

Item 1 BCAC Admin – draft in progress 6-5-2023 – ready to move to CAC’s.

BCAC Accessible

See G1-2021 Part 1 D, 2 public comments

Videos

<https://www.cdpassess.com/videos/3935/>

<https://www.cdpassess.com/videos/4663/>

G1-21 Part 2, 3, 4 and 6 AS

G1-21 Part 5 AMPC

This proposal will be reviewed by BCAC, FCAC, PMGCAC and SEHPCAC for co-sponsorship.

BCAC

IBC

[M] ACCESS (TO). That which enables a device, an *appliance* or equipment to be reached by *ready access* or by a means that first requires the removal or movement of a panel, door or similar obstruction.

[M] READY ACCESS (TO). That which enables a device, *appliance* or equipment to be directly reached, without requiring the removal or movement of any panel, door or similar obstruction.

703.5 Marking and identification. Where ~~there is an accessible~~ a concealed space can be entered and is under a floor, within a floor-ceiling or an *attic* space, *fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions* or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

1. Be located within 15 feet (4572 mm) of the end of each wall and at intervals not exceeding 30 feet (9144 mm) measured horizontally along the wall or partition.
2. Include lettering not less than 3 inches (76 mm) in height with a minimum ³/₈-inch (9.5 mm) stroke in a contrasting color incorporating the suggested wording, “FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS,” or other wording.

1004.7 Outdoor areas. *Yards, patios, occupiable roofs, courts and similar outdoor areas* ~~accessible to and usable~~ intended for use by the building occupants shall be provided with *means of egress* as required by this chapter. The *occupant load* of such outdoor areas shall be assigned by the *building official* in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, *means of egress* requirements for the building shall be based on the sum of the *occupant loads* of the building plus the outdoor areas.

Exceptions:

1. Outdoor areas used exclusively for service of the building need only have one *means of egress*.
2. Both outdoor areas associated with Group R-3 and individual dwelling units of Group R-2.

1011.5.5.3 Solid risers. Risers shall be solid.

Exceptions:

1. Solid risers are not required for *stairways* that are not required to comply with Section 1009.3, provided that the opening between treads does not permit the passage of a sphere with a diameter of 4 inches (102 mm).
2. Solid risers are not required for occupancies in Group I-3 or in Group F, H and S occupancies other than areas ~~accessible to~~ intended for use by the public. The size of the opening in the riser is not restricted.
3. Solid risers are not required for *spiral stairways* constructed in accordance with Section 1011.10.

1011.7.1 Stairway walking surface. The walking surface of treads and landings of a *stairway* shall not be sloped steeper than one unit vertical in 48 units horizontal (2-percent slope) in any direction. *Stairway* treads and landings shall have a solid surface. Finish floor surfaces shall be securely attached.

Exceptions:

1. Openings in *stair* walking surfaces shall be a size that does not permit the passage of 1/2-inch-diameter (12.7 mm) sphere. Elongated openings shall be placed so that the long dimension is perpendicular to the direction of travel.
2. In Group F, H and S occupancies, other than areas of parking structures ~~accessible to~~ intended for use by the public, openings in treads and landings shall not be prohibited provided that a sphere with a diameter of 1 1/8 inches (29 mm) cannot pass through the opening.

1015.2 Where required. *Guards* shall be located along open-sided walking surfaces, including *mezzanines*, equipment platforms, *aisles, stairs*, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at

any point within 36 inches (914 mm) horizontally to the edge of the open side and at the perimeter of occupiable roofs. *Guards* shall be adequate in strength and attachment in accordance with Section 1607.9.

Exceptions: *Guards* are not required for the following locations:

1. On the loading side of loading docks or piers.
2. On the audience side of *stages* and raised *platforms*, including *stairs* leading up to the *stage* and raised *platforms*.
3. On raised *stage* and *platform* floor areas, such as runways, ramps and side *stages* used for entertainment or presentations.
4. At vertical openings in the performance area of *stages* and *platforms*.
5. At elevated walking surfaces appurtenant to *stages* and *platforms* for access to and utilization of special lighting or equipment.
6. Along vehicle service pits not ~~accessible to~~ intended for use by the public.
7. In assembly seating areas at cross *aisles* in accordance with Section 1030.17.2.
8. On the loading side of station platforms on fixed guideway transit or passenger rail systems.
9. Portions of an occupiable roof located less than 30 inches (762 mm) measured vertically to adjacent unoccupiable roof areas where approved *guards* are present at the perimeter of the roof.
10. At portions of an occupiable roof where an approved barrier is provided.

[P]1210.2.2 Walls and partitions. Walls and partitions within 2 feet (610 mm) of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet (1219 mm) above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture.

Exception: This section does not apply to the following buildings and spaces:

1. Dwelling units and *sleeping units*.
2. Toilet rooms that are not ~~accessible to~~ intended for use by the public and that have not more than one water closet.

Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

1607.9.1 Handrails and guards. *Handrails* and *guards* shall be designed to resist a linear *load* of 50 pounds per linear foot (plf) (0.73 kN/m) in accordance with Section 4.5.1.1 of ASCE 7. Glass handrail assemblies and *guards* shall comply with Section 2407.

Exceptions:

1. For one- and two-family dwellings, only the single concentrated *load* required by Section 1607.9.1.1 shall be applied.
2. In Group I-3, F, H and S occupancies, for areas that are not ~~accessible to~~ intended for use by the ~~general~~ public and that have an *occupant load* less than 50, the minimum *load* shall be 20 pounds per foot (0.29 kN/m).

1704.2.2 Access for special inspection. The construction or work for which *special inspection* or testing is required shall remain ~~accessible and~~ exposed and with access for *special inspection* or testing purposes until completion of the required *special inspections* or tests.

1807.2.5 Guards. *Guards* shall be provided at retaining walls in accordance with Sections 1807.2.5.1 through 1807.2.5.3.

Exception: *Guards* are not required at retaining walls ~~not accessible to adjacent to in areas not intended for use by~~ the public.

2111.3.1 Ash dump cleanout. Cleanout openings, located within foundation walls below fireboxes, where provided, shall be equipped with ferrous metal or masonry doors and frames constructed to remain tightly closed, except when in use. Cleanouts shall be ~~accessible provided with access~~ and located so that ash removal will not create a hazard to combustible materials.

2113.9.2 Spark arrestors. Where a spark arrestor is installed on a masonry chimney, the spark arrestor shall meet all of the following requirements:

1. The net free area of the arrestor shall be not less than four times the net free area of the outlet of the chimney flue it serves.
2. The arrestor screen shall have heat and *corrosion resistance* equivalent to 19-gage galvanized steel or 24-gage stainless steel.
3. Openings shall not permit the passage of spheres having a diameter greater than $\frac{1}{2}$ inch (12.7 mm) nor block the passage of spheres having a diameter less than $\frac{3}{8}$ inch (9.5 mm).
4. The spark arrestor shall be ~~accessible provided with access~~ for cleaning and the screen or chimney cap shall be removable to allow for cleaning of the chimney flue.

2405.3 Screening. Broken glass retention screens, where required, shall be: capable of supporting twice the weight of the glazing, firmly and substantially fastened to the framing members, and installed within 4 inches (102 mm) of the glass. The screens shall be constructed of a noncombustible material not thinner than No. 12 B&S gage (0.0808 inch) with mesh not larger than 1 inch by 1 inch (25 mm by 25 mm). In a corrosive atmosphere, structurally equivalent noncorrosive screen materials shall be used.

Exception: In monolithic and multiple-layer sloped glazing systems, the following applies:

1. Fully tempered glass installed without protective screens where glazed between intervening floors at a slope of 30 degrees (0.52 rad) or less from the vertical plane shall have the highest point of the glass 10 feet (3048 mm) or less above the walking surface.
2. Screens are not required below any glazing material, including annealed glass, where the walking surface below the glazing material is permanently protected from the risk of falling glass or the area below the glazing material is not a walking surface.

3. Any glazing material, including annealed glass, is permitted to be installed without screens in the sloped glazing systems of commercial or detached noncombustible *greenhouses* used exclusively for growing plants and not open to the public, provided that the height of the *greenhouse* at the ridge does not exceed 30 feet (9144 mm) above grade.

4. Screens shall not be required in individual *dwelling units* in Groups R-2, R-3 and R-4 where fully tempered glass is used as single glazing or as both panes in an insulating glass unit, and the following conditions are met:

4.1. Each pane of the glass is 16 square feet (1.5 m²) or less in area.

4.2. The highest point of the glass is 12 feet (3658 mm) or less above any walking surface ~~or other accessible area~~.

4.3. The glass thickness is ³/₁₆ inch (4.8 mm) or less.

5. Screens shall not be required for laminated glass with a 15-mil (0.38 mm) polyvinyl butyral (or equivalent) interlayer used in individual *dwelling units* in Groups R-2, R-3 and R-4 within the following limits:

5.1. Each pane of glass is 16 square feet (1.5 m²) or less in area.

5.2. The highest point of the glass is 12 feet (3658 mm) or less above a walking surface ~~or other accessible area~~.

2405.3.3 Screening not required in monolithic and multiple-layer sloped glazing systems. In monolithic and multiple-layer sloped glazing systems, retention screens are not required for any of the following:

1. Fully tempered glass where glazed between intervening floors at a slope of 30 degrees (0.52 rad) or less from the vertical plane, and the highest point of the glass is 10 feet (3048 mm) or less above the walking surface.

2. Any glazing material, including annealed glass, where the walking surface below the glazing material is permanently protected from the risk of falling glass or the area below the glazing material is not a walking surface.

3. Any glazing material, including annealed glass, in the sloped glazing systems of commercial or detached noncombustible greenhouses used exclusively for growing plants and not open to the public, provided that the height of the greenhouse at the ridge does not exceed 30 feet (9144 mm) above grade.

4. Individual dwelling units in Groups R-2, R-3 and R-4 where fully tempered glass is used as single glazing or as both panes in an insulating glass unit, and all of the following conditions are met:

4.1. Each pane of the glass is 16 square feet (1.5 m²) or less in area.

4.2. The highest point of the glass is 12 feet (3658 mm) or less above any walking surface ~~or other accessible area~~.

4.3. The glass thickness is ³/₁₆ inch (4.8 mm) or less.

5. Laminated glass with a 15-mil (0.38 mm) polyvinyl butyral or equivalent interlayer used in individual dwelling units in Groups R-2, R-3 and R-4 where both of the following conditions are met:

5.1. Each pane of glass is 16 square feet (1.5 m²) or less in area.

5.2. The highest point of the glass is 12 feet (3658 mm) or less above a walking surface ~~or other accessible area~~.

2406.4.3 Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

- 1.The exposed area of an individual pane is greater than 9 square feet (0.84 m²).
- 2.The bottom edge of the glazing is less than 18 inches (457 mm) above the floor or adjacent walking surface.
- 3.The top edge of the glazing is greater than 36 inches (914 mm) above the floor or adjacent walking surface.
- 4.One or more walking surface(s) are within 36 inches (914 mm), measured horizontally and in a straight line, of the plane of the glazing.

Exceptions:

- 1.Decorative glazing.
- 2.Where a horizontal rail is installed on the accessible walking surface side(s) of the glazing at 34 to 38 inches (864 to 965 mm) above the walking surface, ~~The the~~ rail shall be capable of withstanding a horizontal *load* of 50 pounds per linear foot (730 N/m) without contacting the glass and be not less than 1 1/2 inches (38 mm) in cross-sectional height.
- 3.Outboard panes in insulating glass units or multiple glazing where the bottom exposed edge of the glass is 8 feet (2438 mm) or more above any grade or walking surface adjacent to the glass exterior.

3008.9 Emergency voice/alarm communication system. The building shall be provided with an *emergency voice/alarm communication system*. ~~The emergency voice/alarm communication system shall be accessible to the fire department. The system shall be provided~~ in accordance with Section 907.5.2.2.

