

BCAC Meeting #9

Date: 12-1-2020

Work Group	Item	Action
Egress	Item 2A Emergency escape and rescue openings	
Egress	Item 11-1 Lodging houses/R-1	
Egress	Item 11-2 Lodging houses/R-1	
Egress	Item 11-3 Lodging houses/R-1	
Egress	Item 18-1 folding and telescopic seating	
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Egress	Item 22-1 door openings	
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Administrative	Item 13-1 – Coordination of scoping in IRC and IBC (Group B)	
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Administrative	Item 13-3 – Coordination of scoping in IRC and IBC (Group A)	
Administrative	Item 13-4 – Coordination of scoping in IRC and IBC (Group A)	
Administrative	Item 13-5 – Coordination of scoping in IRC and IBC (Group A)	

Item	ADM Proposals	BCAC	FCAC	PMGCAC	SEHPCAC	Action
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 Egress Item 2 EERO coordination

Rep: Marc Nard
Date: 10-29-2020

IRC

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue opening required. *Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court having a minimum width of 36 inches (914 mm) that opens to a public way.*

Exceptions:

1. ~~Storm shelters and~~ basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m²).
2. Storm shelters are not required to comply with this section where the shelter is constructed in accordance with ICC 500.
2. Where the dwelling unit or townhouse unit is equipped with an automatic sprinkler system installed in accordance with Section P2904, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:
 - 2.1. One means of egress complying with Section R311 and one emergency escape and rescue opening.
 - 2.2. Two means of egress complying with Section R311.
3. ~~A yard shall not be required to open directly into a public way where the yard opens to an unobstructed path from the yard to the public way. Such path shall have a width of not less than 36 inches (914 mm).~~

R310.2.1 Minimum size. Emergency escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²).

Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.465 m²).

R310.2.3 Maximum height from floor. Where a window is provided as the emergency escape and rescue openings, such window shall have the bottom of the clear opening not greater than 44 inches (1118 mm) above the floor.

R310.5 Replacement windows for emergency escape and rescue openings. Replacement windows installed in buildings meeting the scope of this code shall be exempt Section R310.2 and R310.4.3, provided that the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. Where the replacement window is not part of a change of occupancy it shall comply with Section R310.7.1.

Reason: The intent of this code change is to complete the coordination for EERO in IBC and IRC where appropriate. There were multiple proposals during the last cycle and this was split between Group A and B, so some items were missed.

Section 310.1 – Code change RB86-19 AM added a 36” wide route to the public way to the main text, and RB87-19 AS added exception 3 which is intended to also require a 36” wide route to the public way. This is more appropriately a requirement, and not an exception. The deletion of exception 3 would eliminate a redundant requirement.

Section 310.2.1 – The 5 square feet is an exception to the 5.7 square feet. This would also match IBC Section 103.3.1.

R310.2.3 – EEROs can be doors or windows. The proposed revision in text would clarify that the bottom of the opening applies to windows. This change is also proposed to IBC 1031.3.3.

R310.5. – Section 310.7.2 is existing EERO. Adding this specific reference provides guidance and would coordinate with IEBC Sections 505.3 and 702.5

Cost impact: None. There are not changes to construction requirements. These are clarifications only

IBC

1031.2.1 Operational constraints and opening control devices. *Emergency escape and rescue openings* shall be operational from inside the room without the use of keys or tools. Window-opening control devices and fall prevention devices complying with ASTM F2090 shall be permitted for use on windows serving as a required *emergency escape and rescue opening*.

1031.3 Emergency escape and rescue openings. Emergency escape and rescue opening shall comply have minimum dimensions in accordance with Sections 1031.3.1 through 1031.3.3.

1031.3.3 Maximum height from floor. Where a window is provided as the *emergency escape and rescue openings, such window* shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

1031.4 Emergency escape and rescue doors. Where a door is provided as the required emergency escape and rescue opening, it shall be a swinging side hinged door or a sliding door.

1031.6 Bars, grilles, covers and screens. Where bars, grilles, covers, screens or similar devices placed over *emergency escape and rescue openings* or area wells that serve such openings, the minimum net clear opening size shall comply with Sections 1031.3 through 1031.3.2 and 1031.5.1. Such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the *emergency escape and rescue opening*.

Reasons: The intent of this code change is to complete the coordination for EERO in IBC and IRC where appropriate. There were multiple proposals during the last cycle and this was split between Group A and B, so some items were missed.

1031.2.1 – It was pointed out during the IRC changes that ASTM F2090 was applicable to control devices and fall prevention devices. This revision would also coordinate with IRC Section R310.1.1.

1031.3 – This is a more specific description of the referenced sections. This will coordinate with R310.2.

1031.3.3 - EEROs can be doors or windows. The proposed revision in text would clarify that the bottom of the opening applies to windows. This change is also proposed to IRC R310.2.3.

1031.4 – During the IRC changes it was suggested that ‘side-hinged’ door was better code language and more consistent with other code text. This change would coordinate with IRC R310.3.

1031.4 - The change in the references provides a more specific reference for the covers by just referencing the section on area well size. This will coordinate with IRC 310.4.3.

Cost impact: None. There are not changes to construction requirements. These are clarifications only

IEBC

702.5 Replacement window for emergency escape and rescue openings. Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies and one- and two-family dwellings and townhouses regulated by the *International Residential Code*, replacement windows shall be exempt from the requirements of Sections 1031.3 of the *International Building Code* and Sections R310.2 of the *International Residential Code*, provided that the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. Where the replacement window is part of a *change of occupancy* it shall comply with Section 1011.4.6.

Reason: The proposed language is included in the requirements for replacement windows in IEBC Section 505.3 and IRC Section 310.5. The requirements for the work area method and the prescriptive method should be the same for replacement EEROs.

Cost impact: None. There are not changes to construction requirements. These are clarifications only

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.

BCAC Egress Item 18 Proposal 1

Bleachers required to be accessible as part of the fixed seating in Chapter 11.

Rep: Sarah Rice

Date: 9-20-2020; 10-18-2020

IBC

[BE] BLEACHERS. Tiered seating supported on a dedicated structural system and two or more rows high and is not a building element (see “*Grandstand*”).

[BE] FIXED SEATING. Furniture or fixture designed and installed for the use of sitting and secured in place including bench-type seats and seats with or without backs or armrests.

[BE] FOLDING AND TELESCOPIC SEATING. Tiered seating having an overall shape and size that is capable of being reduced for purposes of moving or storing and is not a building element.

[BE] GRANDSTAND. Tiered seating supported on a dedicated structural system and two or more rows high and is not a building element (see “*Bleachers*”).

SECTION 1109 SPECIAL OCCUPANCIES

1109.1 General. In addition to the other requirements of this chapter, the requirements of Sections ~~1109.2~~ 1109.2 through 1109.4 shall apply to specific occupancies.

