with such order shall be specified in the written notice. A defective *private sewage disposal system* shall not be used or maintained after receiving such notice. Where such system is to be disconnected, written notice as prescribed in Section 114.2 shall be given. In cases of immediate danger to life or property, such disconnection shall be made immediately without such notice.

[A] 114.6.2 Authority to disconnect service utilities.

The *code official* shall have the authority to authorize disconnection of utility service in accordance with Section 110.3. ~~to the building, structure or system regulated by the technical codes in case of emergency, where necessary, to eliminate an immediate danger to life or property. Where possible, the owner, the owners's authorized agent and occupant of the building, structure or service system shall be notified of the decision to disconnect utility service prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service systems shall be notified in writing as soon as is practical thereafter.~~

IFGC: Sections 110.3 and 115.6.2

SECTION 110(IFGC) SERVICE UTILITIES

[A] 110.1 Connection of service utilities.

A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required until authorized by the *code official*.

[A] 110.2 Temporary connection.

The *code official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, power, water system or sewer system for the purpose of testing the installation or for use under a temporary approval.

110.3 Authority to disconnect service utilities.

The *code official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The *code official* shall notify the serving utility, and wherever possible the owner or the owner's authorized agent and occupant of the building, structure or service system, of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 115(IFGC) VIOLATIONS

[A] 115.6 Unsafe installations.

An installation that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared an unsafe installation. Use of an installation regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe installations are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.

[A] 115.6.1 Authority to condemn installations.

Whenever the *code official* determines that any installation, or portion thereof, regulated by this code has become hazardous to life, health or property, he or she shall order in writing that such installations either be removed or restored to a safe condition. A time limit for compliance with such order shall be specified in the written notice. A person shall not use or maintain a defective installation after receiving such notice.

Where such installation is to be disconnected, written notice as prescribed in **Section 115.2** shall be given. In cases of immediate danger to life or property, such disconnection shall be made immediately without such notice.

[A] 115.6.2 Authority to disconnect service utilities.

The *code official* shall have the authority to require disconnection of utility service in accordance with Section 110.3. ~~to the building, structure or system regulated by the technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property. The *code official* shall notify the serving utility and, where possible, the owner or the owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practicable thereafter.~~

[A] 115.6.3 Connection after order to disconnect.

A person shall not make energy source connections to installations regulated by this code that have been disconnected or ordered to be disconnected by the *code official*, or the use of which has been ordered to be discontinued by the *code official* until the *code official* authorizes the reconnection and use of such installations.

Where an installation is maintained in violation of this code, and in violation of a notice issued pursuant to the provisions of this section, the *code official* shall institute appropriate action to prevent, restrain, correct or abate the violation.

IPC: Sections 112.3 and 115.6.2

SECTION 112 SERVICE UTILITIES

[A] 107.7112.1 **Connection of service utilities.** A person shall not make connections from a utility, source of energy, fuel, power, water system or sewer system to any building or system that is regulated by this code for which a permit is required until authorized by the code official.

[A] 107.6112.2 **Temporary connection.** The code official shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, power, water system or sewer system for the purpose of testing plumbing systems or for use under a temporary approval.

[A] 112.3 Authority to disconnect service utilities.

The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency

where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2.

The code official shall notify the serving utility, and wherever possible the owner or the owner's authorized agent and occupant of the building, structure or service system, of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

SECTION 115 VIOLATIONS

[A] 115.6 Unsafe plumbing.

Any plumbing regulated by this code that is unsafe or that constitutes a fire or health hazard, insanitary condition, or is otherwise dangerous to human life is hereby declared unsafe. Any use of plumbing regulated by this code constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Any such unsafe equipment is hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.

[A] 115.6.1 Authority to condemn equipment.

Where the code official determines that any plumbing, or portion thereof, regulated by this code has become hazardous to life, health or property or has become unsanitary, the code official shall order in writing that such plumbing either be removed or restored to a safe or sanitary condition. A time limit for compliance with such order shall be specified in the written notice. A person shall not use or maintain defective plumbing after receiving such notice.