F101.5.1 Rodent-accessible access to openings. Windows and other openings for the purpose of light and ventilation in the *exterior walls* not covered in this chapter, accessible to which are susceptible to entry by rodents by way of exposed pipes, wires, conduits and other appurtenances, shall be covered with wire cloth of at least 0.035-inch (0.89 mm) wire. In lieu of wire cloth covering, said pipes, wires, conduits and other appurtenances shall be blocked from rodent usage by installing solid sheet metal guards 0.024 inch (0.61 mm). Guards shall be fitted around pipes, wires, conduits or other appurtenances. In addition, they shall be fastened securely to and shall extend perpendicularly from the *exterior wall* for not less than 12 inches (305 mm) beyond and on either side of the pipes, wires, conduits or appurtenances.

H110.1 General. Roof signs shall be constructed entirely of metal or other approved noncombustible material except as provided for in Sections H106.1.1 and H107.1. Provisions shall be made for electric grounding of metallic parts. Where combustible materials are permitted in letters or other ornamental features, wiring and tubing shall be kept free and insulated therefrom. Roof signs shall be so constructed as to leave a clear space of not less than 6 feet (1829 mm) between the roof level and the lowest part of the sign and shall have not less than 5 feet (1524 mm) clearance between the vertical supports thereof. Roof sign structures shall not project beyond an *exterior wall*.

Exception: Signs on flat roofs ~~with every part of the roof accessible there is access to the signs are not required to comply with this section.~~

IRC

[RB] ACCESS (TO). That which enables a device, an *appliance* or equipment to be reached by *ready access* or by a means that first requires the removal or movement of a panel, door or similar obstruction.

[RB] READY ACCESS (TO). That which enables a device, *appliance* or equipment to be directly reached, without requiring the removal or movement of any panel, door or similar obstruction.

TABLE M1306.2 REDUCTION OF CLEARANCES WITH SPECIFIED FORMS OF PROTECTION

- a. Reduction of clearances from combustible materials shall not interfere with combustion air, draft hood clearance and relief, and accessibility of access for servicing.

M1803.4.1 Closure and accessibility access. A noncombustible seal shall be provided below the point of connection to prevent entry of room air into the flue. Means shall be provided for access to the flue for inspection and cleaning.

M2006.2 Clearances. The clearances shall not interfere with *combustion air*, draft hood or flue terminal relief, or accessibility access for servicing.

IRC and IFGC – Chapter 24

G2409.4 (308.4) Central-heating boilers and furnaces. *Clearance* requirements for central-heating boilers and *furnaces* shall comply with Sections G2409.4.1 through G2409.4.5. The *clearance* to these *appliances* shall not interfere with *combustion air*, *draft hood clearance* and relief, and accessibility access for servicing.

TABLE G2409.2 (308.2) REDUCTION OF CLEARANCES WITH SPECIFIED FORMS OF PROTECTION

- a. Reduction of clearances from combustible materials shall not interfere with combustion air, draft hood clearance and relief, and ~~accessibility~~ access for of servicing.

**TABLE P2701.1
PLUMBING FIXTURES, FAUCETS AND FIXTURE FITTINGS**

| Material | Standard |
|---|-----------|
| Thermoplastic accessible and replaceable plastic tube and tubular fittings | ASTM F409 |

P2704.1 Slip joints. Slip-joint connections shall be installed only for tubular waste piping and only between the waste outlet of a fixture and the connection to the drainage piping. Slip-joint connections shall be made with an approved elastomeric sealing gasket. Access to Slip-joint connections shall ~~be accessible. Such access shall be provided by provide~~ an opening that is not less than 12 inches (305 mm) in its smallest dimension.

**SECTION P2706
WASTE RECEPTORS**

P2706.1 General. For other than hub drains that receive only clear-water waste and standpipes, a removable strainer or basket shall cover the waste outlet of waste receptors. Waste receptors shall not be installed in concealed spaces. Waste receptors shall not be installed in plenums, attics, crawl spaces or interstitial spaces above ceilings and below floors. Ready access shall be provided to Waste receptors ~~shall be readily accessible.~~

P2712.6 Access. Access to the Parts in a flush tank shall be ~~accessible~~ provided for repair and replacement.

P2720.2 Piping drainage. The circulation pump shall be ~~accessibly~~ located above the crown weir of the trap. Access to the circulation pump shall be provided. The pump drain line shall be properly graded to ensure minimum water retention in the volute after fixture use. The circulation piping shall be installed to be self-draining.

P2722.4 Individual pressure-balancing in-line valves for individual fixture fittings. Individual pressure-balancing in-line valves for individual fixture fittings shall comply with ASSE 1066. Such valves ~~shall be installed in an accessible a location and~~ shall not be used as a substitute for the balanced pressure, thermostatic or combination shower valves required in Section P2708.4. Access to such valves shall be provided.

P2903.9.5 Hose bibb bleed. ~~A readily accessible~~ An air bleed shall be installed in hose bibb supplies at the manifold or at the hose bibb exit point. Ready access to the air bleed shall be provided.

P2903.10.1 Service valve. Each *dwelling unit* shall ~~be provided with an accessible~~ provide access to a main shutoff valve near the entrance of the water service. The valve shall be of a full-open type having nominal restriction to flow, with provision for drainage such as a bleed orifice or installation of a separate drain valve. Additionally, the water service shall be valved at the curb or *lot line* in accordance with local requirements.

P2903.10.2 Water heater valve. A ~~readily accessible~~ full-open valve with ready access shall be installed in the cold-water supply pipe to each water heater at or near the water heater.

P2903.10.3 Fixture valves and access. Shutoff valves shall be required on each fixture supply pipe to each plumbing *appliance* and to each plumbing fixture other than bathtubs and showers. Access shall be provided to Valves serving individual plumbing fixtures, *plumbing appliances*, risers and branches ~~shall be accessible.~~

P2903.11 Hose bibb. Hose bibbs subject to freezing, including the “frostproof” type, shall be equipped with ~~an accessible~~ access to a stop-and-waste-type valve inside the building so that they can be controlled and drained during cold periods.

Exception: Frostproof hose bibbs installed such that the stem extends through the building insulation into an open heated or *semiconditioned space* need not be separately valved (see Figure **P2903.11**).

P2911.5 Filtration. Untreated water collected for reuse shall be filtered as required for the intended end use. Access shall be provided for Filters ~~shall be accessible~~ for inspection and maintenance. Filters shall utilize a pressure gauge or other *approved* method to provide indication when a filter requires servicing or replacement. Filters shall be installed with shutoff valves immediately upstream and downstream to allow for isolation during maintenance.

P2911.8.1 Bypass valve. One three-way diverter valve certified to NSF 50 or other *approved* device shall be installed on collection piping upstream of each storage tank, or drainfield, as applicable, to divert untreated on-site reuse sources to the sanitary sewer to allow servicing and inspection of the system. Bypass valves shall be installed downstream of fixture traps and vent connections. Bypass valves shall be *labeled* to indicate the direction of flow, connection and storage tank or drainfield connection. Access shall be provided for Bypass valves ~~shall be installed in accessible locations.~~ Two shutoff valves shall not be installed to serve as a bypass valve.

P2911.9 Pumping and control system. Access shall be provided to Mechanical equipment including pumps, valves and filters ~~shall be accessible~~ and shall be removable in order to perform repair, maintenance and cleaning. The minimum flow rate and flow

pressure delivered by the pumping system shall be appropriate for the application and in accordance with Section P2903.

P2912.4 Roof washer. An amount of rainwater shall be diverted at the beginning of each rain event, and not allowed to enter the storage tank, to wash accumulated debris from the collection surface. The amount of rainfall to be diverted shall be field adjustable as necessary to minimize storage tank water contamination. The roof washer shall not rely on manually operated valves or devices, and shall operate automatically. Diverted rainwater shall not be drained to the roof surface, and shall be discharged in a manner consistent with the stormwater runoff requirements of the *jurisdiction*. Access shall be provided to Roof washers ~~shall be accessible~~ for maintenance and service.

P2912.8 Filtration. Collected rainwater shall be filtered as required for the intended end use. Access shall be provided to Filters ~~shall be accessible~~ for inspection and maintenance. Filters shall utilize a pressure gauge or other *approved* method to provide indication when a filter requires servicing or replacement. Filters shall be installed with shutoff valves installed immediately upstream and downstream to allow for isolation during maintenance.

P2912.12 Pumping and control system. Access shall be provided to Mechanical equipment, including pumps, valves and filters ~~shall be easily accessible~~ and shall be removable in order to perform repair, maintenance and cleaning. The minimum flow rate and flow pressure delivered by the pumping system shall appropriate for the application and in accordance with Section P2903.

P3005.1.5 Provisions for future fixtures. Where drainage has been roughed-in for future fixtures, the drainage unit values of the future fixtures shall be considered in determining the required drain sizes. Such future installations shall be terminated with ~~an accessible~~ a permanent plug or cap fitting. Access to such plug or cap fittings shall be provided.

P3007.2 Valves required. A check valve and a full open valve located on the discharge side of the check valve shall be installed in the pump or ejector discharge piping between the pump or ejector and the gravity drainage system. Access shall be provided to such valves. Such valves shall be located above the sump cover required by Section P3007.3.2 or, where the discharge pipe from the ejector is below grade, the valves shall be ~~accessibly~~ located with access outside the sump below grade in an access pit with a removable access cover.

P3007.3.2 Sump. The sump shall be not less than 18 inches (457 mm) in diameter and 24 inches (610 mm) deep, unless otherwise approved. ~~The sump shall be accessible~~ Access shall be provided to the sump and. The sump shall be located so that drainage flows into the sump by gravity. The sump shall be constructed of tile, concrete, steel,

plastic or other approved materials. The sump bottom shall be solid and provide permanent support for the pump. The sump shall be fitted with a gastight removable cover that is installed not more than 2 inches (51 mm) below grade or floor level. The cover shall be adequate to support anticipated loads in the area of use. The sump shall be vented in accordance with Chapter 31.

P3302.1 Subsoil drains. Subsoil drains shall be open-jointed, horizontally split or perforated pipe conforming to one of the standards indicated in Table P3302.1. Such drains shall be not less than 4 inches (102 mm) in diameter. Where the building is subject to backwater, the subsoil drain shall be protected by ~~an accessibly located~~ backwater valve. Access shall be provided to the backwater valve. Subsoil drains shall discharge to a trapped area drain, sump, dry well or approved location above ground. The subsoil sump shall not be required to have either a gastight cover or a vent. The sump and pumping system shall comply with Section P3303.

P3303.1.2 Sump pit. The sump shall be not less than 18 inches (457 mm) in diameter and 24 inches (610 mm) deep, unless otherwise approved. ~~The sump shall be accessible~~ Access shall be provided to the sump and. The sump shall be located so that all drainage flows into the sump by gravity. The sump shall be constructed of tile, steel, plastic, cast iron, concrete or other approved material, with a removable cover adequate to support anticipated loads in the area of use. The sump floor shall be solid and provide permanent support for the pump.

P3303.1.4 Piping. Discharge piping shall meet the requirements of Sections P3002.1, P3002.2, P3002.3 and P3003. Discharge piping shall include ~~an accessible a~~ full-flow check valve with access provided. Pipe and fittings shall be the same size as, or larger than, the pump discharge tapping.

Chapter 34-43 are not included because these are a copy of NFPA Electrical code

SECTION AE108 INSPECTIONS

AE108.1 General. All construction or work for which a manufactured home installation permit is required shall be subject to inspection by the building official, and certain types of construction shall have continuous inspection by special inspectors as specified in Section AE109. The building official has the authority to require a survey of the lot to verify that the structure is located in accordance with the approved plans.

It shall be the duty of the permit applicant to provide access and cause the work to ~~be accessible and~~ be exposed for inspection purposes. Neither the building official nor this jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

AE114.6 Under-floor clearances—ventilation and access. A minimum clearance of 12 inches (305 mm) shall be maintained beneath the lowest member of the floor support framing system. Clearances from the bottom of wood floor joists or perimeter joists shall be as specified in this code.

