

# Code Review

# 2018 Changes to International Codes

I-CODES - ADMINISTRATIVE - ADMIN TAC

W A R N I N G

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W A R N I N G



# 2018 International Building Codes (IBC/IRC/IEBC/IFGC/IMC) – Administrative Provisions Building Code Administration Technical Advisory Committee (TAC)

**2018 International Building Codes (IBC/IRC/IEBC/IFGC/IMC) – Administrative Provisions  
Admin TAC**

Code Change No	Section	Change Summary b/t 2015 IBC/IRC/IEBC/IFGC/IMC and 2018 IBC/IRC/IEBC/IFGC/IMC	Change Summary b/t 2017 FBCs and 2018 I-Codes	Staff comments												
ADM9-16 Part I	IBC: 202; IEBC: 202;	Revises definition of “[A] Change of Occupancy” for consistency in definitions between I-codes.  <b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial revision</b> for consistency in definitions between I-codes.	Same as change between 2015 IBC, and IEBC and 2018 IBC, and IEBC													
<b>TAC Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<b>Commission Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<table border="1"> <thead> <tr> <th></th> <th>TAC</th> <th>Cmsn.</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> No Action Needed</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Overlapping provisions</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>		TAC	Cmsn.	<input type="checkbox"/> No Action Needed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Overlapping provisions	<input type="checkbox"/>	<input type="checkbox"/>			
	TAC	Cmsn.														
<input type="checkbox"/> No Action Needed	<input type="checkbox"/>	<input type="checkbox"/>														
<input type="checkbox"/> Overlapping provisions	<input type="checkbox"/>	<input type="checkbox"/>														
ADM10-16 Part II	IRC: R105.1, R110.1, R202 (New)	Revises section R105.1 “Required,” revises section R110.1 “Use and occupancy,” and adds new section 202 definition of “Change of Occupancy” for consistency in definitions between I-codes.  <b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial revision</b> for consistency in definitions between I-codes.	<b>Section R105.1 and R110.1 are reserved</b> under the 2017 FRC and defer to the FBC, B. However, it is Same as change between 2015 IBC and 2018 IBC with regard to the definition of “Change of Occupancy”	<b>No action needed</b> with regard to the change to R105.1 and R110.1.												

*Rule 61G20-2.002 2. Technical amendments needed to accommodate the specific needs of this state include but are not limited to amendments to the Florida Building Code that provide for the following:*

*a. Establish minimum life safety construction requirements to protect buildings and their occupants from fire, wind, flood, and storm surge using the latest technical research and engineering standards for buildings and materials products. b. Provide for flood protection provisions that are consistent with the latest flood protection requirements of the National Flood Insurance Program. c. Maintain eligibility for federal funding and discounts from the National Flood Insurance Program, the Federal Emergency Management Agency, and the United States Department of Housing and Urban Development. d. Provide for energy efficiency standards for buildings that meet or exceed the national energy standards as mandated by Title III of the Energy Conservation and Protection Act. e. Maintain coordination with the Florida Fire Prevention Code. f. Provide for the latest industry standards and design*

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Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
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				<input type="checkbox"/>	<input type="checkbox"/>
ADM11-16 Part I	IBC: 202, [A] 111.1; IEBC: [A] 110.1	Revises section [A] 110.1 “Altered area use and occupancy classification change., and ” revises section [A] 111.1 “Use and occupancy,”  <b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial revision</b> for consistency in definitions between I-codes.	<b>Section 110.1 is reserved under the 2017 FBC, EB.</b> Same as change between 2015 IBC and 2018 IBC with regard to Section 111.1.	<b>No action needed</b> with regard to the change to 110.1.	
TAC Action Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		Commission Action Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
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ADM1-16 Part I	IBC: 202	Revises definition of “Addition” for consistency in definitions between I-codes.  <b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial revision</b> for consistency in definitions between I-codes.	Same as change between 2015 IBC and 2018 IBC and 2017 FBC, B.	<b>No action needed</b>	