Where such plumbing is to be disconnected, written notice as prescribed in Section 115.2 shall be given. In cases of immediate danger to life or property, such disconnection shall be made immediately without such notice.

[A] 115.6.2 Authority to disconnect service utilities.

The code official shall have the authority to authorize disconnection of utility service ~~in accordance with Section 112.3. to the building, structure or system regulated by the technical codes in case of an emergency, where necessary, to eliminate an immediate danger to life or property. Where possible, the owner or the owner's authorized agent and occupant of the building, structure or service system shall be notified of the decision to disconnect utility service prior to taking such action. If not notified prior to disconnecting, the owner, the owner's authorized agent or occupant of the building, structure or service systems shall be notified in writing, as soon as practical thereafter.~~

[A] 115.6.3 Connection after order to disconnect.

A person shall not make connections from any energy, fuel, power supply or water distribution system or supply energy, fuel or water to any equipment regulated by this code that has been disconnected or ordered to be disconnected by the code official or the use of which has been ordered to be discontinued by the code official until the code official authorizes the reconnection and use of such equipment.

Where any plumbing is maintained in violation of this code, and in violation of any notice issued pursuant to the provisions of this section, the code official shall institute any appropriate action to prevent, restrain, correct or abate the violation.

*IMC: Sections 112.3 and 115.6.2

SECTION 112 SERVICE UTILITIES

[A] 112.1 Connection of service utilities.

A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until authorized by the code official.

[A] 112.2 Temporary connection. The code official shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, power, water system or sewer system for the purpose of testing systems or for use under a temporary approval.

[A] 112.3 Authority to disconnect service utilities.

The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The code official shall notify the

serving utility, and wherever possible the owner or the owner's authorized agent and occupant of the building, structure or service system, of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

SECTION 115 VIOLATIONS

[A] 115.6 Unsafe mechanical systems.

A mechanical system that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared as an unsafe mechanical system. Use of a mechanical system regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe *equipment* and *appliances* are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.

[A] 115.6.1 Authority to condemn mechanical systems.

Where the code official determines that any mechanical system, or portion thereof, regulated by this code has become hazardous to life, health, property, or has become insanitary, the code official shall order in writing that such system either be removed or restored to a safe condition. A time limit for compliance with such order shall be specified in the written notice. A person shall not use or maintain a defective mechanical system after receiving such notice.

Where such mechanical system is to be disconnected, written notice as prescribed in Section 115.2 shall be given. In cases of immediate danger to life or property, such disconnection shall be made immediately without such notice.

[A] 115.6.2 Authority to order ~~disconnection of energy sources~~ disconnect service utilities.

The code official shall have the authority to ~~order~~ authorize disconnection of utility services in accordance with Section 112.3 ~~energy sources supplied to a building, structure or mechanical system regulated by this code, where it is determined that the mechanical system or any portion thereof has become hazardous or unsafe. Written notice of such order to disconnect service and the causes therefor shall be given within 24 hours to the owner, the owner's authorized agent and occupant of such building, structure or premises, provided, however, that in cases of immediate danger to life or property, such disconnection shall be made immediately without such notice. Where energy sources are provided by a public utility, the code official shall immediately notify the serving utility in writing of the issuance of such order to disconnect.~~

[A] 115.6.3 Connection after order to disconnect.

A person shall not make energy source connections to mechanical systems regulated by this code that have been disconnected or ordered to be disconnected by the code official, or the use of which has been ordered to be discontinued by the code official until the code official authorizes the reconnection and use of such mechanical systems.

Where a mechanical system is maintained in violation of this code, and in violation of a notice issued pursuant to the provisions of this section, the code official shall institute appropriate action to prevent, restrain, correct or abate the violation.

