

ICC 300 proposals to 2027 I-codes – Initial draft for proposal ideas 3-6-2023; revised 4-19-2023

Send to BCAC and FCAC for co-proponent

BCAC Egress Item 10 for Proposal 2. Proposal 1 and 3 to FCAC

## Proposal 1

### IBC/IFC 907.2.1,

[F] **907.2.1 Group A.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies where the *occupant load* due to the assembly occupancy is 300 or more, or where the Group A *occupant load* is more than 100 persons above or below the *lowest level of exit discharge*. Group A occupancies not separated from one another in accordance with Section 707.3.10 shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

#### Exceptions:

1. Manual fire alarm boxes are not required where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.
2. Manual fire alarm boxes and the associated occupant notification system or emergency voice/alarm communication system are not required for Group A-5 ~~outdoor bleacher-type~~ seating ~~having an occupant load of greater than or equal to 300 and less than 15,000 occupants~~ provided all of the following are met:
  - 2.1. The seating has an occupant load of less than 15,000.
  - 2.2. A public address system with standby power is provided;
  - 2.3. Enclosed spaces attached to or within 5 ft (1.5 m) of the outdoor ~~bleacher-type~~ seating comprise, in the aggregate, a maximum of 10 percent or less of the overall area of the outdoor ~~bleacher-type~~ seating or 1000 ft<sup>2</sup> (92.9 m<sup>2</sup>), whichever is less;
  - 2.4. Enclosed accessory spaces under or attached to the outdoor ~~bleacher-type~~ seating shall be separated from the ~~bleacher-type~~ seating in accordance with Section 1030.1.1.1 of this code;
  - 2.5. All means of egress from the ~~bleacher-type~~ seating are open to the outside.
3. Manual fire alarm boxes and the associated occupant notification system or emergency voice/alarm communication system are not required for temporary Group A-5 ~~outdoor bleacher-type~~ seating provided all of the following are met:
  - 3.1. There are no enclosed spaces under or attached to the outdoor ~~bleacher-type~~ seating;
  - 3.2. The ~~bleacher-type~~ seating is erected for a period of less than 180 days; and
  - 3.3. Evacuation of the ~~bleacher-type~~ seating is included in an approved fire safety plan.

Reason: NFAP 101 refers to bleachers as seating with out backs. In ICC 300 (and the IBC reference) bleachers include seating with or without backs that are on an independent structural frame. Therefore, a Group A-5 facility could be ICC 300 bleachers or seating on a tiered floor. Using 'bleacher-type' seating

can be mis-interpreted. The F86-21 says this is intended to be consistent with ICC 300, Section 309.1, but this same issue is applicable to all outside seating (Group A-5).

F86-21 added exceptions 2 and 3 can be seen at

<https://www.cdaccess.com/proposal/6775/23685/preview/> and the committee reason was

Committee Reason F86-21: The committee stated that the reasons for approval were that it addresses a situation not previously anticipated for Group A-5 occupancies, includes information contained in ICC 300 that has not previously been introduced and it adds reasonable exemptions for manual fire alarm boxes serving a Group A-5 outdoor bleacher type seating. Additionally, it was noted that it does not burden the end user with buying another standard when it could easily be put into the body of the code and it is probably already being done. (Vote: 9-5)

**[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] 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*”).

**[BE] OPEN-AIR ASSEMBLY SEATING.** Seating served by *means of egress* that is not subject to smoke accumulation within or under a structure and is open to the atmosphere.

Group A-5 is defined as outside by Section 303.6

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## Proposal 2

### IPMC 304.13 (New), 405.6(New)

Note: Section 304.1.1, Item 12 and 305.1.1, Item 5 suggested by secretariat for IPMC; revisions in 304.13 and 305.6 suggested by ICC 300 member for coordination with standard.

#### SECTION 304 EXTERIOR STRUCTURE

**304.1 General.** The exterior of a *structure* shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

##### **PM5-21, PM6-21**

**304.1.1 Potentially unsafe Unsafe conditions.** The following conditions shall be determined as considered to be potentially unsafe, shall be assessed, and shall be repaired or replaced to comply with the *International Building Code* or addressed in compliance with the *International Existing Building Code*, *the International Residential Code* or the *International Building Code* as required for existing buildings:

1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations have deterioration or distress that appears to reduce their load-carrying capacity is not capable of resisting all nominal loads or load effects.

3. Structures or components thereof have deterioration or distress that appears to reduce their load-carrying capacity that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
- ~~5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.~~
- ~~56.~~ Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
- ~~67.~~ Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
- ~~78.~~ Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
- ~~89.~~ Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects.
- ~~910.~~ Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
- ~~1011.~~ Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
- ~~1112.~~ Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
12. Bleachers, folding and telescopic seating and grandstands and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly ballasted, anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ~~1213.~~ Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.