1109.2 Assembly area seating. A building, room or space used for assembly purposes with spectator seating with fixed seating, bleachers, grandstands and folding and telescopic seating shall comply with Sections 1109.2.1 through 1109.2.5. Lawn seating shall comply with Section 1109.2.6. Assistive listening systems shall comply with Section 1109.2.7. Performance areas viewed from assembly seating areas shall comply with Section 1109.2.8. Dining areas shall comply with Section 1109.2.9.

1109.2.1 Services. If a service or facility is provided in an area that is not *accessible*, the same service or facility shall be provided on an *accessible* level and shall be *accessible*.

1109.2.2 Wheelchair spaces. In rooms and spaces used for assembly purposes with ~~fixed seating~~ spectator seating, *accessible wheelchair spaces* shall be provided in accordance with Sections 1109.2.2.1 through 1109.2.2.3.

1109.2.2.1 General seating. *Wheelchair spaces* shall be provided in accordance with Table 1109.2.2.1.

**TABLE 1109.2.2.1
ACCESSIBLE WHEELCHAIR SPACES**

CAPACITY OF SEATING IN ASSEMBLY AREAS	MINIMUM REQUIRED NUMBER OF WHEELCHAIR SPACES
4 to 25	1
26 to 50	2
51 to 100	4
101 to 300	5
301 to 500	6

501 to 5,000	6, plus 1 for each 150, or fraction thereof, between 501 through 5,000
5,001 and over	36 plus 1 for each 200, or fraction thereof, over 5,000

1109.2.2.2 Luxury boxes, club boxes and suites. In each luxury box, club box and suite within arenas, stadiums and *grandstands*, *wheelchair spaces* shall be provided in accordance with Table 1109.2.2.1.

1109.2.2.3 Other boxes. In boxes other than those required to comply with Section 1109.2.2.2, the total number of *wheelchair spaces* provided shall be determined in accordance with Table 1109.2.2.1. *Wheelchair spaces* shall be located in not less than 20 percent of all boxes provided.

1109.2.3 Companion seats. At least one companion seat shall be provided for each *wheelchair space* required by Sections 1109.2.2.1 through 1109.2.2.3.

1109.2.4 Dispersion of wheelchair spaces in multilevel assembly seating areas. In *multilevel assembly seating* areas, *wheelchair spaces* shall be provided on the main floor level and on one of each two additional floor or *mezzanine* levels. *Wheelchair spaces* shall be provided in each luxury box, club box and suite within assembly facilities.

Exceptions:

1. In *multilevel assembly seating* areas utilized for worship services where the second floor or *mezzanine* level contains 25 percent or less of the total seating capacity, *wheelchair spaces* shall be permitted to all be located on the main level.
2. In *multilevel assembly seating* areas where the second floor or *mezzanine* level provides 25 percent or less of the total seating capacity and 300 or fewer seats, all *wheelchair spaces* shall be permitted to be located on the main level.
3. *Wheelchair spaces* in team or player seating serving areas of sport activity are not required to be dispersed.

1109.2.5 Designated aisle seats. At least 5 percent, but not less than one, of the total number of aisle seats provided shall be designated aisle seats and shall be the aisle seats located closest to *accessible routes*.

Exception: Designated aisle seats are not required in team or player seating serving *areas of sport activity*.

Reason: The intent of this proposal is to clarify that bleachers, grandstands, and folding and telescoping seating are required to provide accessible wheelchair spaces. The revisions will match A117.1 terminology and clarify that the wheelchair spaces are required in bleachers, grandstands and folding telescopic seating.

While fixed seating is defined as including seats with or without backs, the current text is not clear if portable or permanent bleacher systems or folding and telescopic seating have to provide wheelchair spaces. The International Building Code specifies the number of wheelchair spaces for assembly space with 'assembly spaces with fixed seating'. The A117.1 specifies how many groups of wheelchair spaces (wheelchair space locations) and how they are to be dispersed. The text in A117.1 is 'assembly spaces with spectator seating.' The A117.1 does provide some exceptions for the location of the wheelchair spaces in the bleachers (ICC A117.1 802.10.2 Exception 2). The revisions will match A117.1 terminology and clarify that the wheelchair spaces are required in bleachers, grandstands and folding telescopic seating.

ICC 300 Standard for Bleachers, Folding and Telescopic Seating, and Grandstands references the building code for accessibility.

**SECTION 310
ACCESSIBILITY**

310.1 Accessibility. Tiered seating shall be accessible as required by the building code.

ICC A117.1 Accessible and Usable Buildings and Facilities, includes special allowances for accessible bleacher seating.

**SECTION 802
ASSEMBLY AREAS**

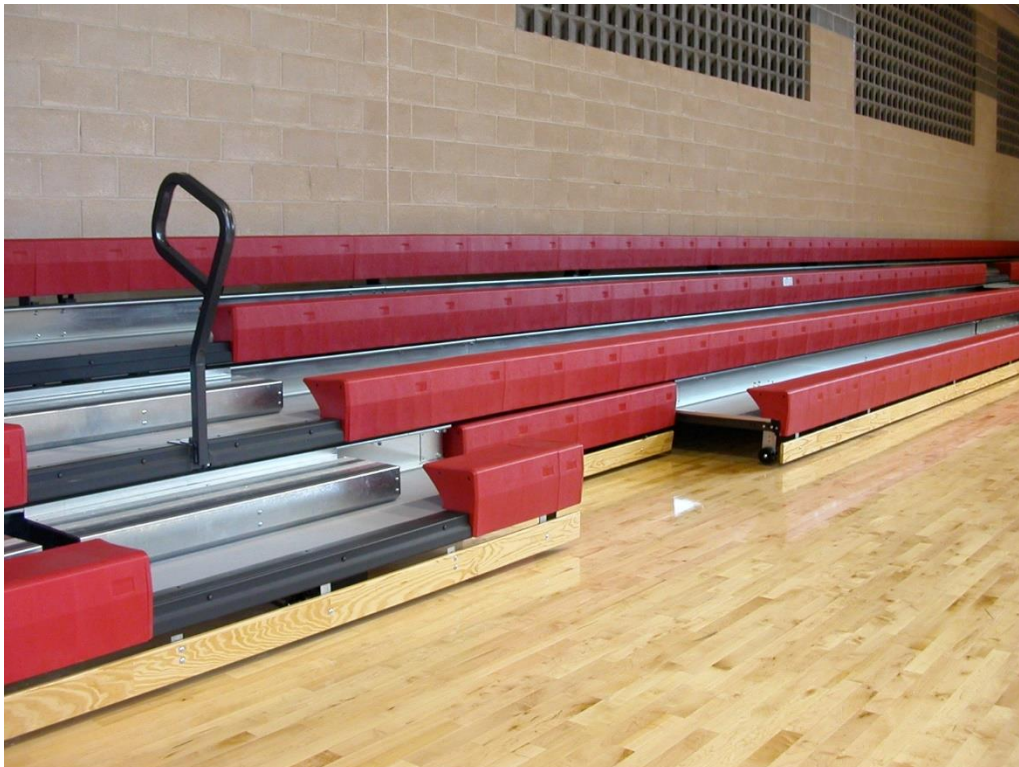
802.1 General. Wheelchair spaces and wheelchair space locations in assembly areas with spectator seating shall comply with Section 802.