Under-floor spaces shall be ventilated with openings as specified in this code. If combustion air for one or more heat-producing appliance is taken from within the under-floor spaces, ventilation shall be adequate for proper appliance operation.

Under-floor access openings shall be provided. Such openings shall be not less than 18 inches (457 mm) in any dimension and not less than 3 square feet (0.279 m²) in area, and shall be located so that access is provided to any water supply and sewer drain connections located under the manufactured homes ~~are accessible~~.

AF103.8 Access to Vent pipe accessibility. Access shall be provided to radon vent pipes ~~shall be accessible~~ for future fan installation through an attic or other area outside the *habitable space*.

Exception: ~~The radon vent pipe need not be accessible in an~~ Attic spaces where an *approved* roof-top electrical supply is provided for future use.

AF103.9 Vent pipe identification. Exposed and visible interior radon vent pipes shall be identified with not less than one *label* on each floor and in ~~accessible attics~~ provided with access. The *label* shall read: "Radon Reduction System."

AF103.12 Power source. To provide for future installation of an active submembrane or subslab depressurization system, an electrical circuit terminated in an *approved* box shall be installed during construction in the attic or other anticipated location of vent pipe fans. Access shall be provided to an electrical supply ~~shall be accessible~~ in anticipated locations of system failure alarms.

IZC

801.4.3 Stall access. Each required parking stall shall be individually and easily accessed. Automobiles shall not be required to back onto any public street or sidewalk to leave any parking stall where such stalls serve more than two dwelling units or other than residential uses. Portions of a public lot or garage shall ~~be accessible~~ provide access to other portions thereof without requiring the use of any public street.

SECTION 806 LOADING SPACES

806.1 General. Loading spaces shall be provided on the same lot for every building in the C or FI zones. No loading space is required if prevented by an existing lawful building.

806.2 Size. Each loading space shall have a clear height of 14 feet (4267 mm) and shall be directly ~~accessible~~ accessed through a usable door not less than 3 feet (914 mm) in width and 6 feet, 8 inches (2032 mm) high. The minimum area of a loading space shall be 400 square feet (37.2 m²) and the minimum dimensions shall be 20 feet (6096 mm) long and 10 feet (3048 mm) deep.

FCAC

IFC

WILDFIRE RISK AREA. Land that is covered with grass, grain, brush or forest, whether privately or publicly owned, ~~which is so situated or is of such inaccessible location that~~ where a fire originating upon it would present an abnormally difficult job of suppression or would result in great or unusual damage through fire or such areas designated by the fire code official.

907.8.2 Testing. Testing shall be performed in accordance with the schedules in NFPA 72 or more frequently where required by the *fire code official*. Records of testing shall be maintained.

Exception: Devices or equipment ~~that are inaccessible~~ located with limited access because of safety considerations shall be tested during scheduled shutdowns where *approved by the fire code official*, but not less than every 18 months.

3.0 Remote Virtual Inspection Process Recommended Practices for Remote Virtual Inspections (RVI)

4. As each site and inspection is different, allot the proper amount of time for the type of inspection and ~~accessibility of~~ access to the site.

IWUIC

A103.2 ~~Restricted areas Trespassing on posted private property.~~ Where the code official determines that a specific area within a wildland-urban interface area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or ~~accessibility to use by~~ the public, such areas shall be restricted or closed until changed conditions warrant termination of such restriction or closure. Such areas shall be posted in accordance with Section A103.2.1.

**TABLE C101.1
FIRE HAZARD SEVERITY FORM**

| | |
|--|---|
| 3. <u>Accessibility- Vehicle access</u> | |
| Road grade 5% or less | 1 |
| Road grade more than 5% | 3 |

G101.3.2 Alternative water supply systems for exposure protection. Pools and spas are often offered as an alternative water source for fire departments. These water sources must be reliable and able to be accessed to be of any use by fire protection forces. Accessibility Access means that the fire department ~~must be~~ is able to withdraw the water without having to go through extraordinary measures such as knocking down fences or having to set up drafting situations. Designs have been created to put liquid- or gas-fueled pumps or gravity valves on pools and spas to allow fire departments to access these water systems. A key vulnerability to the use of these alternative water systems is loss of electrical power. When the reliability of a water system depends on external power sources, it cannot be relied upon by fire fighters to be available in a worst-case scenario.

PMGCAC

IPC

712.2 Valves required. A check valve and a full open valve located on the discharge side of the check valve shall be installed in the pump or ejector discharge piping between the pump or ejector and the gravity drainage system. Access shall be provided to such valves. Such valves shall be located above the sump cover required by Section 712.1 or, where the discharge pipe from the ejector is below grade, the valves shall be accessibly provided with access and located outside the sump below grade in an access pit with a removable access cover.

SECTION 1111 SUBSOIL DRAINS

1111.1 Subsoil drains. Subsoil drains shall be open-jointed, horizontally split or perforated pipe conforming to one of the standards listed in Table 1102.5. Such drains shall be not less than 4 inches (102 mm) in diameter. Where the building is subject to

backwater, the subsoil drain shall be protected by ~~an accessibly located~~ a backwater valve that is provided with access. Subsoil drains shall discharge to a trapped area drain, sump, dry well or approved location above ground. The subsoil sump shall not be required to have either a gastight cover or a vent. The sump and pumping system shall comply with Section 1113.1.

IMC

NET OCCUPIABLE FLOOR AREA. The floor area of an occupiable space defined by the inside surfaces of its walls but excluding shafts, column enclosures and other permanently enclosed, ~~inaccessible and~~ unoccupiable areas not provided with access. Obstructions in the space such as furnishings, display or storage racks and other obstructions, whether temporary or permanent, shall not be deducted from the space area.

506.3.8 Grease duct cleanouts and openings. Grease duct cleanouts and openings shall comply with all of the following:

1. Grease ducts shall not have openings except where required for the operation and maintenance of the system.
2. Sections of grease ducts ~~that are inaccessible~~ without access from the hood or discharge openings shall be provided with cleanout openings spaced not more than 20 feet (6096 mm) apart and not more than 10 feet (3048 mm) from changes in direction greater than 45 degrees (0.79 rad).
3. Cleanouts and openings shall be equipped with tight-fitting doors constructed of steel having a thickness not less than that required for the grease duct.
4. Cleanout doors shall be installed liquid tight.
5. Door assemblies including any frames and gaskets shall be approved for the application and shall not have fasteners that penetrate the grease duct.
6. Gasket and sealing materials shall be rated for not less than 1,500°F (816°C).
7. Listed door assemblies shall be installed in accordance with the manufacturer's instructions.

603.4.1 Minimum fasteners. Round metallic ducts shall be mechanically fastened by means of not less than three sheet metal screws or rivets spaced equally around the joint.

Exception: Where a duct connection is made that ~~is partially inaccessible~~ obstructed, three screws or rivets shall be equally spaced on the exposed portion so as to prevent a hinge effect.

IFGC

TABLE 308.2 REDUCTION OF CLEARANCES WITH SPECIFIED FORMS OF PROTECTION

- a. Reduction of clearances from combustible materials shall not interfere with combustion air, draft hood clearance and relief, and accessibility of access for servicing.

308.4 Central-heating boilers and furnaces. Clearance requirements for central-heating boilers and furnaces shall comply with Sections 308.4.1 through 308.4.5. The clearance to these appliances shall not interfere with combustion air; draft hood clearance and relief; and accessibility access for servicing.

IPMC

PEST ELIMINATION. The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing access to or making inaccessible materials that serve as their food or water; by other approved pest elimination methods.

[BF]703.3 Maintenance. The required fire-resistance rating of fire-resistance-rated construction, including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and joint systems, shall be maintained. Such elements shall be visually inspected annually by the *owner* and repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the *owner* unless the concealed space is accessible has access by the removal or movement of a panel, access door, ceiling tile or entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer and any other reason shall be protected with *approved* methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of *approved* construction meeting the fire protection requirements for the assembly.

SEHPCAC

IECC

CECPI-3-21 AM

C402.5.1.5 C402.5.2.3 Building envelope design and construction performance verification criteria. ~~Where Sections C402.5.2.1 and C402.5.2.2 are not applicable, the~~ ~~The~~ installation of the continuous air barrier shall be verified by the *code official*, a *registered design professional* or *approved agency* in accordance with the following:

1. A review of the construction documents and other supporting data shall be conducted to assess compliance with the requirements in Section C402.5.1.
2. Inspection of continuous air barrier components and assemblies shall be conducted during construction ~~while the air barrier is still accessible for inspection and repair~~ to verify compliance with the requirements of Sections ~~C402.5.1.3 C402.5.2.3.1 and C402.5.1.4 or C502.5.2.3.2. The air barrier shall remain accessible be provided with access for inspection and repair.~~
3. A final ~~commissioning inspection~~ report shall be provided for inspections completed by the *registered design professional* or *approved agency*. The ~~commissioning inspection~~ report shall be provided to the building owner or owner's authorized agent and the *code official*. The report shall identify deficiencies found during ~~inspection the review of the construction documents and inspection~~ and details of corrective measures taken.

C405.12.5 Graphical energy report. A permanent ~~and readily accessible~~ reporting mechanism ~~with ready access~~ shall be provided in the building that ~~is accessible by~~ ~~has access for~~ building operation and management personnel. The reporting mechanism shall have the capability to graphically provide the electrical energy consumption for each end-use category required by Section C405.12.2 at least every hour, day, month and year for the previous 36 months. The graphical report shall also incorporate natural gas interval data or the ability to enter gas utility bills into the report.

CEPI-203-21 AM

C406.10.5 Graphical energy report. A permanent ~~and readily accessible~~ reporting mechanism ~~with ready access~~ shall be provided in the building that ~~is accessible by~~ ~~has access for~~ building operation and management personnel. The reporting mechanism shall have the capability to graphically provide the energy consumption for each end-use category required by Section C406.10.2 at least every hour, day, month and year for the previous 36 months.

Reason:

Because the term 'accessible' is most commonly understood as requiring access for persons with disabilities we are making the changes to delete the word accessible from the remaining codes and replace it with other words, defined terms or phrases that are not attributed to requiring access for the physically disabled. Many of the codes use the defined term 'access (to)' or 'ready access (to)' for access by maintenance and service personnel or fire departments. This proposal provides clarity and consistency in the remaining codes where those coordination modifications missed or came in as part of new code changes.

This a correlation piece for proposals over the last couple of cycles. This effort was started by the CACs in 2015/16 code change cycle, and continued in 2018/19. This proposal is to provide coordination with the action taken with -P84-15, M2-15, RB2-16, F12-16, CE137-16 Part 1, CE29-19 Part 1 and 2 . G1-21 Part 1 was disapproved; however Part 2 through 7 were approved

BCAC ADM Item 6 – Permit fees – 6-20-2023

ADM 42-22 AS – IPC

Videos:

<https://www.cdpassess.com/videos/5510/>

<https://www.cdpassess.com/videos/5578/>

ADM43-22 Part 1 AS

ADM43-22 Part 2 D

Videos:

<https://www.cdpassess.com/videos/5511/>

<https://www.cdpassess.com/videos/5576/>

<https://www.cdpassess.com/videos/5577/>

There were two PCs provided for ADM42 and ADM43 both parts. Proponents BCAC and Kota Wharton

Part 1

IBC: [A] 109.3; IEBC: [A] 108.3; IFC: 107.3; IFGC: 109.3; IMC: [A] 109.3; ISPSC: [A] 108.3; IWUIC: [A] 109.3; IGCC: 108.3

Proponents:

Modify as follows:

2021 International Building Code

[A]109.3 Permit valuations. The applicant for a *permit* shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the *permit* is being issued, work such as electrical, gas, mechanical, plumbing equipment and permanent systems.