Reason: ADM 39-19 was a coordinating proposal for Service Utilities. There was an inadvertent duplication of language in the section on Violations. This proposal is intended to editorially remove the repeated sections. A reference to the same section in Service Utilities is provided instead.

Cost impact. None. This is an editorial deletion of what is basically duplicate requirements.

Note 10-292-2020: Proposal is okay, but Amber may be looking at a whole rework of violations. This may fold into that.

BCAC ADM Item 19 ADM27 and ADM 33 coord
Date: 10-3-2020

Proposal 1
IPSDC

SECTION 107 FEES

[A] ~~106.4~~ 107.1 Payment of fees. **Fees.** A permit shall not be issued valid until the fees prescribed ~~in Section 106.4.2~~ by law have been paid. ~~, and an An~~ amendment to a permit shall not be released until the additional fee, if any, ~~due to an increase of the private sewage disposal system,~~ has been paid.

107.2 Schedule of permit fees. Where work requires a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

~~[A] 106.4.2~~ **Fee schedule.**

~~The fees for all private sewage disposal work shall be as indicated in the following schedule:~~

[JURISDICTION TO INSERT APPROPRIATE SCHEDULE].

107.3 Permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as mechanical equipment and permanent systems. If, in the opinion of the code official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the code official. Final building permit valuation shall be set by the code official.

[A] ~~106.4.1~~ 107.4 **Work commencing before permit issuance.** Any person who commences any work on a *private sewage disposal system* before obtaining the necessary permits shall be subject to ~~100 percent of the usual permit fee~~ a fee established by the code official that shall be in addition to the required permit fees.

107.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

~~[A] 106.4.3~~ **Fee refunds.**

~~The code official shall authorize the refunding of fees as follows:~~

- ~~1. The full amount of any fee paid hereunder that was erroneously paid or collected.~~

~~2. Not more than [SPECIFY PERCENTAGE] percent of the permit fee paid where no work has been done under a permit issued in accordance with this code.~~

~~3. Not more than [SPECIFY PERCENTAGE] percent of the plan review fee paid where an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.~~

~~The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee no later than 180 days after the date of fee payment.~~

107.6 Refunds. The code official is authorized to establish a refund policy.

Reason: The intent of this proposal is coordination for the section Fees in IPSDC with the other ICC codes. Since one city department will handle permit fees for construction, the requirements for administration should be the same across codes.

There were two different proposals to address consistency in the Fees section (ADM 27-19 and ADM 33-19) – the end result was coordination between the 2021 codes. for – IBC, IFC, IEBC, IMC, IPC, IPMC, IFGC, ISPSC, IWUIC and IZC. ADM27-19 should have included IPSDC, however it was missed.

The IPSDC required the insertion of a table for fees and sets a policy for refunds. If the jurisdiction is on a code for 3 to 6 years, this would prohibit them from adjusting their fees. What the policy is for refunds should also be determined by the department. ADM27-19 removed similar text in the IMC, IPC, IPMC, IFGC, and ISPSC.

The current text does not address permit valuations or related fees. The more generic language for refunds allows for the department to establish a policy rather than have that set in the codes.

The BCAC is working from the philosophy that ICC is a family of codes, so administrative requirements should be consistent across books. Most administrative and enforcement matters are the same for any code. Those matters unique for a specific code remain unchanged. This is one of a series of proposals being submitted relating to technical, editorial and organizational changes proposed for the Administrative chapters (Chapter 1) in all of the I-Codes.

Cost Impact : The net effect of the public comment and code change proposal will not increase or decrease the cost of construction

This is an editorial change that provides consistency between I-codes.

Proposal 2

IRC

SECTION R108

FEEES

R108.1 Payment of fees. A *permit* shall not be valid until the fees prescribed by law have been paid; ~~nor~~ Nor shall an amendment to a *permit* be released until the additional fee, if any, has been paid.