802.10.2 Dispersion for variety of distances from the event. Wheelchair space locations shall be dispersed at a variety of distances from the event to provide viewing options.

Exceptions:

1. In **bleachers**, wheelchair space locations provided only in rows at points of entry to **bleacher** seating shall be permitted.
2. Assembly areas utilized for viewing motion picture projections with 300 seats or less shall not be required to comply with Section 802.10.2.
3. Assembly areas with 300 seats or less other than those utilized for viewing motion picture projections shall not be required to comply with Section 802.10.2 where all wheelchair space locations are within the front 50 percent of the total rows.

Cost impact: None. This is a clarification. It is not a change in the requirements for bleachers, grandstands or folding and telescopic seating.





BCAC Egress Item 18 Proposal 2

Bleachers accessible means of egress

Rep: Sarah Rice

Date: 9-20-2020; 10-18-2020

[BE] COMMON PATH OF EGRESS TRAVEL. That portion of *exit access* travel distance measured from the most remote point of each room, area or space to that point where the occupants have separate and distinct access to two *exits* or *exit access* doorways.

SECTION 1009 ACCESSIBLE MEANS OF EGRESS

1009.1 Accessible means of egress required. *Accessible means of egress* shall comply with this section. *Accessible* spaces shall be provided with not less than one *accessible means of egress*. Where more than one *means of egress* is required by Section 1006.2 or 1006.3 from any *accessible* space, each *accessible* portion of the space shall be served by not less than two *accessible means of egress*.

Exceptions:

1. One *accessible means of egress* is required from an *accessible mezzanine* level in accordance with Section 1009.3, 1009.4 or 1009.5.
2. In assembly areas with ramped *aisles* or stepped *aisles*, one *accessible means of egress* is permitted where the *common path of egress travel* is *accessible* and meets the requirements in Section 1030.8. The common path of travel shall be measured from the wheelchair spaces along an accessible route to that point where the occupants have a choice of two accessible routes to accessible means of egress.

1030.8 Common path of egress travel. The *common path of egress travel* shall not exceed 30 feet (9144 mm) from any seat to a point where an occupant has a choice of two paths of egress travel to two *exits*.

Exceptions:

1. For areas serving less than 50 occupants, the *common path of egress travel* shall not exceed 75 feet (22 860 mm).
2. For *smoke-protected* or *open-air assembly seating*, the *common path of egress travel* shall not exceed 50 feet (15 240 mm).

Reason: The intent of this proposal is to emphasize an existing requirement for accessible ways out of assembly spaces. Assemble seating is required to have at least one accessible route into a space. Wheelchair spaces have to be provided, integrated and dispersed. In space with 50 or more occupants, at least two accessible means of egress are required. Section 1009.1 allows for persons with mobility devices to return back the way out the along the same route they used to get to their seats up so the length of the common path of travel. This provides for an equivalent level of safety for everyone in the assembly seating.

This can apply to spaces such as theaters, stadiums, bleachers, grandstands and folding and telescopic seating. Where this is currently being missed the most in is raised bleacher seating. The designers provide one ramp to get in, but commonly only have one steps on the other ends of the bleachers. Very often, this common path of travel could be met by one ramp the ends at the center of the bleachers.

ICC 300 Standard for Bleachers, Folding and Telescopic Seating, and Grandstands had similar criteria for common path of egress travel –

407.4.1 Path of egress travel. For rows of seating served by only one path of egress travel, the common path of egress travel shall not exceed 30 feet (9144 mm) from any seat to a point where a person has a choice of two paths of egress travel to two exits.

Exceptions:

1. In smoke-protected or open-air assembly seating, the common path of egress travel shall not exceed 50 feet (15 240 mm) from any seat to a point where a person has a choice of two paths of egress travel to two exits.
2. For areas serving less than 50 occupants, the common path of egress travel shall not exceed 75 feet (22 860 mm) from any seat to a point where a person has a choice of two paths of egress travel to two exits.
3. Where bench-type seating without backrests is utilized and the top of the bench is no more than 7 inches (178 mm) above the footrest immediately behind, the common path of egress travel shall not exceed 75 feet (22 860 mm) from any seat to a point where a person has a choice of two paths of egress travel to two exits.



Example of ramp access to center of raised bleachers.



Example with ramp only at one end of bleachers.

Cost impact: None. This is a clarification. It is not a change in the requirements for bleachers, grandstands or folding and telescopic seating.

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

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 ~~be~~ 78 inches (1980 mm) minimum above the 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.

‘Exception’ is removed because the current main text is about door width, and the current exception is about door height.

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

BCAC Egress Item 22 minimum width

Section 1010.1.1

Rep: Cesar Lujan

Proposal 2

(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 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:

1. In Group R-2 and R-3 *dwelling* and *sleeping units* that are not required to be an Accessible unit, Type A unit or Type B unit, the minimum and maximum width shall not apply to door openings that are not part of the required *means of egress*.
2. In Group I-3, door openings to resident *sleeping units* that are not required to be an Accessible unit shall have a minimum clear opening width of 28 inches (711 mm).
3. Door openings to storage closets less than 10 square feet (0.93 m²) in area shall not be limited by the minimum clear opening width.
4. The maximum width of door leaves in revolving doors that comply with Section 1010.3.1 shall not be limited.
5. The maximum width of door leaves in *power-operated doors* that comply with Section 1010.1.4.2/1010.3.2 shall not be limited
6. Door openings within a *dwelling unit* or *sleeping unit* shall have a minimum clear opening height of 78 inches (1981 mm).
7. In *dwelling* and *sleeping units* that are not required to be Accessible, Type A or Type B units, exterior door openings other than the required *exit* door shall have a minimum clear opening height of 76 inches (1930 mm).
8. In Groups I-1, R-2, R-3 and R-4, in *dwelling* and *sleeping units* that are not required to be Accessible, Type A or Type B units, the minimum clear opening widths shall not apply to interior egress doors.
9. Door openings required to be *accessible* within Type B units intended for user passage shall have a minimum clear opening width of 31.75 inches (806 mm).
10. Doors to walk-in freezers and coolers less than 1,000 square feet (93 m²) in area shall have a maximum width of 60 inches (1524 mm) nominal.
11. Doors serving ~~nonaccessible single user shower or~~ sauna compartments, toilet ~~stalls~~ compartments or dressing, fitting or changing ~~rooms~~ compartments that are not required to be accessible shall have a minimum clear opening width of 20 inches (508 mm).
12. Door serving shower compartments in other than Accessible units or Type A units are not required to provide a minimum clear opening width.

Reason Statement: The intent of this proposal is to address a conflict for showers compartments.

The revision to Exception #11 is for clarity that this applies to compartments, not rooms.

Exception #11 currently requires a 20" minimum clear opening for doors serving non-accessible single shower compartments. But that minimum clear opening width would conflict with the width of a

sliding door on a standard 36"x36" shower compartments. This is an issue for showers in non-accessible units and Type B units.