~~Where, in the opinion of the *building official*, the valuation is underestimated, the *permit* shall be denied, unless the applicant can show detailed estimates acceptable to the *building official*. The building official shall have the authority to adjust the final valuation for permit fees.~~ Where, in the opinion of the building official, the applicant underestimates the valuation of the work on the application, or the applicant fails to provide detailed estimates acceptable to the building official, the building official shall have the authority to adjust the final valuation used to determine permit fees. The building official shall notify the applicant in writing, stating the final valuation and the reasons why the valuation was altered.

2021 International Existing Building Code

[A]108.3 Permit valuations. The applicant for a *permit* shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which

~~the permit is being issued work~~, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

~~Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the code official. The code official shall have the authority to adjust the final valuation for permit fees.~~ Where, in the opinion of the code official, the applicant underestimates the valuation of the work on the application, or the applicant fails to provide detailed estimates acceptable to the code official, the code official shall have the authority to adjust the final valuation used to determine permit fees. The code official shall notify the applicant in writing, stating the final valuation and the reasons why the valuation was altered.

2021 International Fire Code

107.3 Permit valuations. The applicant for a *permit* shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which ~~the permit is being issued work~~, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

~~Where, in the opinion of the fire code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the fire code official. The fire code official shall have the authority to adjust the final valuation for permit fees.~~ Where, in the opinion of the fire code official, the applicant underestimates the valuation of the work on the application, or the applicant fails to provide detailed estimates acceptable to the fire code official, the fire code official shall have the authority to adjust the final valuation used to determine permit fees. The fire code official shall notify the applicant in writing, stating the final valuation and the reasons why the valuation was altered.

2021 International Plumbing Code

[A] 109.3 Permit valuations. The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which ~~the permit is being issued work~~, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

~~Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the code official. The code official shall have the authority to adjust the final valuation for permit fees.~~ Where, in the opinion of the code official, the applicant underestimates the valuation of the work on the application, or the applicant fails to provide detailed estimates acceptable to the code official, the code official shall have the authority to adjust the final valuation used to determine permit fees. The code official shall notify the

applicant in writing, stating the final valuation and the reasons why the valuation was altered.

2021 International Fuel Gas Code

109.3 Permit valuations. The applicant for a *permit* shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for ~~which the permit is being issued work~~, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

~~Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the code official. The code official shall have the authority to adjust the final valuation for permit fees.~~ Where, in the opinion of the code official, the applicant underestimates the valuation of the work on the application, or the applicant fails to provide detailed estimates acceptable to the code official, the code official shall have the authority to adjust the final valuation used to determine permit fees. The code official shall notify the applicant in writing, stating the final valuation and the reasons why the valuation was altered.

2021 International Mechanical Code

[A]109.3 Permit valuations . The applicant for a *permit* shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for ~~which the permit is being issued work~~, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

~~Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the code official. The code official shall have the authority to adjust the final valuation for permit fees.~~ Where, in the opinion of the code official, the applicant underestimates the valuation of the work on the application, or the applicant fails to provide detailed estimates acceptable to the code official, the code official shall have the authority to adjust the final valuation used to determine permit fees. The code official shall notify the applicant in writing, stating the final valuation and the reasons why the valuation was altered.

2021 International Swimming Pool and Spa Code

[A]108.3 Permit valuations. The applicant for a *permit* shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for ~~which~~

~~the permit is being issued work~~, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

~~Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the code official. The code official shall have the authority to adjust the final valuation for permit fees.~~ Where, in the opinion of the code official, the applicant underestimates the valuation of the work on the application, or the applicant fails to provide detailed estimates acceptable to the code official, the code official shall have the authority to adjust the final valuation used to determine permit fees. The code official shall notify the applicant in writing, stating the final valuation and the reasons why the valuation was altered.

2021 International Wildland-Urban Interface Code

[A]109.3 Permit valuations. The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for ~~which the permit is being issued work~~.

~~Where, in the opinion of the applicable governing authority, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the applicable governing authority. The applicable governing authority shall have the authority to adjust the final valuation for permit fees.~~

Where, in the opinion of the applicable governing authority, the applicant underestimates the valuation of the work on the application, or the applicant fails to provide detailed estimates acceptable to the applicable governing authority, the applicable governing authority shall have the authority to adjust the final valuation used to determine permit fees. The applicable governing authority shall notify the applicant in writing, stating the final valuation and the reasons why the valuation was altered.

2021 International Green Construction Code

108.3 Permit valuations. The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include the total value of work, including materials and labor, for ~~which the permit is being issued work~~, such as electrical, gas, mechanical, and plumbing equipment and permanent systems.

~~Where, in the opinion of the building official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the building official. The building official shall have the authority to adjust the final valuation for permit fees.~~ Where, in the opinion of the building official, the applicant underestimates the valuation of the work on the application, or the applicant fails to provide detailed estimates acceptable to the building official, the building official shall have the authority to adjust the final valuation used to determine permit fees. The

building official shall notify the applicant in writing, stating the final valuation and the reasons why the valuation was altered.

Commenter's Reason: To address concerns about the strict directive to deny a permit based on disagreement over a buildings valuation used for permit fees, this proposal replaces the last two sentences with clarifying text.

Examples where the construction cost is different from the building valuation might be a volunteer organization where materials or labor were donated. The building valuation is used to determine the amount of work required by the building department for plan review and inspection costs.

This proposed language provides the building official the authority to set accurate building valuations as currently regulated within the I-codes. At the same time, it provides the applicant the documentation they are entitled to proceed with any potential appeals, the same as any other code section. This eliminates potential subjectivity from either party and ensures consistency in collecting the fees implemented by the locality.

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

This could affect the cost of the permit for buildings where the actual construction cost was different then the valuation of the building.

Part 2

2021 International Residential Code

Revise as follows:

R108.3 Building permit-Permit valuations. The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated Building permit-valuations shall include the total value of work, including materials and labor, work for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems, including materials and labor. Where, in the opinion of the building official, the applicant underestimates the valuation of the work on the application, or the applicant fails to provide detailed estimates acceptable to the building official, the building official shall have the authority to adjust the final valuation used to determine permit fees. The building official shall notify the applicant in writing, stating the final valuation and the reasons why the valuation was altered.

R108.6 R108.4 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.

R108.4 R108.5 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 building *permit* shall not relieve the applicant or holder of the *permit* from the payment of other fees that are prescribed by law.

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

Reason:

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

The revisions to Section 108.3 is based on some concerns raised during discussion. The change to the first and second sentence is a clarification of application. The cost of the permit is the value of the work being performed, not the value of the permit. The current last sentence could be read to say the building official can arbitrarily set the permit valuation, or it could be read to say the building official had to calculate the valuation.

This proposal replaces the last sentence with clarifying text. A proposal is being submitted with the same language for the other I-codes.

Examples where the construction cost is different from the building valuation might be a volunteer organization where materials or labor were donated. The building valuation is used to determine the amount of work required by the building department for plan review and inspection costs.

This proposed language provides the building official the authority to set accurate building valuations as currently regulated within the I-codes. At the same time, it provides the applicant the documentation they are entitled to proceed with any potential appeals, the same as any other code section. This eliminates potential subjectivity from either party and ensures consistency in collecting the fees implemented by the locality.

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

This could affect the cost of the permit for buildings where the actual construction cost was different then the valuation of the building.

BCAC ADM 20 – IZC Parking

IZC

SECTION 801 OFF-STREET PARKING

801.2 Parking space requirements. Parking spaces shall be in accordance with Sections 801.2.1 through 801.2.4.

801.2.4 Accessible spaces. Accessible parking spaces and passenger loading zones shall be provided in accordance with the building code. ~~Passenger loading zones shall be designed and constructed in accordance with ICC A117.1.~~

801.3 Parking stall dimension. Parking stall dimensions shall be in accordance with Sections 801.3.1 and 801.3.2.

801.3.1 Width. A minimum width of 9 feet (2743 mm) shall be provided for each parking stall.

Exceptions:

1. Compact parking stalls shall be not less than 8 feet (2438 mm) wide.
2. Parallel parking stalls shall be not less than 8 feet (2438 mm) wide.

801.3.1.1 Adjacent obstructions. ~~3.~~ The width of a parking stall shall be increased 10 inches (254 mm) for obstructions located on either side of the stall within 14 feet (4267 mm) of the parking stall access aisle.

801.3.1.2 Accessible parking spaces. ~~4.~~ The width of accessible parking spaces and access aisles shall ~~be designed in accordance~~ comply with ICC A117.1.

801.3.2 Length. A minimum length of 20 feet (6096 mm) shall be provided for each parking stall.

Exceptions:

1. Compact parking stalls shall be not less than 18 feet (5486 mm) in length.

801.3.2.1 Parallel parking. ~~2.~~ Parallel parking stalls shall be not less than 22 feet (6706 mm) in length.

Reason: The purpose of this change is to correct technical inconsistencies.

Section 801.2.4 talks about parking and passenger loading zones, but then only sends you to ICC A117.1 for passenger loading zones. The reference is not needed because the reference the building code will get a reference to ICC A117.1 for both parking and passenger loading zones in Section 1101.2.

801.3.1 is only for the width of the parking spaces. Exceptions 3 and 4 are more restrictive requirements than the main text. An exception is a choice, so these need to be stated as requirements.

801.3.1.1 Regular parking stalls do not have access aisles, that is a term used for accessible parking spaces.

801.3.1.2 This section is for width, which for accessible parking spaces would include the access aisle.

801.3.2 is only for the length of the parking spaces. Exception 2 is more restrictive requirements than the main text. An exception is a choice, so these need to be stated as requirements.

Cost impact: No change. This is an editorial clarification of parking stall requirements.

BCAC ADM 21 – IBC Rodent Access

IBC Appendix Rodentproofing

SECTION F101 GENERAL

F101.5 Windows and other openings. Windows and other openings for the purpose of light or ventilation located in *exterior walls* and with the bottom of the opening within 2 feet (610 mm) or less above the existing ground level immediately below such opening finished grade shall be covered for their entire height and width, including frame, with hardware cloth of not less than 0.035-inch (0.89 mm) wire or heavier.

F101.5.1 Rodent-accessible access to openings. Windows and other openings for the purpose of light and or ventilation in ~~the exterior walls~~ not otherwise covered in this ~~chapter section~~, accessible to which are susceptible to entry by rodents by way of exposed pipes, wires, conduits and or other appurtenances, shall be covered with wire hardware cloth of at least not less than 0.035-inch (0.89 mm) wire. In lieu of wire a hardware cloth covering, said such pipes, wires, conduits and other appurtenances shall be blocked from inhibit rodent usage entry by installing solid sheet metal guards barriers with a minimum thickness of 0.024 inch (0.61 mm) ~~thick or heavier~~. Guards Such barriers shall be fitted around pipes, wires, conduits or other appurtenances. ~~In addition, they and shall be fastened securely. to and shall extend perpendicularly~~ The barriers shall be located a minimum of 12 inches (305 mm) from the exterior wall for not less than and shall have a minimum radius of 12 inches (305 mm) beyond and ~~on either side of~~ the surface of the pipes, wires, conduits or other appurtenances.

Reason: This is a clarification and consistency in terminology of the existing requirements for rodentproofing of openings.

I am envisioning something like the photos below for the criteria in the last sentence.



H110.1 General. Roof signs shall be constructed entirely of metal or other approved noncombustible material except as provided for in Sections H106.1.1 and H107.1. Provisions shall be made for electric grounding of metallic parts. Where combustible materials are permitted in letters or other ornamental features, wiring and tubing shall be kept free and insulated therefrom. ~~Roof signs shall be so constructed as to leave a clear space of not less than 6 feet (1829 mm) between the roof level and the lowest part of the sign and shall have not less than 5 feet (1524 mm) clearance between the vertical supports thereof.~~ Roof sign structures shall not project beyond an *exterior wall*.