Rule 61G20-2.002 2. Technical amendments needed to accommodate the specific needs of this state include but are not limited to amendments to the Florida Building Code that provide for the following:

a. Establish minimum life safety construction requirements to protect buildings and their occupants from fire, wind, flood, and storm surge using the latest technical research and engineering standards for buildings and materials products. b. Provide for flood protection provisions that are consistent with the latest flood protection requirements of the National Flood Insurance Program. c. Maintain eligibility for federal funding and discounts from the National Flood Insurance Program, the Federal Emergency Management Agency, and the United States Department of Housing and Urban Development. d. Provide for energy efficiency standards for buildings that meet or exceed the national energy standards as mandated by Title III of the Energy Conservation and Protection Act. e. Maintain coordination with the Florida Fire Prevention Code. f. Provide for the latest industry standards and design

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				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
ADM1-16 Part IV	IRC: R202	Revises definition of “[RB] Addition” for consistency in definitions between I-codes.  <b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial revision</b> for <b>consistency in definitions</b> between I-codes.	Same as change between 2015 IRC and 2018 IRC and 2017 FBC, R.	<b>No action needed.</b>	
Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
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ADM12-16 Part II	IRC: R202	Revises section 202 definition of “Building Official” for consistency in definitions between I-codes.  <b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial revision</b> for consistency in definitions between I-codes.	Same as change between 2015 IRC and 2018 IRC		
Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
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ADM13-16 Part I	IBC: 202, IEBC: 202	<p>Revises section 202 definition of “Repair” for <b>consistency in definitions</b> between I-codes. The code change was further modified by public comment. With respect to the IBC and the IEBC, this public comment modifies the original proposal to match the proposal that was passed by the IRC Committee. If accepted, "Repair" will be defined as "The reconstruction, replacement, or renewal of any part of an existing building for the purposes of its maintenance or to correct damage.</p> <p><b>Cost Impact:</b> Will not increase the cost of construction This is an <b>editorial</b> and coordinating code change. It will not increase the cost of construction.</p>	Same as change between 2015 IBC and 2018 IBC	
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<p><b>TAC Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/></p>	<p><b>Commission Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/></p>		TAC	Cmsn.	
		<input type="checkbox"/> No Action Needed	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/> Overlapping provisions	<input type="checkbox"/>	<input type="checkbox"/>	

ADM15-16 Part I	IBC: 202	<p>Revises section 202 definition of “[A] Jurisdiction” for consistency in definitions between I-codes.</p> <p><b>Cost Impact:</b> Will not increase the cost of construction. No increase in cost as this is an <b>editorial correlation</b> of definitions between I-codes. Also, removing "under due legislative authority."</p>	Same as change between 2015 IBC and 2018 IBC	
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Rule 61G20-2.002 2. Technical amendments needed to accommodate the specific needs of this state include but are not limited to amendments to the Florida Building Code that provide for the following:

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				<input type="checkbox"/> No Action Needed	<input type="checkbox"/>
				<input type="checkbox"/> Overlapping provisions	<input type="checkbox"/>
ADM15-16 Part II	IRC: R202	Revises section 202 definition of “[RB] Jurisdiction” for consistency in definitions between I-codes.  <b>Cost Impact:</b> Will not increase the cost of construction. No increase in cost as this is an <b>editorial correlation</b> of definitions between I-codes. Also, removing "under due legislative authority" from the IRC allows for a variety of processes to adopt the I-codes.	Same as change between 2015 IRC and 2018 IRC		
Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/> No Action Needed	<input type="checkbox"/>
				<input type="checkbox"/> Overlapping provisions	<input type="checkbox"/>
ADM16-16 Part IV	IRC: R202	Revises section 202 definition of “[RB] Labeled” for consistency in definitions between I-codes.  <b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial revision for consistency</b> in definitions between I-codes.	Same as change between 2015 IRC and 2018 IRC		