E40-18 was a proposal that added an exception for non-accessible dressing rooms or fitting rooms. This was Disapproved during the Committee Action Hearings because it could be applied to a large changing room that accommodates several individuals, such as a bridal fitting room where the 32" clear width door opening is necessary. The exception by the Proponent did not specify that the intent was for single-user dressing rooms.

The Proponent submitted a Public Comment revising and combining some of the exceptions into one exception for doors serving non-accessible single-user showers, toilet stalls, and dressing rooms, and allowed for a minimum clear opening width of 20". The Reason Statement stated that the 20" width came from research to address doors serving these types of individual uses, and that it would address the needs of non-accessible dressing rooms, single-use toilet rooms, and shower compartments — all for single-person use rooms.

Revising exception #11 would remove shower compartments from the list of spaces where a 20" clear width opening requirement would apply to the door opening and move that to exception #12. Shower compartments in Accessible and Type A units would comply with ICC A117.1 requirements. Type B units do not have a requirement for an opening width of the shower compartment. This is clarified in the 2017 A117.1 Section 1004.11.3.1.3.3.

This change to the exceptions in this section would protect remodelers who do work on Type B or non-accessible bathrooms with limited space and without having to make adjustments such as moving the walls of a shower unit to accommodate a 20" clear width door opening or to change to enclosure to a swinging instead of a sliding door. This would be an unnecessary additional cost. This width has never been identified as a safety hazard.

Cost impact: None. This is addressing a conflict in door size and shower compartment limitations. It does not change any construction requirements.

BCAC Egress Item 22 Proposal 3
2024 IBC Propose Definition Overhead Door Stop
John Woestman, BHMA, Oct. 12, 2020

Propose definition:

OVERHEAD DOOR STOP. Door hardware mounted at the top of the door and / or to the door frame which limits the opening of the door. An overhead door stop may dampen the swinging of a door and may have a “catch” to keep the door in an open position.

Reason:

Proposal E41-18 revised the 2021 IBC to permit installation of overhead door stops where the overhead door stop encroaches into the door opening at the top of the opening. See the exception to 2021 IBC Section 1010.1.1.1. During review of the changes to the 2021 IBC, it was noted a definition (and picture) of an overhead door stop would be helpful with differentiating this door hardware item from the stop of the door frame at the top of the door opening.

An “overhead door stop” is door hardware mounted at the top of a swinging door and / or to the door frame which limits opening of the door. Overhead door stops are an alternative to door stops screwed to the floor or to the wall. Most overhead door stops encroach slightly into the top of the doorway opening. Overhead door stops may also incorporate friction or damping to dampen the swinging of a door. And, an overhead door stop may have a “catch” to help hold the door in an open position.



Overhead door stop.

Cost: No effect on the cost of construction.

BCAC Egress Item 28 two-way communication in elevator lobbies

Section 3001.5 (New)

Rep: John Taecker, Sarah Rice, Tom Barrs

Date: 10-2-2020

1009.3 Stairways. In order to be considered part of an *accessible means of egress*, a *stairway* between *stories* shall comply with Sections 1009.3.1 through 1009.3.3.

1009.3.1 Exit access stairways. *Exit access stairways* that connect levels in the same *story* are not permitted

1009.3.3 Area of refuge. *Stairways* shall either incorporate an *area of refuge* within an enlarged floor-level landing or shall be accessed from an *area of refuge* complying with Section 1009.6.

Exceptions:

1. *Areas of refuge* are not required at *exit access stairways* where **two-way** communication is provided at the elevator landing in accordance with Section 1009.8.
2. *Areas of refuge* are not required at *stairways* in buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.
3. *Areas of refuge* are not required at *stairways* serving *open parking garages*.
4. *Areas of refuge* are not required for *smoke-protected* or *open-air assembly seating areas* complying with Sections 1030.6.2 and 1030.6.3.
5. *Areas of refuge* are not required at *stairways* in Group R-2 occupancies.
6. *Areas of refuge* are not required for *stairways* accessed from a refuge area in conjunction with a *horizontal exit*.

1009.6 Areas of refuge. Every required *area of refuge* shall be accessible from the space it serves by an *accessible means of egress*.

1009.6.5 Two-way communication. *Areas of refuge* shall be provided with a two-way communication system complying with Sections 1009.8.1 and 1009.8.2.

1009.8 Two-way communication. A **two-way** communication system complying with Sections 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the *level of exit discharge*.

Exceptions:

1. **Two-way** communication systems are not required at the landing serving each elevator or bank of elevators where the **two-way** communication system is provided within *areas of refuge* in accordance with Section 1009.6.5.
2. **Two-way** communication systems are not required on floors provided with *ramps* conforming to the provisions of Section 1012.
3. Two-way communication systems are not required at the landings serving only service elevators that are not designated as part of the *accessible means of egress* or serve as part of the required *accessible route* into a facility.
4. **Two-way** communication systems are not required at the landings serving only freight elevators.
5. **Two-way** communication systems are not required at the landing serving a private residence elevator.
6. **Two-way** communication systems are not required in Group I-2 or I-3 facilities.

1009.8.1 System requirements. **Two-way** communication systems shall provide communication between each required location and the *fire command center* or a central control point location *approved* by the fire department. Where the central control point is not a constantly attended

location, the **two-way** communication system shall have a timed, automatic telephone dial-out capability that provides two way communication with an approved supervising station or 9-1-1. The **two-way** communication system shall include both audible and visible signals.

1009.8.2 Directions. Directions for the use of the **two-way** communication system, instructions for summoning assistance via the **two-way** communication system and written identification of the location shall be posted adjacent to the **two-way** communication system. Signage shall comply with the ICC A117.1 requirements for visual characters.

1009.11 Instructions. In *areas of refuge* and exterior areas for assisted rescue, instructions on the use of the area under emergency conditions shall be posted. Signage shall comply with the ICC A117.1 requirements for visual characters. The instructions shall include all of the following:

1. Persons able to use the *exit stairway* do so as soon as possible, unless they are assisting others.
2. Information on planned availability of assistance in the use of *stairs* or supervised operation of elevators and how to summon such assistance.
3. Directions for use of the **two-way** communication system where provided.

SECTION 3001 GENERAL

3001.1 Scope. This chapter governs the design, construction, installation, *alteration* and repair of elevators and conveying systems and their components.

3001.2 Emergency elevator communication systems for the deaf, hard of hearing and speech impaired. An emergency **two-way** communication system shall be provided. The system shall provide visible text and audible modes that:

1. When operating in each mode, includes a live interactive system that allows back and forth conversation between the elevator occupants and emergency personnel.
2. Is operational when the elevator is operational.
3. Allows elevator occupants to select the text-based or audible mode depending on their communication needs to interact with emergency personnel.

3001.3 Referenced standards. Except as otherwise provided for in this code, the design, construction, installation, *alteration*, repair and maintenance of elevators and conveying systems and their components shall conform to the applicable standard specified in Table 3001.3 and ASCE 24 for construction in flood hazard areas established in Section 1612.3.