~~**Exception:** Signs on flat roofs with every part of the roof accessible~~

H110.1.1 Clearance. Roof signs shall be so constructed as to leave a clear space of not less than 6 feet (1829 mm) between the roof level and the lowest part of the sign and shall have not less than 5 feet (1524 mm) clearance between the vertical supports thereof.

Exception: Signs on flat roofs where there is access to the signs are not required to comply with this section.

Reason: The purpose of this change is to correct technical inconsistencies.

Section 801.2.4 talks about parking and passenger loading zones, but then only sends you to ICC A117.1 for passenger loading zones. The reference is not needed because the reference the building code will get a reference to ICC A117.1 for both parking and passenger loading zones in Section 1101.2.

801.3.1 is only for the width of the parking spaces. Exceptions 3 and 4 are more restrictive requirements than the main text. An exception is a choice, so these need to be stated as requirements.

801.3.1.1 Regular parking stalls do not have access aisles, that is a term used for accessible parking spaces.

801.3.1.2 This section is for width, which for accessible parking spaces would include the access aisle.

801.3.2 is only for the length of the parking spaces. Exception 2 is more restrictive requirements than the main text. An exception is a choice, so these need to be stated as requirements.

Cost impact: No change. This is an editorial clarification of parking stall requirements.

BCAC ADM 22 – IBC Roof Signs

IBC Appendix H Signs

SECTION H110 ROOF SIGNS

H110.1 General. Roof signs shall be constructed entirely of metal or other approved noncombustible material except as provided for in Sections H106.1.1 and H107.1. Provisions shall be made for electric grounding of metallic parts. Where combustible materials are permitted in letters or other ornamental features, wiring and tubing shall be kept free and insulated therefrom. ~~Roof signs shall be so constructed as to leave a clear space of not less than 6 feet (1829 mm) between the roof level and the lowest part of the sign and shall have not less than 5 feet (1524 mm) clearance between the vertical supports thereof.~~ Roof sign structures shall not project beyond an *exterior wall*.

~~**Exception:** Signs on flat roofs with every part of the roof accessible~~

H110.2 Clearance. Roof signs shall be so constructed as to leave a clear space of not less than 6 feet (1829 mm) between the roof level and the lowest part of the sign and shall have not less than 5 feet (1524 mm) clearance between the vertical supports thereof.

Exception: Signs on flat roofs where there is access to the signs are not required to comply with this section.

Reason: The purpose of this change is to clarify existing requirements. The current text includes several requirements, so it is not clear which part the exception applies too. The current exception is an incomplete sentence and is too open for interpretation.

Cost impact: No change. This is an editorial clarification of roof sign requirements.

BCAC Item 4 and 11 – 6-28-2023; ready for BCAC

(E30-21 AS; G20-21 Part 1 AM correlation– CCC IBC14-22; E28-21 D/ASPC1)

1009.2.1 Elevators required. In buildings where a required accessible floor or occupied roof is four or more stories above or below a level of exit discharge or where an accessible occupied occupiable roof is above a story that is three or more stories above the level of exit discharge, not less than one required accessible means of egress shall be include an elevator complying with Section 1009.4.

Exceptions:

1. ~~In buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2,~~ the elevator shall not be required as part of the accessible means of egress wher the building complies with the following:
 - 1.1 The buildings is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2,
 - 1.2 All on floors provided with a horizontal exit and located at or above the levels of exit discharge are provided with a horizontal exit
 - 1.3 Where there is an occupiable roof, the means of egress serving the occupiable roof is provided by interior exit stairways or ramps complying with Section 1023.
2. In buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the elevator shall not be required as part of an accessible means of egress on floors or occupiable occupied roofs provided with a ramp conforming to the provisions of Section 1012.

Reason: The intent of this proposal is to address buildings that have an occupiable roof and to allow for those buildings to use the option of elevators with standby power (required in Section 1009.4) or to allow the use of horizontal exits. The reformatting is for ease of use and clarity. The new requirement for occupiable roofs is addressed in 1.3.

Horizontal exits on floors provide protected areas for people to wait for fire department assisted rescue if they need it.

With the addition of 1.3, people on the occupied roofs would be protected from smoke and fumes by being open to the air. If the people enter directly into enclosed exit stairways, they are protected to the level of exit discharge. These are sprinklered buildings, so no interior areas of refuge are required. The horizontal exits below allow for slower evacuation time, so the fire department can have additional times to assist anyone on the roof. Section 1006.3 considers occupiable roofs as a story for means of egress, so there will always be two ways off.

The committee raised some concerns last cycle which this proposal addresses. The concern as to the location of the horizontal exit on the level below the occupied roof is immaterial because the occupants will already be within the protected exit enclosure. Following, there is not a concern of occupant traveling down to the fire side of a horizontal exit on the floor below with the use of an exit access stairway or ramp.

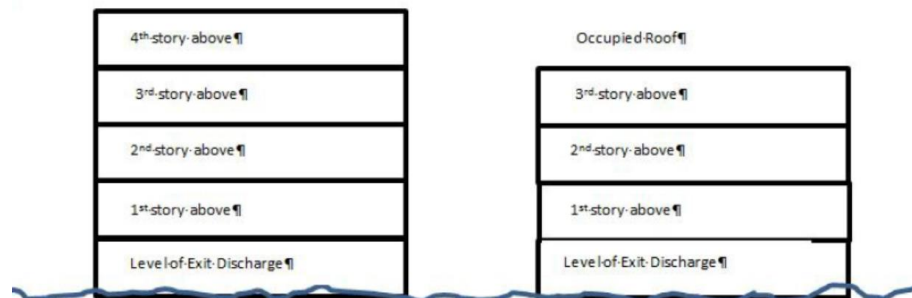
Cost impact: No change. Occupiable roofs were added last cycle. This clarifies an option for building with occupiable roofs.

See E30-21, E31-21, E32-21 for history (copy in teams at [Item 4 BCAC Egress E30 E31 E32.pdf](#))

E30 - <https://www.cdpassess.com/videos/4319/>

E31 - <https://www.cdpassess.com/videos/4320/>

E32 - <https://www.cdpassess.com/videos/4321/>



Height at which standby power would be required on the elevator for accessible MOE

Assigned to Jeff Grove

**BCAC Control Vestibule DRAFT Proposal – Ready to go to BCAC, Healthcare and FCAC
June 14, 2023
John Woestman, BHMA**

E55-21 AMPC/D in vote [Item 5 E55-21 w PC.pdf](#)

Spring hearings – <https://www.cdpassess.com/videos/4348/>

Fall Hearings - <https://www.cdpassess.com/videos/4751/>

The draft text below builds on proposal E55-21, the public comments to E55-21, the debate / discussion during the 2021 Public Comment Hearings, and subsequent discussions. The comments in this doc are based on testimony during the 2021 PCH. The formatting of this draft is revised a bit from E55-21 in an attempt to be more reader-friendly.

Add new definition as follows:

CONTROL VESTIBULE. A space with doors in series that are interlocked such that when one door is open another door is restricted from opening.

Add new text as follows:

1010.2.15 Control vestibule. Control vestibules in the means of egress shall be permitted for security, environmental control or clinical needs in:

1. Groups F, H-5, I-1, I-2, and S where the occupant load of the room or space served by the control vestibule is less than 50.
2. Groups B and M where the occupant load of the room or space served by the control vestibule is 10 or less.

1010.2.15.1 Control vestibules shall be permitted where the building complies with either of the following:

1. The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
2. An approved automatic smoke detection system in accordance with Section 907 is installed in the room or space served by the control vestibule.

1010.2.15.2 Where doors in the means of egress are configured as a control vestibule, the control vestibule door interlocking system shall provide for egress. The control vestibule shall comply with all of the following:

1. On the egress side of each door of the control vestibule, an approved override switch shall be provided which unlocks the interlocked electric lock of that door.
 - a. Each override switch shall be located 48 inches (1219 mm) maximum, measured horizontally, of the door and 40 minimum to 48 inches maximum (1016 mm to 1219 mm) above the floor.
 - b. Signage shall be provided with instructions on the use of the interlock override switch.
 - c. When operated, the override switch shall result in direct interruption of power to the interlocked electric lock — independent of other electronics — and the interlocked electric lock shall remain unlocked for not less than 30 seconds.

Exception: Where the control vestibule is designed to impede occupant egress for security reasons, the override switches for the door interlocks shall be permitted to be moved to approved alternate locations.

2. Upon activation of the automatic sprinkler system or automatic smoke detection system the interlock function of the doors of the control vestibule shall deactivate.

Commented [JW1]: Concern with Group H-5 during 2021 PCH testimony. Should Group H-5 be moved to a new Item 3, and include specific conditions / requirements for egress? Also 2021 PCH concerns with limiting B and M to 10 occupants while permitting / limiting H-5, I-1, and I-2 to 49 occupants.

Commented [JW2]: Per discussion during BCAC Egress Work Group meeting April 19, 2023, this **criteria revised and added** for consistency with Item 4 of 1010.2.12 (sensor release of electrically locked egress doors).

Commented [JW3]: Concern with this exception as too broad in E55-21 PC4. This text is revised in attempt to address concerns raised during 2021 PCH.

3. Upon loss of power to the interlock function of the doors, the interlock function of the door locking system of the control vestibule shall deactivate.
4. The egress path from any point shall not pass through more than one control vestibule.
5. The doors of the control vestibule shall be self-closing.
6. The doors of the control vestibule shall swing in the direction of egress travel.

Exception: Power-operated doors in accordance with Section 1010.3.2.

7. The electro-mechanical or electromagnetic locking devices shall be listed in accordance with either UL 294 or UL 1034.

Reason:

Control vestibules are being incorporated in the means of egress in a variety of occupancies. A control vestibule – which may be called an airlock, a mantrap, or a sallyport – has doors in series which are interlocked such that when one door of a control vestibule is open, the other door in series in the control vestibule is temporarily prevented from being opened.

The IBC is currently silent regarding requirements and guidance for control vestibules. This proposal offers requirements (guidance) for control vestibules in the means of egress.

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

This proposal addresses egress related requirements for control vestibules. Control vestibules, such as mantraps, which provide security or access control on the ingress side of doors into a building or into a space within a building are more common than control vestibules on the egress side of doors controlling egress from a space or from a building. Requirements for access-side control vestibules is outside the scope of the IBC. Thus access-side control vestibules are not regulated or prohibited by the IBC provided all requirements for egress are complied with. This proposal addresses control vestibules in the means of egress with egress-side requirements.

Control vestibules must provide for egress – which is a requirement in the charging language (Section 1010.2.15.2).

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

Note: a control vestibule is different than a sallyport, which is defined in the IBC and permitted in Group I-3 occupancies. Group I-3 includes correction centers, detention centers, jails, prisons, and similar uses. A sallyport is a security vestibule which prevents unobstructed passage. A control vestibule is intended to allow unobstructed passage, but prevents more than one door of doors in series to be open at the same time.

Also, it should be noted that control vestibules may be “stacked” or combined with any of the other “shall be permitted” electrical locking arrangements of the IBC (2021 IBC sections 1010.2.11 through 1010.2.14). For example, assume both doors in the (air lock) control vestibule from an electronics manufacturing clean room are equipped with sensor release of electrically locked egress doors (IBC Section 1010.2.12) to allow no-touch exiting from the clean room through the (air-lock) control vestibule. The electrical locks on the two doors of the (air lock) control vestibule would be interlocked such that only one door is able to be open at a time. In the event of fire in the clean room, Item 2 requires the interlock

function of the control vestibule to be deactivated, facilitating egress through the control vestibule with both doors open at the same time.

Cost Impact:

The code change proposal will increase the cost of construction.