R108.2 Schedule of permit fees. ~~On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring~~ Where a *permit is required*, a fee for each *permit* shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

R108.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Building permit valuation shall include total value of the work, including materials and labor, for which a permit is being issued, such as electrical, gas, mechanical, plumbing equipment and other permanent systems, including materials and labor. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

R108.4 R108.6 Work commencing before permit issuance. Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority that shall be in addition to the required permit fees.

R108.5 R108.4 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

R105.6 R108.5 Refunds. The building official is authorized to establish a refund policy.

Reason: The intent of this proposal is coordination for the section Fees in IRC with the other ICC codes. Since one city department will handle permit fees for construction, the requirements for administration should be the same across codes.

There were two different proposals to address consistency in the Fees section (ADM 27-19 and ADM 33-19) – the end result was coordination between the 2021 codes. for – IBC, IFC, IEBC, IMC, IPC, IPMC, IFGC, ISPSC, IWUIC and IZC. ADM33-19 should have included IRC, however it was missed.

Proposals to sections 108.2, 108.3 and 108.4 all remove a laundry list in favor of where a permit is required. The last sentence of Section 108.3 allows for the code official to set a reasonable cost for a permit.

The BCAC is working from the philosophy that ICC is a family of codes, so administrative requirements should be consistent across books. Most administrative and enforcement matters are the same for any code. Those matters unique for a specific code remain unchanged. This is one of a series of proposals being submitted relating to technical, editorial and organizational changes proposed for the Administrative chapters (Chapter 1) in all of the I-Codes.

Cost Impact : The net effect of the public comment and code change proposal will not increase or decrease the cost of construction This is an editorial change that provides consistency between I-codes.

BCAC ADM 20 – Board of Appeals
Section
Rep:
Date: 10-5-2020

ISPSC

SECTION 112
BOARD OF APPEALS

[A] 112.1 Membership of board.

~~The board of appeals shall consist of five members appointed by the chief appointing authority as follows: one for 5 years, one for 4 years, one for 3 years, one for 2 years and one for 1 year. Thereafter, each new member shall serve for 5 years or until a successor has been appointed.~~

IPSDC

SECTION 113
BOARD OF APPEALS

113.1 Membership of board.

~~The board of appeals shall consist of five members appointed by the chief appointing authority as follows: one for 5 years, one for 4 years, one for 3 years, one for 2 years and one for 1 year. Thereafter, each new member shall serve for 5 years or until a successor has been appointed.~~

IFGC

SECTION 114 (IFGC)
BOARD OF APPEALS

114.1 Membership of board.

~~The board of appeals shall consist of five members appointed by the chief appointing authority as follows: one for 5 years; one for 4 years; one for 3 years; one for 2 years and one for 1 year. Thereafter, each new member shall serve for 5 years or until a successor has been appointed.~~

IPMC

SECTION 108
BOARD OF APPEALS

~~**[A] 108.1 Membership of board.** The board of appeals shall consist of not less than three members who are qualified by experience and training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction. The *code official* shall be an ex-officio member but shall not vote on any matter before the board. The board shall be appointed by the chief appointing authority, and shall serve staggered and overlapping terms.~~

Reason: ADM40-18 and ADM 43-19 were companion code changes. ADM 40-19 revised the sections for Means of Appeals. ADM 43-19 added an appendix for Board of Appeals that included the size and appointment of the Board of appeals to IBC, IEBC, IFC, IWUIC, IPC, IMC, IFGC, ISPSC, IPMC, IPSDC, IECC-C & R, IGCC and IRC. This text for the board size is only in these three codes. For consistency in the family of codes, and to not have a conflict with the appendix, this section should be deleted. Below is the relevant section from the appendix.

[A] 101.3 Membership of board.

The board shall consist of five voting members appointed by the chief appointing authority of the jurisdiction. Each member shall serve for **[NUMBER OF YEARS]** years or until a successor has been appointed. The board member's terms shall be staggered at intervals, so as to provide continuity.

The code official shall be an ex officio member of said board but shall not vote on any matter before the board.

Cost impact: None. This is removing redundant text.