3001.4 Accessibility. Passenger elevators required to be accessible or to serve as part of an *accessible means of egress* shall comply with Sections 1009 and 1109.7.

3001.5 Two way communication. Where required by Section 1009.8, a **two-way** communication system shall be provided at the landing serving each elevator or *elevator group*.

SECTION 3006 ELEVATOR LOBBIES AND HOISTWAY OPENING PROTECTION

3006.1 General. Elevator hoistway openings and enclosed elevator lobbies shall be provided in accordance with the following:

1. Where hoistway opening protection is required by Section 3006.2, such protection shall be 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.
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. Where fire service access elevators are provided, enclosed elevator lobbies shall comply with Section 3007.6.
5. Where occupant evacuation elevators are provided, enclosed elevator lobbies shall comply with Section 3008.6.

3006.2 Hoistway opening protection required. Elevator hoistway door 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 shall be measured from the lowest floor to the highest floor of the floors served by the hoistway.

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 level(s) of exit discharge, provided that the level(s) 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 hoistway openings shall be protected in accordance with Section 3006.3.

3006.3 Hoistway 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. In addition, doors protecting openings in the elevator lobby enclosure walls shall comply with Section 716.2.2.1 as required for corridor walls. 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.
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 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, 710.5.2.3 and 716.2.6.1. 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.
3. Additional doors shall be provided at each elevator hoistway door opening in accordance with Section 3002.6. Such door shall comply with the smoke and draft control door assembly requirements in Section 716.2.2.1.1 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.

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. Egress through an enclosed elevator lobby shall be permitted in accordance with Item 1 of Section 1016.2.

Reason: Two-way communication is required at the passenger elevators in sprinklered buildings with elevators. This is so that there is a way for people on those floors to communicate when they cannot

use the stairways and there is not an area of refuge. This is needed and required even when elevators do not have standby power. The reference in Section 3006.5 is to reinforce this requirement.

Cost impact: None. This is a reference, not a change in requirements.

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 30
Communication units and Accessible Units
Rep:
Revised 9-9-2020

SECTION E104
SPECIAL OCCUPANCIES

E104.1General. *Transient lodging* facilities shall be provided with accessible features in accordance with Section E104.2. Group I-3 occupancies shall be provided with accessible features in accordance with Section E104.2.

E104.2Communication features. *Accessible* communication features shall be provided in accordance with Sections E104.2.1 through E104.2.4.

E104.2.1Transient lodging. In *transient lodging* facilities, dwelling or sleeping units with accessible communication features shall be provided in accordance with Table E104.2.1. Units ~~required to comply with Table E104.2.1~~ with accessible communication features shall be dispersed among the various classes of units.

At least one Accessible unit required by Section 1107.6.1.1 shall also provide accessible communication features. Not more than 10 percent of Accessible units required by Section 1107.6.1.1 shall be used to satisfy the minimum number of units required to provide accessible communication features.

TABLE E104.2.1

DWELLING OR SLEEPING UNITS WITH ACCESSIBLE COMMUNICATION FEATURES

TOTAL NUMBER OF DWELLING OR SLEEPING UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF DWELLING OR SLEEPING UNITS WITH ACCESSIBLE COMMUNICATION FEATURES
1	1
2 to 25	2
26 to 50	4
51 to 75	7
76 to 100	9

TOTAL NUMBER OF DWELLING OR SLEEPING UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF DWELLING OR SLEEPING UNITS WITH ACCESSIBLE COMMUNICATION FEATURES
101 to 150	12
151 to 200	14
201 to 300	17
301 to 400	20
401 to 500	22
501 to 1,000	5% of total
1,001 and over	50 plus 3 for each 100 over 1,000

Reason statement: The first paragraph is revised to make the text match the table. The text only talks about sleeping units, but the table talks about dwelling and sleeping units. A hotel can have rooms with kitchen (dwelling units) or room without kitchens (sleeping units).

The 2nd paragraph in this code change is intended to help coordinate the appendix requirements related to Accessible units (i.e. hotel rooms) with communications features to the requirements in the ADA for these types of units. This does not increase the number of units required. It just addresses dispersion of those units.

Coordinates with the ADA requirement (ADA 224.5) limiting the number of units with communications features (rooms for persons with hearing impairments) that may also be constructed as Accessible (rooms for persons who use wheelchairs or scooters) spaces. This ensures better dispersion so that people that only need

communication features to accommodate their needs are not kept from having access to the rooms that serve their needs and so that not all communication feature rooms are also constructed to provide mobility access.

To make it easier to see how the proposed language meshes with the ADA, here is the text from the 2010 federal standard which we are trying to coordinate with:

224.5 Dispersion. Guest rooms required to provide mobility features complying with 806.2 and guest rooms required to provide communication features complying with 806.3 shall be dispersed among the various classes of guest rooms, and shall provide choices of types of guest rooms, number of beds, and other amenities comparable to the choices provided to other guests. Where the minimum number of guest rooms required to comply with 806 is not sufficient to allow for complete dispersion, guest rooms shall be dispersed in the following priority: guest room type, number of beds, and amenities. At least one guest room required to provide mobility features complying with 806.2 shall also provide communication features complying with 806.3. Not more than 10 percent of guest rooms required to provide mobility features complying with 806.2 shall be used to satisfy the minimum number of guest rooms required to provide communication features complying with 806.3.

Cost impact: No change to the cost of construction.

BCAC Egress Item 31

Coordination between single occupant spaces and stories.

Sections Table 1006.3.4(2)

Rep: Cesar Lujan

Date: 11/13/2020; 11/20/2020 – send to BCAC

**(E24-18 AS) 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 ^b , E F ^b , M, U	49	75
	H-2, H-3	3	25
	H-4, H-5, I, R-1, R-2 ^{a, c}	10	75
	R-2 ^{a, c}	20	125
	S ^{b, d}	29	75
Second story above grade plane	B, F, M, S ^d	29	75
	R-2 ^{a, c}	20	125
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.
- 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).
- d. The length of exit access travel distance in a Group S-2 open parking garage shall be not more than 100 feet.

Reason: The purpose of this code change is to coordinate requirements for individual R-2 dwelling units in Tables 1006.2.1, 1006.3.4(1) and 1006.3.4(2).

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.

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 33 maximum door width

Section 1010.1.1

Rep. John Woestman

Date: 10-2-2020

IBC

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 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 41½ inches (1054 mm). The minimum clear opening height of doors shall be not less than 80 inches (2032 mm).