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

BCAC Egress Item 7 EERO Coord – Ready for BCAC 6-14-2023

E113-21

[Item 7 E113-21 D.pdf](#)

Spring hearings – <https://www.cdpassess.com/videos/4413/>

Fall hearings - <https://www.cdpassess.com/videos/4778/>

IBC: 1031.2.1, 1031.3, 1031.3.3, 1031.6 (IFC:[BE]1031.2.1, 1031.3, 1031.3.3, 1031.6)

Proponents: Mike Nugent, Chair, representing ICC Building Code Action Committee (bcac@iccsafe.org)

2021 International Building Code

Revise as follows:

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 F2090—17 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 openings* 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 ~~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.

1031.6 Bars, grilles, covers and screens. Where bars, grilles, covers, screens or similar devices are 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~~ 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*.

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 two cycles and this was split between Group A and B, so some items remain to be coordinated.

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 R319.1.1.

1031.3 – This is a more specific description of the referenced sections. This will coordinate with R319.2.

1031.3.3 - EEROs can be doors or windows. The proposed revision in text would clarify that the bottom of the opening applies only to windows. This change was approved for IRC R319.2.3.

This proposal was disapproved last cycle because there was a misinterpretation that this revision was limiting the EERO to windows only, and not allowing doors. This section only references windows because only windows have a bottom edge requirement. A door would be controlled through the general door requirements for thresholds and landings, but it can still be an EERO (Section 1031.4). This is the proposed language in context.

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

1031.3.1 Minimum size. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²).

Exception: The minimum net clear opening for grade floor emergency escape and rescue openings shall be 5 square feet (0.46 m²).

1031.3.2 Minimum dimensions. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

1031.3.3 Maximum height from floor. Where a window is provided as the emergency ~~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.

This proposal is submitted by the ICC Building Code Action Committee (BCAC). BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2020 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at <https://www.iccsafe.org/content/building-code-action-committee-bcac/BCAC>.

Cost Impact:

The code change proposal will not increase or decrease the cost of construction
There are not changes to construction requirements. These are clarifications only.

BCAC Egress Item 16 Restricted entrances – ready for BCAC 6-14-2023

[BE] RESTRICTED ENTRANCE. An entrance that is made available for common use on a controlled basis, but not public use, and that is not a *service entrance*. A controlled basis is where entry access is verified by security personnel and entry is limited to authorized occupants and excludes their guests or companions.

Reason: With the current definition of restricted entrances, there is a misinterpretation that locking a door and requiring a card or key for access makes the entrance a restricted entrance. With the requirement for automatic doors added to the codes for all public entrances, we are seeing this becoming even more of an issues for hotels and office buildings.

The following is from the guidance for the US Access Board.

Restricted Entrances [§206.4.7] If entrances are restricted to certain occupants on a controlled basis, at least one must comply in addition to public entrances required to be accessible. This applies to those entrances where entry access is verified by security personnel and is strictly limited to certain occupants, but no one else, including guests or companions of authorized individuals. All other types of entrances, excluding service entrances, are considered “public entrances” under the Standards, including employee-only entrances requiring keys or access cards or codes but that lack the level of security of restricted entrances.

[BE] PUBLIC ENTRANCE. An entrance that is not a *service entrance* or a *restricted entrance*.

[BE] RESTRICTED ENTRANCE. An entrance that is made available for common use on a controlled basis, but not public use, and that is not a *service entrance*.

[BE] SERVICE ENTRANCE. An entrance intended primarily for delivery of goods or services.

(E116-21) AM; (E118-21) AS; (E119-21) AM

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

Exceptions:

1. For the purpose of determining power-operated door requirements, a tenant space with its own exterior public entrance shall be considered a separate facility and building.
2. In mixed-use facilities, where the total building occupant load for the occupancies listed in the table is calculated as the sum of the ratios of the actual occupant load of each occupancy divided by the building occupant load threshold of each occupancy in Table 1105.1.1, and the sum of the ratios is less than 1, the requirements of Section 1105.1.1 do not apply. Where the sum of the ratios is equal to 1 or greater, the requirements of Section 1105.1.1 are applicable.

TABLE 1105.1.1
PUBLIC ENTRANCE WITH POWER-OPERATED DOOR

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

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

BCAC Egress Item 19 Social Stairway; ready for BCAC

6-28-2023

1005.3 Required capacity based on occupant load. The required capacity, in inches (mm), of the *means of egress* for any room, area, space or *story* shall be not less than that determined in accordance with Sections 1005.3.1 and 1005.3.2.

The capacity, in inches, of means of egress *stairways* between stories or mezzanines that also serve as a stepped aisle for tiered platforms used for seating shall be the aggregate of both of the following:

1. The occupant load served by the stairway from the story or mezzanine in accordance with Sections 1005.3.1.
2. The occupant load of the tiered platforms used for seating determined in accordance with Section 1030.6.

1005.3.1 Stairways. The capacity, in inches, of means of egress *stairways* shall be calculated by multiplying the *occupant load* served by such *stairways* by a *means of egress* capacity factor of 0.3 inch (7.6 mm) per occupant. Where *stairways* serve more than one *story*, only the *occupant load* of each *story* considered individually shall be used in calculating the required capacity of the *stairways* serving that *story*.

Exceptions:

1. For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress *stairways* shall be calculated by multiplying the *occupant load* served by such *stairways* by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant in buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an *emergency voice/alarm communication system* in accordance with Section 907.5.2.2.
2. Facilities with *smoke-protected assembly seating* shall be permitted to use the capacity factors in Table 1030.6.2 indicated for stepped *aisles* for *exit access* or *exit stairways* where the entire path for *means of egress* from the seating to the *exit discharge* is provided with a smoke control system complying with Section 909.
3. Facilities with *open-air assembly seating* shall be permitted to the capacity factors in Section 1030.6.3 indicated for stepped *aisles* for *exit access* or *exit stairways* where the entire path for *means of egress* from the seating to the *exit discharge* is open to the outdoors.

1030.6 Capacity of aisle for assembly. The required capacity of *aisles* shall be not less than that determined in accordance with Section 1030.6.1 where *smoke-protected assembly seating* is not provided, Section 1030.6.2 where *smoke-protected assembly seating* is provided and Section 1030.6.3 where *open-air assembly seating* is provided.

The capacity, in inches, of means of egress *stairways* between stories or mezzanines that also serve as a stepped aisle for tiered platforms used for seating shall be the aggregate of both of the following:

1. The occupant load served by the stairway from the story or mezzanine in accordance with Sections 1005.3.1.
2. The occupant load of the tiered platforms used for seating determined in accordance with Section 1030.6.

1030.6.1 Without smoke protection. The required capacity in inches (mm) of the *aisles* for assembly seating without smoke protection shall be not less than the *occupant load* served by the egress element in accordance with all of the following, as applicable:

1. Not less than 0.3 inch (7.6 mm) of aisle capacity for each occupant served shall be provided on stepped *aisles* having riser heights 7 inches (178 mm) or less and tread depths 11 inches (279 mm) or greater, measured horizontally between tread *nosings*.
2. Not less than 0.005 inch (0.127 mm) of additional aisle capacity for each occupant shall be provided for each 0.10 inch (2.5 mm) of riser height above 7 inches (178 mm).
3. Where egress requires stepped aisle descent, not less than 0.075 inch (1.9 mm) of additional aisle capacity for each occupant shall be provided on those portions of aisle capacity that do not have a *handrail* within a horizontal distance of 30 inches (762 mm).

4. Ramped *aisles*, where slopes are steeper than one unit vertical in 12 units horizontal (8-percent slope), shall have not less than 0.22 inch (5.6 mm) of clear aisle capacity for each occupant served. Level or ramped *aisles*, where slopes are not steeper than one unit vertical in 12 units horizontal (8-percent slope), shall have not less than 0.20 inch (5.1 mm) of clear aisle capacity for each occupant served.

1030.6.2 Smoke-protected assembly seating. The required capacity in inches (mm) of the *aisle* for *smoke-protected assembly seating* shall be not less than the *occupant load* served by the egress element multiplied by the appropriate factor in Table 1030.6.2. The total number of seats specified shall be those within the space exposed to the same smoke-protected environment. Interpolation is permitted between the specific values shown. A life safety evaluation, complying with NFPA 101, shall be done for a facility utilizing the reduced width requirements of Table 1030.6.2 for *smoke-protected assembly seating*.

**TABLE 1030.6.2
CAPACITY FOR AISLES FOR SMOKE-PROTECTED ASSEMBLY**

| TOTAL NUMBER OF SEATS IN THE SMOKE-PROTECTED ASSEMBLY SEATING | INCHES OF CAPACITY PER SEAT SERVED | | | |
|---|--|---|---|---|
| | Stepped aisles with handrails within 30 inches | Stepped aisles without handrails within 30 inches | Level aisles or ramped aisles not steeper than 1 in 10 in slope | Ramped aisles steeper than 1 in 10 in slope |
| Equal to or less than 5,000 | 0.200 | 0.250 | 0.150 | 0.165 |
| 10,000 | 0.130 | 0.163 | 0.100 | 0.110 |
| 15,000 | 0.096 | 0.120 | 0.070 | 0.077 |
| 20,000 | 0.076 | 0.095 | 0.056 | 0.062 |
| Equal to or greater than 25,000 | 0.060 | 0.075 | 0.044 | 0.048 |

For SI: 1 inch = 25.4 mm.

1030.6.2.1 Smoke control. *Aisles* and *aisle accessways* serving a *smoke-protected assembly seating* area shall be provided with a smoke control system complying with Section 909 or natural ventilation designed to maintain the smoke level not less than 6 feet (1829 mm) above the floor of the *means of egress*.

1030.6.2.2 Roof height. A *smoke-protected assembly seating* area with a roof shall have the lowest portion of the *roof deck* not less than 15 feet (4572 mm) above the highest *aisle* or *aisle accessway*.

Exception: A roof canopy in an outdoor stadium shall be permitted to be less than 15 feet (4572 mm) above the highest *aisle* or *aisle accessway* provided that there are no objects less than 80 inches (2032 mm) above the highest *aisle* or *aisle accessway*.

1030.6.2.3 Automatic sprinklers. Enclosed areas with walls and ceilings in buildings or structures containing *smoke-protected assembly seating* shall be protected with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1.

Exceptions:

1. The floor area used for contests, performances or entertainment provided that the roof construction is more than 50 feet (15 240 mm) above the floor level and the use is restricted to low fire hazard uses.
2. Press boxes and storage facilities less than 1,000 square feet (93 m²) in area. •

1030.6.3 Open-air assembly seating. In *open-air assembly seating*, the required capacity in inches (mm) of *aisles* shall be not less than the total *occupant load* served by the egress element multiplied by 0.08 (2.0 mm) where egress is by stepped *aisle* and multiplied by 0.06 (1.52 mm) where egress is by level *aisles* and ramped *aisles*.

Exception: The required capacity in inches (mm) of *aisles* shall be permitted to comply with Section 1030.6.2 for the number of seats in the *open-air assembly seating* where Section 1030.6.2 permits less capacity.

1030.6.3.1 Automatic sprinklers. Enclosed areas with walls and ceilings in buildings or structures containing *open-air assembly seating* shall be protected with an approved automatic sprinkler system in accordance with Section 903.3.1.1.

Exceptions:

1. The floor area used for contests, performances or entertainment, provided that the roof construction is more than 50 feet (15 240 mm) above the floor level and the use is restricted to low fire hazard uses.
2. Press boxes and storage facilities less than 1,000 square feet (93 m²) in area.
3. Open-air assembly seating facilities where seating and the means of egress in the seating area are essentially open to the outside.

1030.16 Handrails. Ramped *aisles* having a slope exceeding one unit vertical in 15 units horizontal (6.7-percent slope) and stepped *aisles* shall be provided with *handrails* in compliance with Section 1014 located either at one or both sides of the *aisle* or within the *aisle* width. Where stepped *aisles* have seating on one side and the *aisle* width is 74 inches (1880 mm) or greater, two *handrails* are required. Where two *handrails* are required, one of the *handrails* shall be within 30 inches (762 mm) horizontally of the stepped *aisle*.