**Exceptions:**

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

**304.10 Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper *anchorage* and capable of supporting the imposed loads.

**304.12 Handrails and guards.** Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

**304.13 Bleachers, folding and telescopic seating and grandstands.** Bleachers, folding and telescopic seating and grandstands shall be inspected evaluated, maintained and repaired in accordance with Chapter 5 of ICC 300. Bleachers, folding and telescopic seating and grandstands and appurtenances attached thereto, shall be maintained in sound condition, in good repair, with proper ballast or anchorage and capable of supporting the imposed loads. Handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

## SECTION 305 INTERIOR STRUCTURE

**305.1 General.** The interior of a *structure* and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. *Occupants* shall keep that part of the *structure* that they occupy or control in a clean and sanitary condition. Every *owner* of a *structure* containing a *rooming house*, *housekeeping units*, a hotel, a dormitory, two or more *dwelling units* or two or more nonresidential *occupancies*, shall maintain, in a clean and sanitary condition, the shared or public areas of the *structure* and *exterior property*.

**PM5-21, PM6-21, PM9-21 (also added IRC to Section 305.1.1)**

**305.1.1 Potentially unsafe Unsafe conditions. Potentially unsafe Unsafe conditions.** The following conditions shall be ~~determined as considered to be potentially unsafe, shall be assessed,~~ and shall be ~~repaired or replaced to comply with the International Building Code or addressed in compliance with the International Existing Building Code, the International Residential Code or the International Building Code as required for existing buildings:~~

1. ~~Structural members have deterioration or distress that appears to reduce their load-carrying capacity. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.~~
2. ~~The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations have deterioration or distress that appears to reduce their load-carrying capacity is not capable of resisting all nominal loads or load effects.~~
3. ~~Structures or components thereof have deterioration or distress that appears to reduce their load-carrying capacity that have reached their limit state.~~
4. ~~Structural members are incapable of supporting nominal loads and load effects.~~
5. ~~Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.~~
5. ~~Bleachers, folding and telescopic seating and grandstands and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly ballasted, anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.~~
5. ~~Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.~~

**Exceptions:**

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

**305.4 Stairs and walking surfaces.** Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

**305.5 Handrails and guards.** Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

**305.6 Bleachers, folding and telescopic seating and grandstands.** ~~Bleachers, folding and telescopic seating and grandstands shall be inspected evaluated, maintained and repaired in accordance with Chapter 5 of ICC 300. Bleachers, folding and telescopic seating and grandstands and appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper ballast or anchorage and capable of supporting the imposed loads. Handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.~~

Reason: ICC 300 Chapter 5 contains requirements for maintenance and repairs. This should be reflected in the IPMC. The language is borrowed from the existing provisions for stairs, handrails and guards.

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## Proposal 3

### IFC/IBC 903.2.1.5, 1030.1.1.1

**903.2.1.5 Group A-5.** An *automatic sprinkler system* shall be provided for all enclosed Group A-5 accessory use areas in excess of 1,000 square feet (93 m<sup>2</sup>).

**903.2.1.5.1 Spaces under grandstands or bleachers.** Enclosed spaces under *grandstands* or *bleachers* shall be equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1 where either of the following exist:

1. The enclosed area is 1,000 square feet (93 m<sup>2</sup>) or less and is not constructed in accordance with Section 1030.1.1.1.
2. Except for toilet rooms, The enclosed area exceeds areas exceeding 1,000 square feet (93 m<sup>2</sup>).

**1030.1.1 Bleachers.** *Bleachers, grandstands and folding and telescopic seating*, that are not building elements, shall comply with ICC 300.

**1030.1.1.1 Spaces under grandstands and bleachers.** Spaces under *grandstands* or *bleachers* shall be separated by *fire barriers* complying with Section 707 and *horizontal assemblies* complying with Section 711 with not less than 1-hour *fire-resistance-rated* construction.

**Exceptions:**

1. Ticket booths less than 100 square feet (9.29 m<sup>2</sup>) in area.
2. Toilet rooms.
3. Other accessory use areas 1,000 square feet (92.9 m<sup>2</sup>) or less in area and equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1.

Reason: There is a technical difference between Sections 902.1.5.1 and 1030.1.1.1 where there are toilet rooms that are greater than 1,000 sq.ft. The toilet rooms have very minimal combustible materials, so there is no reason to require sprinklers or have a 1,000 sq.ft. limit for toilet rooms.