Exceptions:

1. In Group R-2 and R-3 *dwelling* and *sleeping units* that are not required to be an Accessible unit, Type A unit or Type B unit, the minimum width shall not apply to door openings that are not part of the required *means of egress*.
2. In Group I-3, door openings to resident *sleeping units* that are not required to be an Accessible unit shall have a minimum clear opening width of 28 inches (711 mm).
3. Door openings to storage closets less than 10 square feet (0.93 m²) in area shall not be limited by the minimum clear opening width.
- ~~4. The maximum width of door leaves in revolving doors that comply with Section 1010.3.1 shall not be limited.~~
- ~~5. The maximum width of door leaves in power-operated doors that comply with Section 1010.3.2 shall not be limited.~~
6. Door openings within a *dwelling unit* or *sleeping unit* shall have a minimum clear opening height of 78 inches (1981 mm).
7. In *dwelling* and *sleeping units* that are not required to be Accessible, Type A or Type B units, exterior door openings other than the required *exit* door shall have a minimum clear opening height of 76 inches (1930 mm).
8. In Groups I-1, R-2, R-3 and R-4, in *dwelling* and *sleeping units* that are not required to be Accessible, Type A or Type B units, the minimum clear opening widths shall not apply to interior egress doors.
9. Door openings required to be *accessible* within Type B units intended for user passage shall have a minimum clear opening width of 31.75 inches (806 mm).
- ~~10. Doors to walk-in freezers and coolers less than 1,000 square feet (93 m²) in area shall have a maximum width of 60 inches (1524 mm) nominal.~~
11. Doors serving nonaccessible single user shower or sauna compartments, toilet stalls or dressing, fitting or changing rooms shall have a minimum clear opening width of 20 inches (508 mm).

1010.4 Gates. Gates serving the *means of egress* system shall comply with the requirements of this section. Gates used as a component in a *means of egress* shall conform to the applicable requirements for doors.

Exception: Horizontal sliding or swinging gates ~~exceeding the 4-foot (1219 mm) maximum leaf width limitation~~ are permitted in fences and walls surrounding a stadium.

Reason: E39-18 deleted the maximum width requirements from the base provisions, therefore Exceptions 4 and 5 are no longer needed. There's no need to limit the size of doors for power-operated

doors or power-operated revolving doors. The standards referenced require safety features for all these doors.

The only exception remaining that deals with the maximum door size is Exception 10. With the maximum size deleted from the base paragraph, this exception is technically no longer an exception to the main text, so it should be deleted for both technical reasons and consistency.

If the doors do not have a maximum width, the size limit for gates is not needed in the exception. The exception still needs to be

Cost impact: None. There is no technical changes to requirements for power operated or revolving doors because this is regulated by the standard. This may allow additional design options for walk-in coolers and freezers.

BCAC GENERAL ITEM 14 INTERMODAL SHIPPING CONTAINERS

Draft Version 6: 10-20-20

Proposal by Huynh

GXXX-21

IBC: 3115.8.4, 3115.8.4.2, 3115.8.4.3, 3115.8.5, 3115.8.5.2, 3115.8.5.3, and TABLE 3115.8.5.3.

Proponent: TBD, representing ICC Building Code Action Committee (bcac@iccsafe.org)

2021 International Building Code

Revised as follows:

SECTION 3115 INTERMODAL SHIPPING CONTAINERS

3115.1 General. The provisions of Section 3115 and other applicable sections of this code shall apply to intermodal shipping containers that are repurposed for use as buildings or structures or as a part of buildings or structures.

Exceptions:

1. Intermodal shipping containers previously approved as existing relocatable buildings complying with Chapter 14 of the International Existing Building Code.
2. Stationary storage battery arrays located in intermodal shipping containers complying with Chapter 12 of the International Fire Code.
3. Intermodal shipping containers that are listed as equipment complying with the standard for equipment, such as air chillers, engine generators, modular data centers, and other similar equipment.
4. Intermodal shipping containers housing or supporting experimental equipment are exempt from the requirements of Section 3115 provided they comply with all of the following:
 - 4.1 Such units shall be single stand-alone units supported at grade level and used only for occupancies as specified under Risk Category I in Table 1604.5.
 - 4.2 Such units are located a minimum of 8 feet from adjacent structures, and are not connected to a fuel gas system or fuel gas utility.
 - 4.3 In hurricane-prone regions and flood hazard areas, such units are designed in accordance with the applicable provisions of Chapter 16.

3115.2 Construction Documents. The construction documents shall contain information to verify the dimensions and establish the physical properties of the steel components, and wood floor components, of the intermodal shipping container in addition to the information required by Sections 107 and 1603.

3115.3 Intermodal shipping container information. Intermodal shipping containers shall bear an existing data plate containing the following information as required by ISO

6346 and verified by an approved agency. A report of the verification process and findings shall be provided to the building owner.

1. Manufacturer's name or identification number
2. Date manufactured
3. Safety approval number
4. Identification number
5. Maximum operating gross mass (kg) (lbs)
6. Allowable stacking load for 1.8G (kg) (lbs)
7. Transverse racking test force (Newtons)
8. Valid maintenance examination date

Where approved by the building official, the markings and existing data plate are permitted to be removed from the intermodal shipping containers before they are repurposed for use as buildings or structures or as a part of buildings or structures.

3115.4 Protection against decay and termites. Wood structural floors of intermodal shipping containers shall be protected from decay and termites in accordance with the applicable provisions of Section 2304.12.1.1.

3115.5 Under-floor ventilation. The space between the bottom of the floor joists and the earth under any intermodal shipping container, except spaces occupied by basements and cellars, shall be provided with ventilation in accordance with Section 1202.4.

3115.6 Roof assemblies. Intermodal shipping container roof assemblies shall comply with the applicable requirements of Chapter 15.

Exception: Single-unit stand-alone intermodal shipping containers not attached to, or stacked vertically over, other intermodal shipping containers, buildings or structures.

3115.7 Joints and voids. Joints and voids that create concealed spaces between intermodal shipping containers, that are connected or stacked, at fire-resistance-rated walls, floor or floor/ceiling assemblies and roofs or roof/ceiling assemblies shall be protected by an approved fire-resistant joint system in accordance with Section 715.

3115.8 Structural. Intermodal shipping containers which conform to ISO 1496-1 that are repurposed for use as buildings or structures, or as a part of buildings or structures, shall be designed in accordance with Chapter 16 and this section.

3115.8.1 Foundations. Intermodal shipping containers repurposed for use as a permanent building or structure shall be supported on foundations or other supporting structures designed and constructed in accordance with Chapters 16 through 23 of this code.

3115.8.1.1 Anchorage. Intermodal shipping containers shall be anchored to foundations or other supporting structures as necessary to provide a continuous load path for all applicable design and environmental loads in accordance with Chapter 16.

3115.8.2 Welds. All new welds and connections shall be equal to or greater than the original connections.

3115.8.3 Structural design. The structural design for the intermodal shipping containers repurposed for use as a building or structure, or as part of a building or structure, shall comply with Section 3115.8.4 or 3115.8.5.

3115.8.4 Detailed structural design procedure. A structural analysis meeting the requirements of this section shall be provided to the building official to demonstrate the structural adequacy of the intermodal shipping containers.

Exception: Intermodal shipping containers designed in accordance with Section 3115.8.5.

3115.8.4.1 Material properties. Structural material properties for existing intermodal shipping container steel components shall be established by material testing where the steel grade and composition cannot be identified by the manufacturer's designation as to manufacture and mill test.