Exceptions:

1. *Handrails* are not required for ramped *aisles* with seating on both sides.
2. *Handrails* are not required where, at the side of the *aisle*, there is a *guard* with a top surface that complies with the graspability requirements of *handrails* in accordance with Section ~~1014.3~~ 1014.4.
3. *Handrail* extensions are not required at the top and bottom of stepped *aisles* and ramped *aisles* to permit crossovers within the *aisles*.

1030.16.1 Discontinuous mid-aisle handrails. Where there is seating on both sides of the *aisle*, the mid-aisle *handrails* shall be discontinuous. Where a stepped *aisle* is required to have two *handrails*, the mid-aisle *handrails* shall be discontinuous. Gaps or breaks shall be provided at intervals not exceeding five rows to facilitate access to seating and to permit crossing from one side of the *aisle* to the other. These gaps or breaks shall have a clear width of not less than 22 inches (559 mm) and not greater than 36 inches (914 mm), measured horizontally, and the mid-aisle *handrail* shall have rounded terminations or bends.

1030.16.2 Handrail termination. *Handrails* located on the side of stepped *aisles* shall return to a wall, *guard* or the walking surface or shall be continuous to the *handrail* of an adjacent stepped *aisle* flight.

1030.16.3 Mid-aisle termination. Mid-aisle *handrails* shall not extend beyond the lowest riser and shall terminate within 18 inches (381 mm), measured horizontally, from the lowest riser. *Handrail* extensions are not required.

Exception: Mid-aisle *handrails* shall be permitted to extend beyond the lowest riser where the *handrail* extensions do not obstruct the width of the cross *aisle*.

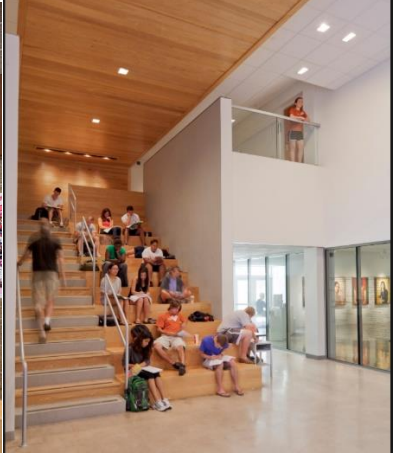
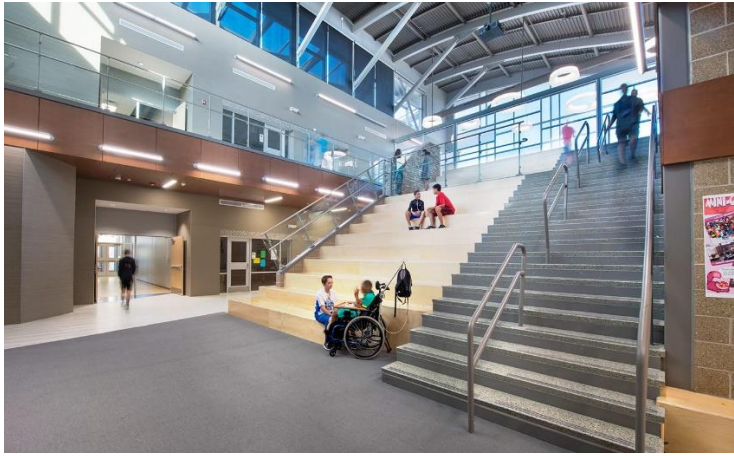
1030.16.4 Rails. Where mid-aisle *handrails* are provided in stepped *aisles*, there shall be an additional rail located approximately 12 inches (305 mm) below the *handrail*. The rail shall be adequate in strength and attachment in accordance with Section 1607.9.1.2.

Reason: E106-18 added criteria to 1030.16 to address social stairways.

“Where stepped *aisles* have seating on one side and the *aisle* width is 74 inches (1880 mm) or greater, two *handrails* are required. Where two *handrails* are required, one of the *handrails* shall be within 30 inches (762 mm) horizontally of the stepped *aisle*.”

The question at this point is where there is this type assembly seating immediately adjacent to the egress from the upper floor – how should the capacity of the combined stairway/stepped aisle be calculated? We feel that the proposed language would clarify this issue.

Cost impact – No change. This is a clarification of requirements to calculate width.



BCAC General Item 2

IBC

[BG] SWIMMING POOL. Any structure intended for swimming, recreational bathing or wading ~~that contains water over 24 inches (610 mm) deep~~. This includes in-ground, above-ground and on-ground pools; ~~hot tubs~~; spas and fixed-in-place wading pools.

SPA. A product intended for the immersion of persons in temperature-controlled water circulated in a closed system, and not intended to be drained and filled with each use.

1111.4.14 Swimming pools, ~~wading pools, cold baths, hot tubs~~ and spas. *Swimming pools, ~~wading pools, cold baths, hot tubs~~ and spas shall be accessible and be on an accessible route.*

Exceptions:

1. Catch pools or a designated section of a pool used as a terminus for a water slide flume shall not be required to provide an *accessible* means of entry, provided that a portion of the catch pool edge is on an *accessible route*.
2. Where spas, ~~cold baths or hot tubs~~ are provided in a cluster, at least 5 percent, but not less than one of each type of spa, cold bath or hot tub in each cluster, shall be accessible and be on an *accessible route*.
3. *Swimming pools, ~~and wading pools~~, spas, ~~cold baths and hot tubs~~ that are required to be accessible by Sections 1111.2.2 and 1111.2.3 are not required to provide accessible means of entry into the water.*

1111.4.14.1 Raised diving boards and diving platforms. Raised diving boards and diving platforms are not required to be *accessible* or to be on an *accessible route*.

1111.4.14.2 Water slides. Water slides are not required to be *accessible* or to be on an *accessible route*.

SECTION 3109

SWIMMING POOLS, ~~and SPAS AND HOT TUBS~~

3109.1 General. The design and construction of swimming pools, ~~and spas and hot tubs~~ shall comply with the *International Swimming Pool and Spa Code*.

ISPSC

BATHER. A person using a pool ~~or spa or hot tub~~ and adjoining deck area for the purpose of water sports, recreation, therapy or related activities.

PUBLIC SWIMMING POOL (Public Pool). A pool, other than a *residential* pool, that is intended to be used for swimming, ~~or recreation~~ bathing ~~or wading~~ and is operated by an owner, lessee, operator, licensee or concessionaire, regardless of whether a fee is charged for use. Public pools shall be further classified and defined as follows:...(cont...)

Class F. Class F pools are **wading pools** and are covered within the scope of this code as set forth in Section 405.
(cont....)

SAFETY COVER. A structure, fabric or assembly, along with attendant appurtenances and anchoring mechanisms, that is temporarily placed or installed over an entire pool, ~~or spa or hot tub~~ and secured in place after all bathers are absent from the water.

SPA. A product intended for the immersion of persons in temperature-controlled water circulated in a closed system, and not intended to be drained and filled with each use. A spa usually includes a filter, an electric, solar or gas heater, a pump or pumps, and a control, and can include other equipment, such as lights, blowers, and water-sanitizing equipment. Spas shall be further classified and defined as follows:

Commented [SH1]: Verify from PMGCAC regarding adding "recreation " to be consistent with IBC.

Nonself-contained spa. A factory-built *spa* in which the water heating and circulating equipment is not an integral part of the product. Nonself-contained spas may employ separate components such as an individual filter, pump, heater and controls, or they can employ assembled combinations of various components.

Permanent residential spa. A spa, intended for use that is accessory to a *residential* setting and available to the household and its guests and where the water heating and water-circulating equipment is not an integral part of the product. The spa is intended as a permanent plumbing fixture and not intended to be moved.

Portable residential spa. A spa intended for use that is accessory to a *residential* setting and available to the household and its guests and where it is either self contained or nonself-contained.

Public spa. A spa other than a permanent *residential* spa or portable *residential* spa that is intended to be used for bathing and is operated by an owner, licensee or concessionaire, regardless of whether a fee is charged for use.

Self-contained spa. A factory-built spa in which all control, water heating and water-circulating equipment is an integral part of the product. Self-contained spas may be permanently wired or cord connected.

SUBMERGED VACUUM FITTING. A fitting intended to provide a point of connection for suction side automatic swimming pool, ~~and spa-and hot tub~~ cleaners.

SUCTION OUTLET. A submerged fitting, fitting assembly, cover/grate and related components that provide a localized low-pressure area for the transfer of water from a swimming pool, ~~or spa or hot tub~~. Submerged suction outlets have been referred to as main drains.

<https://codes.iccsafe.org/content/ISPSC2021P3/chapter-2-definitions>

SECTION 305 BARRIER REQUIREMENTS

305.1 General. The provisions of this section shall apply to the design of barriers for restricting entry into areas having **pools and spas**. Where spas ~~or hot tubs~~ are equipped with a lockable *safety cover* complying with ASTM F1346 and swimming pools are equipped with a powered *safety cover* that complies with ASTM F1346, the areas where those spas, ~~hot tubs~~ or pools are located shall not be required to comply with Sections 305.2 through 305.7.

SECTION 405 WADING POOLS

405.4 Maximum depth. The water depth shall not exceed **18 inches** (457 mm).

405.5 Distance from deck to waterline. The maximum distance from the top of the deck to the waterline shall not exceed 6 inches (152 mm).

SECTION 508 SANITIZING, OXIDATION EQUIPMENT AND CHEMICAL FEEDERS

508.1 Automatic controllers. Where an automatic controller is installed on a spa ~~or hot tub~~ for public use, the controller shall be installed with an automatic pH and an oxidation reduction potential controller *listed* and *labeled* in compliance with NSF 50.

Reason: This proposal coordinates terminology for swimming pools and spas with ISPSC. The proposal adds the SPA definition to the IBC and coordinates the related code text with the definition of swimming pool and SPA. Wading pools have 18" of water per ISPSC, and hot tubs and cold baths are a type of spa.

BCAC Gen. #5

R301.5.1 live/work unit live loads:

The live loads for the nonresidential area of the live/work units shall be in accordance with International Building Code Section 508.5.8.

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. The nonresidential area of the 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 within a dwelling unit.
4. A care facility with five or fewer persons receiving medical care within a dwelling unit.
5. A day care facility for five or fewer persons of any age receiving care within a dwelling unit.

Reason statement:

This proposal attempts to alleviate confusion regarding the nonresidential portion of the live/work unit and how portions of the IBC apply. Some code officials and architects have differed particularly on how live loads apply to the nonresidential portion under the IBC and the residential live loads in accordance with R301.5.

BCAC Gen #6

507.4 Sprinklered, one-story buildings. The area of a Group A-4 building not more than one story above grade plane of other than Type V construction, or the area of a Group B, F, M or S building no more than one story above grade plane of any construction type, shall not be limited where the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

Exceptions:

1. Buildings and structures of Type I or II construction for rack storage facilities that do not have access by the public shall not be limited in height, provided that such buildings conform to the requirements of Sections 507.4 and 903.3.1.1 and Chapter 32 of the International Fire Code.

2. The automatic sprinkler system shall not be required in areas occupied for indoor participant sports, such as tennis, skating, swimming and equestrian activities in occupancies in Group A-4, provided that the following criteria are met:

2.1. Exit doors directly to the outside are provided for occupants of the participant sports areas.

2.2. The building is equipped with a fire alarm system with manual fire alarm boxes installed in accordance with Section 907.

2.3. An automatic sprinkler system is provided in storage rooms, press boxes, concession booths or other spaces ancillary to the sport activity space.

2.4. Where every part of the roof construction is 20 feet or more above the highest foot board of the seating and the floor in the viewing area and of any floor of the playing surface.

Reason:

The current language is not clear regarding the requirements for the seating area.