3115.8.4.2 Seismic design parameters. The seismic force-resisting system shall be designed and detailed in accordance with one of the following:

1. Where all or portions of the ~~corrugated-steel~~ intermodal shipping container sides elements are considered to be the seismic force-resisting system, design and detailing shall be in accordance with the ASCE 7 Table 12.2-1 requirements for light-frame bearing-wall systems with shear panels of all other materials.
2. Where portions of the ~~corrugated-steel~~ intermodal shipping container sides elements are retained, but are not considered to be the seismic force-resisting system, an independent seismic force-resisting system shall be selected, designed and detailed in accordance with ASCE 7 Table 12.2-1, or
3. Where portions of the ~~corrugated-steel~~ intermodal shipping container sides elements are retained and integrated into a seismic force-resisting system other than as permitted by Section ~~3115.4.2~~ 3115.8.4.2 Item 1, seismic design parameters shall be developed from testing and analysis in accordance with Section 104.11 and ASCE 7 Section 12.2.1.1 or 12.2.1.2.

3115.8.4.3 Allowable shear value. The allowable shear values for the intermodal shipping container ~~corrugated-steel-sheet-panel~~ side walls and end walls shall be demonstrated by testing and analysis accordance with Section 104.11.

Where penetrations are made in the side walls or end walls designated as part of the lateral force-resisting system, the penetrations shall be substantiated by rational analysis.

3115.8.5 Simplified structural design procedure of single-unit containers. Single-unit intermodal shipping containers conforming to the limitations of Section 3115.8.5.1 shall be permitted to be designed in accordance with ~~the simplified structural design provisions of~~ Sections 3115.8.5.2 and 3115.8.5.3.

3115.8.5.1 Limitations. Use of Section 3115.8.5 is subject to all the following limitations:

1. The intermodal shipping container shall be a single-unit, stand-alone unit supported on a foundation and shall not be in contact with or supporting any other shipping container or other structure.
2. The intermodal shipping container top and bottom rails, corner castings, and columns or any portion thereof shall not be notched, cut, or removed in any manner.
3. The intermodal shipping container shall be erected in a level and horizontal position with the floor located at the bottom.
4. The intermodal shipping container shall be located in Seismic Design Category A, B, C or D.

3115.8.5.2 Simplified structural design assumptions. Where permitted by Section 3115.8.5.1, single-unit, stand-alone intermodal shipping containers shall be designed using the following assumptions for the ~~corrugated steel shear side~~ walls and end walls:

1. The appropriate detailing requirements contained in Chapters 16 through 23,
2. Response modification coefficient, $R=2$,
3. Overstrength factor, $\Omega =2.5$,
4. Deflection amplification factor, $C = 2$, and
5. Limits on structural height, $h = 9.5$ feet (2,900 mm).

3115.8.5.3 Allowable shear. The allowable shear for the ~~corrugated steel intermodal shipping container~~ side walls (longitudinal) and end walls (transverse) for wind design and for seismic design using the coefficients of Section 3115.8.5.2 shall be permitted to have the allowable shear values set forth in Table 3115.8.5.3 provided that all of the following conditions are met:

1. The total linear length of all openings in any individual side walls or end walls shall be limited to not more than 50% of the length of that side walls or end walls, as shown in Figure 3115.8.5.3(1).
2. Any full height wall length, or portion thereof, less than 4 feet (305 mm) long shall not be considered as a portion of the lateral force-resisting system, as shown in Figure 3115.8.5.3(2).
3. All side walls or end walls used as part of the lateral force-resisting system shall have an existing or new boundary element on all sides to form a continuous load path, or paths, with adequate strength and stiffness to transfer all forces from the point of application to the final point of resistance, as shown in Figure 3115.8.5.3(3).
4. Where openings are made in the intermodal shipping container walls, floors, or roofs for doors, windows and other openings:
 - 4.1 The openings shall be framed with steel elements that are designed in accordance with Chapter 16 and Chapter 22.
 - 4.2 The cross section and material grade of any new steel element shall be equal to or greater than the steel element removed.
5. A maximum of one penetration not greater than a 6-inch (152 mm) diameter hole for conduits, pipes, tubes or vents, or not greater than 16 square inches (10,322 sq mm) for electrical boxes, is permitted for each individual 8 foot length (2,438 mm) lateral force resisting wall. Penetrations located in walls that are not part of the wall lateral force resisting system shall not be limited in size or quantity. Existing intermodal shipping container vents shall not be considered a penetration, as shown in Figure 3115.8.5.3(4).

6. End wall door or doors designated as part of the lateral force-resisting system shall be welded closed.

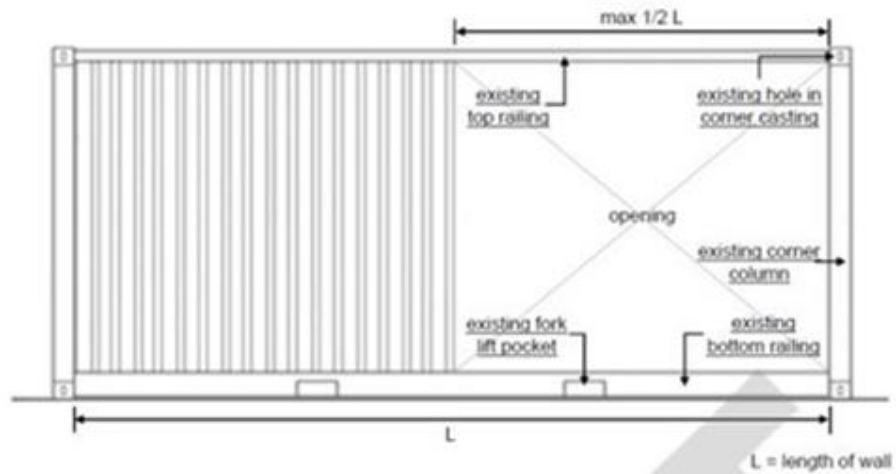
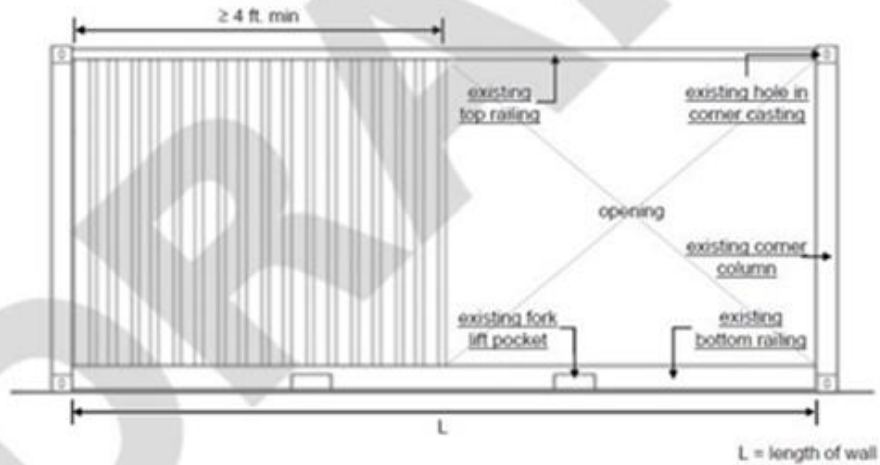


FIGURE 3115.8.5.3(1)
BRACING UNIT DISTRIBUTION—MAXIMUM LINEAR LENGTH



For SI: 1 foot = 304.8 mm.

FIGURE 3115.8.5.3(2)
BRACING UNIT DISTRIBUTION—MINIMUM LINEAR LENGTH

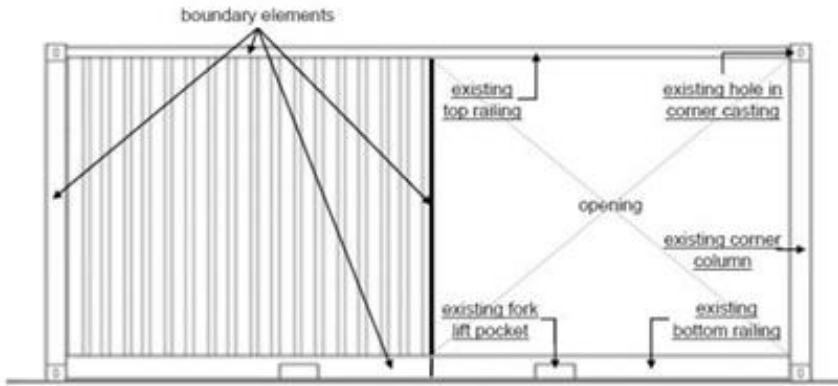


FIGURE 3115.8.5.3(3)
BRACING UNIT DISTRIBUTION—BOUNDARY ELEMENTS

TABLE 3115.8.5.3
ALLOWABLE SHEAR VALUES FOR INTERMODAL SHIPPING CONTAINER
CORRUGATED STEEL SIDE WALLS AND END WALLS FOR WIND OR SEISMIC LOADING

CONTAINER DESIGNATION ^b	CONTAINER DIMENSION (nominal length)	CONTAINER DIMENSION (nominal height)	ALLOWABLE SHEAR VALUES (PLF) ^{a, c}	
			Side Wall	End Wall
1EEE	45 feet	9.5 feet	75	843
1EE		8.5 feet		
1AAA	40 feet	9.5 feet	84	
1AA		8.5 feet		
1A		8.0 feet		
1AX		< 8.0 feet		
1BBB	30 feet	9.5 feet	112	
1BB		8.5 feet		
1B		8.0 feet		
1BX		< 8.0 feet		
1CC	20 feet	8.5 feet	168	
1C		8.0 feet		
1CX		< 8.0 feet		
1D	10 feet	8.0 feet	337	
1DX		< 8.0 feet		

For SI: 1 foot = 304.8 mm.

- The allowable shear values for the side walls and end walls of the intermodal shipping containers are derived from ISO 1496-1 and reduced by a factor of safety of 5.
- Container designation type is derived from ISO 668.
- Limitations of Sections 3115.8.5.1 and 3115.8.5.3 shall apply.

Reason:

Most of the modifications contained in this code change proposal represent editorial changes to terminology as a result of comments received following the introduction of the Intermodal Shipping Container proposals in 2018 and 2019. These comments included concerns about redundancy and including language that is consistent with Chapter 16 Structural provisions.

3115.8.4. Proposed editorial change to the subsection title to insert the word “structural” to reflect that the design provision contained herein is structural in nature.

3115.8.4.2 Item 3. Proposed editorial change to reference the correct section. The intended section reference is supposed to be 3115.8.4.2 Item 1, not 3115.4.2 Item 1 as that section does not exist.

3115.8.4.2, 3115.8.5.2, 3115.8.5.3, and Table 3115.8.5.3. During the Code Action Hearing for the 2018 Group A Code Development Cycle, the Code Action Committee recommended to the proponent to change the wording as part of a public comment. This was inadvertently missed during the Public Comment Hearing. This proposed editorial change is to strike out the words “corrugated steel” and “sides” and replace with the words “intermodal shipping container” and “elements”. The intent to emphasize the entirety of the structural elements (i.e., corrugated steel, top and bottom railing, and side columns) contributes to the lateral force resisting system and not just the individual corrugated steel component.

3115.8.5. Proposed editorial change to the subsection title to insert the word “procedure” reflect the emphasis on structural design procedure of this provision.

Table 3115.8.5.3. Proposed editorial change to the table footnote (a) to insert the word “value” to properly complete the sentence and table footnote (c) to include sections with the applicable conditions for using this table.

Cost impact:

This code change proposal will not increase or decrease construction cost. The proposed changes are editorial in nature, does not change any technical requirement, and as a result should not have any impact on construction cost.

BCAC ADM Item 13 Scope coordination
Section IBC and IRC
Rep:
Date: 10-5-2020; revised 11-23-2020

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*.
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 located in townhouses and complying with the requirements of Section 508.2.
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 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. Where such a facility is located within a dwelling unit, that is within the scope International Residential Code in accordance with Section 101.2, the facility shall be permitted to be constructed in accordance with 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. Where such a facility is located within a dwelling unit that within the scope *International Residential Code* in accordance with Section 101.2, the facility shall be permitted to be constructed in accordance with this code or with 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~~ Where such a facility is located within a dwelling unit that within the scope *International Residential Code* in accordance with Section 101.2, the facility shall be permitted to be constructed in accordance with this code or 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*.

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. Be 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. 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 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~~ Where such a facility is located within a dwelling unit that is within the scope *International Residential Code* in accordance with Section 101.2, the facility shall be permitted to be constructed in accordance with this code or 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*.

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 Where such a facility is located within a dwelling unit that within the scope *International Residential Code* in accordance with Section 101.2, the facility shall be permitted to be constructed in accordance with this code or 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*.

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 Where such a facility is located within a dwelling unit that within the scope *International Residential Code* in accordance with Section 101.2, the facility shall be permitted to be constructed in accordance with this code or 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*.

Reason: The intent of this proposal is to clarify the allowance for when a care facility fits into the residential requirements in the IBC; and to be technically correct for when this same facility can use the 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. The change to the more specific language for the type of care in Section 310.4.1 is to mirror the defined terms used in 308.2.4 and 308.3.2

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*, provided that 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 giving 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. In addition the IRC does not have occupant load, 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 through 508.5.11.

Exceptions:

1. *Dwelling or sleeping units* that include an office that is less than 10 percent of the area of the *dwelling unit* are permitted to be classified as *dwelling units* with accessory occupancies in accordance with Section 508.2.
2. *Live/work units located in townhouses and complying with the requirements of Section 508.5.1 through 508.5.11* are permitted to be constructed in accordance with the *International Residential Code*.

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.

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~~IntentPurpose.~~

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~~IntentPurpose.~~

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.

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.