BCAC occupancy WG-Item 7

06132023

~~303.1.2 Small assembly spaces. The following rooms and spaces shall not be classified as Assembly occupancies:~~

- ~~1. A room or space used for assembly purposes with an *occupant load* of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.~~
- ~~2. A room or space used for assembly purposes that is less than 750 square feet (70 m²) in area accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.~~

303.1.2 Small assembly spaces. Rooms or spaces used for assembly purposes that are less than 750 square feet (70 m²) in area, or with an occupant load less than 50 persons, shall be classified as Group B or part of the main occupancy.

Reason Statement: The change will clarify the intent of the provision is that the assembly space is a support space for the main occupancy, such as conference rooms in office buildings and fitness rooms in residential buildings. Some jurisdictions use the 10 percent of the area of the story threshold of Section 508.2 when applying this provision because the word "accessory" is used. The misinterpretation unnecessarily limits the size of conference rooms in small office buildings.

Cost impact: The change would not increase the cost of construction because it is clarifying that the code permits small assembly spaces in smaller buildings.

Comments:

305.2.1, 305.2.2, 308.5.2 and 308.5.3 for rooms and spaces within a place of religious worship or for small care facilities all use "as part of the primary occupancy".

Item 8 BCAC General, Section 506.2.1 Equation 5-1

506.2.1 Single-occupancy buildings. The allowable area of each story of a single-occupancy building with no more than one story above grade plane shall be determined in accordance with Equation 5-1:

$$Aa = At + (NS \times If) \text{ (Equation 5-1)}$$

where:

A = Allowable area (square feet).

A = Tabular allowable area factor (NS, S1, S13R or S13D value, as applicable) in accordance with Table 506.2.

NS = Tabular allowable area factor in accordance with Table 506.2 for nonsprinklered building (regardless of whether the building is sprinklered).

I = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3

~~The allowable area per story of a single occupancy building with a maximum of three stories above grade shall be determined by Equation 5-1. The allowable area per story of a single-occupancy building more than three stories above grade plane shall be determined in accordance with Equation 5-2:~~

~~$$Aa = [At + (NS \times If)] \times Sa \text{ (Equation 5-2)}$$~~

~~where: A = Allowable area (square feet).~~~~A = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.~~~~NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).~~~~I = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.~~~~S = 3 where the actual number of stories above grade plane, exceeds three, or~~~~S = 4 where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.~~

~~The actual area of any individual floor shall not exceed the allowable area per Equation 5-1.~~

506.2.3 Single-occupancy, multistory buildings. The allowable area of a single-occupancy building with more than one story above grade plane shall be determined in accordance with Equation 5-2:

$$Aa = [At + (NS \times If)] \times Sa \text{ (Equation 5-2)}$$

where:

Aa = Allowable area (square feet).

At = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table

506.2.

NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).

If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

Sa = Actual number of building stories above grade plane, not to exceed three. For buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, use the actual number of building stories above grade plane, not to exceed four.

No individual story shall exceed the allowable area (Aa) as determined by Equation 5-2 using the value of Sa = 1.

506.2.2 Mixed-occupancy one story buildings.

The allowable area of a ~~floor of~~ a mixed-occupancy building with not more than one story above grade plane shall be determined in accordance with the applicable provisions of Section 508.1 based on Equation 5-1 for each applicable occupancy Section 508.3.2 for non separated occupancies and 508.4.2 for separated occupancies.

~~For buildings with more than three stories above grade plane, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories, determined in accordance with Equation 5-3 based on the applicable provisions of Section 508.1, shall not exceed three.~~

$$Aa = [At + (NS \times If)] \text{ (Equation 5-3)}$$

where:

A_a = Allowable area (square feet).

A_t = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.

NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building, regardless of whether the building is sprinklered.

I_f = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

Exception: For buildings designed as separated occupancies under Section 508.4 and equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories determined in accordance with Equation 5-3 based on the applicable provisions of Section 508.1, shall not exceed four.

506.2.4 Mixed-occupancy, multistory buildings. Each story of a mixed-occupancy building with more than one story above grade plane shall individually comply with the applicable requirements of Section 508.1. For buildings with more than three stories above grade plane, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories, determined in accordance with Equation 5-3 based on the applicable provisions of Section 508.1, shall not exceed three.

$A_a = [A_t + (NS \times I_f)]$ (Equation 5-3)

where:

A_a = Allowable area (square feet).

A_t = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.

NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).

I_f = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

Exception: For buildings designed as separated occupancies under Section 508.4 and equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories determined in accordance with Equation 5-3 based on the applicable provisions of Section 508.1, shall not exceed four.

Reason statement: This proposal addresses the un intended consequence of a modification made by G85-18 AM. G85-18 AM states that “this change because it is simply an editorial reorganization of existing text”, However, there are un intended consequences to this proposal that we are addressing.

The sections equations as written result in two different results for the allowable area per story and total allowable area for a 2 and 3 story sprinklered buildings, between the 2018 and 2021 Editions. If the intent was to keep the results the same and only simplify organization of the formulas, there is an error

In the 2018 Edition of the IBC, for multistory buildings, no story can exceed $SM + If \times NS$. This is consistent with 2018 IBC Equation 5-2.

However, in 2021 IBC, no individual story in a multistory building shall exceed $S1 + If \times NS$, since Equation 1 does not have SM as one of the allowable area factors. Assuming there was no change to the results of the formulas, just their organization between 2018 and 2021 IBC.

See example below:

If we follow IBC 2018, $Aa = [At + (NS \times If) \times Sa] = [69,000 (SM) + 23,000 \times 0] \times 3 = 207,000$. And no individual story shall exceed Aa using $Sa = 1$, then the calculation is $Aa = [At + (NS \times If) \times Sa] = [69,000 (SM) + 23,000 \times 0] \times 1 = 69,000$.

If we follow IBC 2021, Equation 5-1 (which does not have SM) says $Aa = At + (NS \times If) = 92,000 + (23,000 \times 0) = 92,000$ is the maximum area per story. Equation 5-2 technically does not apply because it is only for “buildings more than three stories above grade plane.”

Assuming this wording is correct, then we only have Equation 5-1 for our 3 story Business building, which is permitted to have 92,000 sf per story and by extension, if each story were built to its maximum 92,000 sf, it would be permitted to be 276,000 sf total. These are drastically different results and it would seem the 2018 calculation is correct since it is using the SM value, not S1, since the single story buildings get an area increase compared to their multistory counterparts and applying S1 to a multistory building does not follow logic. It would seem that these results are incorrect due to the modification to Equation 5-2 in the 2021 Edition.

BCAC proposal correct this un intended consequence by overturning the changes from G85-18 and go back to the 2018 code text

BCAC Occ #10-1

06132023

1025.1 General. Every required interior exit stairway serving floors containing Group A, B, E, I-1, M or R-1 occupancies more than 75 feet (22 860mm) above the lowest level of fire department vehicle access shall be provided with approved luminous egress path markings delineating the exit path. shall be provided in high-rise buildings of group A, B, E, I-1, M or R-1 occupancies where such occupied floors are located more than 75'-0" above the lowest level of fire department vehicle access. The egress path markings shall extend from such occupied floors to the level of exit discharge. in accordance with this section.

Exception: Luminous egress path markings shall not be required on the level of exit discharge in lobbies that serve as part of the exit path in accordance with Section 1028.2, Exception 1.

Reason: The current language is confusing for mixed use buildings, especially where the floors above 75' did not require markings (e.g. R-2). The current text could be read to require stripes throughout the building that contained any of these occupancies.

This clarifies that the markings shall be provided where the listed required occupancies are at or above high-rise height. This also clarifies that the markings have to go all the way down to the level of exit discharge, even if the stairway extends through floors that do not have to have markings (e.g. R-2). Example, a 10 story apartment building with a pool on the roof would have to have markings all the way down. Example, a 30 story building with 10 floor of business and 20 floors of residential above would have markings on the bottom 10 floors. This will also address multi-complex buildings of different heights and uses by only requiring markings for exits serving those listed occupied floors.

Cost impact. Where the interpretation was that any high-rise with these occupancies had markings in the entire building, this would be a cost decrease, by not requiring markings and not have the maintenance of these markings.

Note: How is this currently being interpreted? With current text, could someone possibly think that a residential with an occupied roof or top assembly floor only used by residents would not require markings?



E ??-21

IBC: Section 429 (new) Move to BCAC 06132023

Proponent: Tom Hardiman, Vice-chair of ICC Off-Site and Modular Construction Consensus Committee (IS-OSMC)

2024 International Building Code

Add new definition as follows:

SECTION 202

OFF-SITE CONSTRUCTION. A modular building, modular component, panelized system or **in modular** tiny house which is designed and constructed in compliance with Section 429 of this code and is wholly or in substantial part fabricated or assembled in manufacturing plants for installation - or assembly and installation - on a separate building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof.

Add new text as follows:

SECTION 429 OFF-SITE CONSTRUCTION

429.1 General. This section applies to off-site construction and shall govern the requirements for planning, design, fabrication, assembly, inspection and regulatory compliance.

429.2 Construction. In addition to other applicable requirements in this code, off-site construction shall be constructed in accordance with ICC 1200.

429.3 Regulatory Compliance. In addition to other applicable requirements in this code, off-site construction shall be inspected and regulated in accordance with ICC 1205.

Add new standards to Chapter 35:

ICC/MBI 1200-2021: Standard for Off-Site Construction: Planning, Design, Fabrication and Assembly

<https://codes.iccsafe.org/content/ICC12002021P1/chapter-1-application-and-administration#text-id-22830096>

ICC/MBI 1205-2021: Standard for Off-Site Construction: Inspection and Regulatory Compliance

Reason: Interest in off-site construction including modular and panelized systems and tiny houses is growing. Off-site construction has been identified as a solution for multiple societal and industry challenges including affordability, sustainability, job site safety, and the availability of skilled workers. However, many segments of the building industry including code officials, building owners, designers and contractors are often unfamiliar with these processes. While all off-site construction projects (with the exception of manufactured housing covered under the U.S. Department of Housing and Urban Development's Manufactured Home Construction and Safety Standards) must meet the requirements of the code in place at the final project site, the translation between code requirements and the off-site construction process is not always clear. To facilitate enhanced understanding of the off-site construction process, assure off-site projects maintain the requirements in code and are implemented in an efficient manner for both AHJs and manufacturers, the International Code Council (ICC) and the Modular Building Institute (MBI) initiated a joint project to write standards for the planning, design, fabrication, assembly, inspection and regulatory compliance of off-site and modular construction in February 2019.

A standard development committee was created by the ICC Board of Directors in July 2019, and the first meeting of that committee was in October of 2019. The scope of standard ICC 1200 is to provide minimum requirements to safeguard the public health, safety, general welfare and address societal and industry challenges in multiple facets of the off-site construction process including: planning, designing, fabricating, transporting and assembling commercial and residential building elements. The scope of standard ICC 1205 is to provide minimum requirements for the inspection and regulatory compliance of off-site construction.

Off-site (or modular) construction entails the planning, design, fabrication and assembly of building elements at a location other than the location where they were fabricated. Large components of a structure can be assembled in a factory-like setting and transported to the building site for final assembly. Subsequently, the finished construction is required to comply with the model building code adopted by the local authority having jurisdiction. These standards provide planning and preparation requirements such as: the role of the architect/modular manufacturer/construction manager/general contractor, location of plant vs construction site, engagement early on in the process, material procurement and lead times, and change orders. These standards also provide for requirements for a controlled manufacturing environment, supply chain integration, structural modular vs non-structural modular (e.g. bathroom pods), the fabrication process and on-site assembly such as: staging area for construction materials, foundation, placing modules, structural connections, utilities (PMG), weather considerations, finishing mate lines, inspection, approval and regulatory compliance of off-site residential and commercial construction components and their assembly and completion at the final building site such as: permitting; in-plant and on-site final inspections; third party inspections; the role of Industrialized Building Departments, state modular programs and the Authority Having Jurisdiction.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. This proposal outlines off-site construction methods that may be unfamiliar to inexperienced industry participants and offers a model regulatory process to address state and local needs.