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ADM26-16 Part I	IBC: 202; IEBC: 202	Revises section 202 definition of “[A] Repair” for consistency in definitions between I-codes.  <b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial revision for consistency</b> in definitions between I-codes.	Same as change between 2015 IBC/IEBC and 2018 IBC/IEBC		
Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
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ADM26-16 Part IV	IRC: R202	Revises section 202 definition of “[RB] Repair” clarify the distinctions between repair and maintenance.  <b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial revision</b> for consistency in definitions between I-codes.	Same as change between 2015 IRC and 2018 IRC		

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ADM31-16	IEBC: [A] 101.2	Revises section [A] 101.2 "Scope" to give the user the option of following the existing building provisions in the IRC or the IECC.  <b>Cost Impact:</b> Will not increase the cost of construction. This proposal <b>gives the user the option</b> of following the existing building provisions in the IRC or the IECC. <b>It does not add any technical requirements</b> and, therefore, does not increase the cost of construction.	Same as change between 2015 IEBC and 2018 IEBC		
Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
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				<input type="checkbox"/>	<input type="checkbox"/>
ADM3-16	IEBC: 202	Revises definition of "[A] Alteration" to clarify the definition.  <b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial revision for consistency</b> in definitions between I-codes.	Same as change between 2015 IEBC and 2018 IEBC		

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ADM32-16	IBC: [A] 101.2	Revises section [A] 101.2 “Scope” for editorial reasons. Townhouses is defined in the IBC, and there is no need to partially (and thereby incorrectly) redefine the term in this section, and then show the defined term in parentheses.  <b>Cost Impact:</b> Will not increase the cost of construction. This change is intended to be an <b>editorial correction that</b> does not impact the cost of construction.	Same as change between 2015 IBC and 2018 IBC		
Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
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ADM33-16	IBC: [A] 101.2	Revises section [A] 101.2 “Scope” to give the user the option of following the residential code.  <b>Cost Impact:</b> Will not increase the cost of construction. This change is intended to be an <b>editorial clarification</b> that does not increase the cost of construction.	Same as change between 2015 IBC and 2018 IBC		

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*a. Establish minimum life safety construction requirements to protect buildings and their occupants from fire, wind, flood, and storm surge using the latest technical research and engineering standards for buildings and materials products. b. Provide for flood protection provisions that are consistent with the latest flood protection requirements of the National Flood Insurance Program. c. Maintain eligibility for federal funding and discounts from the National Flood Insurance Program, the Federal Emergency Management Agency, and the United States Department of Housing and Urban Development. d. Provide for energy efficiency standards for buildings that meet or exceed the national energy standards as mandated by Title III of the Energy Conservation and Protection Act. e. Maintain coordination with the Florida Fire Prevention Code. f. Provide for the latest industry standards and design*

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Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
ADM40-16	IBC: [A] 101.3	Revises section [A] 101.3 "Intent" to clarify the intent of the code.  <b>Cost Impact:</b> Will not increase the cost of construction. This change is a <b>clarification</b> of existing requirements and does not affect the cost of construction.	Same as change between 2015 IBC and 2018 IBC		
TAC Action Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		Commission Action Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
ADM4-16 Part I	IEBC: 202; ISPSC: 202	Revises definition of "[A] Approved" to clarify the definition.  <b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial revision</b> for consistency in definitions between I-codes.	Same as change between 2015 IEBC and 2018 IEBC		
TAC Action Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		Commission Action Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>

Rule 61G20-2.002 2. Technical amendments needed to accommodate the specific needs of this state include but are not limited to amendments to the Florida Building Code that provide for the following:

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ADM48-16	IFGC: [A] 102.2.1; IMC: [A]102.2.1 (New); IPC: [A]102.2.1 (New)	Revises section [A] 102.2.1 “Existing buildings,” and adds new section 102.2.1 “Existing building” for consistency in definitions between I-codes.  <b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial clarification</b> for consistency in definitions between I-codes.	Same as change between 2015 IFGC/IMC/IPC and 2018 IFGC/IMC/IPC			
<b>TAC Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<b>Commission Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>			<b>TAC</b>	<b>Cmsn.</b>
ADM5-16 Part II		Revises definition of “[RB] Permit” for consistency in definitions between I-codes.  <b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial revision</b> for consistency in definitions between I-codes.	Same as change between 2015 IRC and 2018 IRC			
<b>TAC Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<b>Commission Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>			<b>TAC</b>	<b>Cmsn.</b>
ADM58-16 Part I	IEBC: [A] 104.11 IFGC: [A] 105.2; IMC: [A] 105.2; IPC: [A] 105.2	Revises sections [A] 104.11 IEBC, [A] 105.2 IMC, [A] 105.2 IPC, to be consistent across codes for what is meant with regards to alternative materials, design and methods.  <b>Cost Impact:</b> Will not increase the cost of	<b>These sections are reserved under the 2017 FBC.</b> For compliance, these sub-codes refer to Chapter 1 of the FBC,	<b>No action needed</b>		

Rule 61G20-2.002 2. Technical amendments needed to accommodate the specific needs of this state include but are not limited to amendments to the Florida Building Code that provide for the following:

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		construction. The proposed language does not include any new requirements, so there are no new costs.	B										
<b>TAC Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<b>Commission Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<table border="1"> <thead> <tr> <th></th> <th>TAC</th> <th>Cmsn.</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> No Action Needed</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Overlapping provisions</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>		TAC	Cmsn.	<input type="checkbox"/> No Action Needed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Overlapping provisions	<input type="checkbox"/>	<input type="checkbox"/>
	TAC	Cmsn.											
<input type="checkbox"/> No Action Needed	<input type="checkbox"/>	<input type="checkbox"/>											
<input type="checkbox"/> Overlapping provisions	<input type="checkbox"/>	<input type="checkbox"/>											
ADM60-16 Part IV	IRC: R104.11	Revises section R101.11 "Alternative materials, design and methods of construction and equipment." to clarify what is meant with regards to alternative materials, design and methods.  <b>Cost Impact:</b> Will not increase the cost of construction. The proposed language <b>does not include any new requirements</b> , so there are no new costs.	This section is reserved under the 2017 FRC. For compliance, the code refers to Chapter 1 of the FBC, B	<b>No action needed</b>									
<b>TAC Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<b>Commission Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<table border="1"> <thead> <tr> <th></th> <th>TAC</th> <th>Cmsn.</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> No Action Needed</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Overlapping provisions</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>		TAC	Cmsn.	<input type="checkbox"/> No Action Needed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Overlapping provisions	<input type="checkbox"/>	<input type="checkbox"/>
	TAC	Cmsn.											
<input type="checkbox"/> No Action Needed	<input type="checkbox"/>	<input type="checkbox"/>											
<input type="checkbox"/> Overlapping provisions	<input type="checkbox"/>	<input type="checkbox"/>											
ADM6-16 Part I	IECC-CE: C202	Revises definition of "[A] Approved agency" for clarity in the definition.  <b>Cost Impact:</b> Will not increase the cost of construction. This is simply a definition <b>with no change in the technical requirements</b> of the code. Therefore this proposal will not increase the cost of construction..	Same as change between 2015 IECC, and 2018 IECC										

Rule 61G20-2.002 2. Technical amendments needed to accommodate the specific needs of this state include but are not limited to amendments to the Florida Building Code that provide for the following:

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TAC Action		Commission Action		TAC	Cmsn.
Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
ADM70-16	IEBC [A] 105.2.2	Revises section [A] 105.2.2 "Repairs" coordinates with EB 26.  <b>Cost Impact:</b> Will not increase the cost of construction. The proposed language <b>does not include any new requirements</b> , so there are no new costs.	This section is reserved under the 2017 FEBC. For compliance, the code refers to Chapter 1 of the FBC, B	<b>No action needed</b>	
Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
ADM71-16	[A] 105.2.2; IEBC: 105.2.2	Revises section [A] 105.2.2 "Repairs" to make the section easier to read and understand.  <b>Cost Impact:</b> Will not increase the cost of construction. The change is an <b>editorial clarification</b> only, so there will be no change to construction requirements	This section is reserved under the 2017 FEBC. For compliance, the code refers to Chapter 1 of the FBC, B	<b>No action needed</b>	
Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		Accommodate Florida Specific Need: <b>YES (Select Criteria)</b> <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>

Rule 61G20-2.002 2. Technical amendments needed to accommodate the specific needs of this state include but are not limited to amendments to the Florida Building Code that provide for the following:

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ADM7-16 Part II	IRC: R202 (New)	Adds new definition of “Approved source” to proposal brings in the IBC definition.  <b>Cost Impact:</b> Will not increase the cost of construction. This is simply a definition with <b>no change in the technical requirements</b> of the code. Therefore this proposal will not increase the cost of construction.	Same as change between 2015 IRC and 2018 IRC			
<b>TAC Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<b>Commission Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>			TAC	Cmsn.
ADM73-16 Part II		IRC: R105.5  Revises section [R105.5 “Expansion” to make the section easier to read and understand.  <b>Cost Impact:</b> Will not increase the cost of construction. The change is an <b>editorial clarification</b> only, so there will be no change to construction requirements	This section is reserved under the 2017 FRC. For compliance, the code refers to Chapter 1 of the FBC, B	<b>No action needed</b>		
<b>TAC Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<b>Commission Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>			TAC	Cmsn.
ADM77-16	IBC: 107.2.5 (New); IEBC: 106.2.5 (New)	Adds new IBC section 107.2.5 “Exterior balcony and elevated walking surfaces,” and adds new IEBC section 106.2.5 “Exterior balconies and elevated walking surfaces” to clarify existing code language to be consistent with common practice.	Section 106 is reserved under the 2017 FEBC. For compliance, the code refers to Chapter 1 of	<b>No action needed</b> with regard to change 106.		

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		<p><b>Cost Impact:</b> Will not increase the cost of construction. This will not increase the cost of construction as the inclusion of construction details for weather protection is a common requirement already enforced by most building departments.</p> <p><b>This clarifies existing code language</b> to be consistent with common practice.</p>	<p>the FBC, B. With regard to 107.2.5 -</p> <p>Same as change between 2015 IBC and 2018 IBC with regard to 107.2.5</p>	
<p><b>TAC Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain):</p>		<p><b>Commission Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain):</p>		<p><b>TAC</b></p> <p><b>Cmsn.</b></p>
				<p><input type="checkbox"/> No Action Needed</p> <p><input type="checkbox"/> Overlapping provisions</p>
ADM8-16 Part I	IEBC: 202 (New); IMC: 202; IPC: 202	<p>Revises definition of “[A] Building” for consistency in definitions between I-codes.</p> <p><b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial revision for consistency</b> in definitions between I-codes.</p>	<p>Same as change between 2015 IEBC, IPC, IMC and 2018 IEBC, IPC, IMC</p>	
<p><b>TAC Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain):</p>		<p><b>Commission Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain):</p>		<p><b>TAC</b></p> <p><b>Cmsn.</b></p>
				<p><input type="checkbox"/> No Action Needed</p> <p><input type="checkbox"/> Overlapping provisions</p>
ADM8-16 Part II	IRC: R202	<p>Revises definition of “[RB] Building” for consistency in definitions between I-codes.</p> <p><b>Cost Impact:</b> Will not increase the cost of construction. No increase in costs as this is an <b>editorial revision</b> for consistency in definitions</p>	<p>Same as change between 2015 IRC and 2018 IRC</p>	

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		between I-codes.				
<b>TAC Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<b>Commission Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>			<b>TAC</b>	<b>Cmsn.</b>
				<input type="checkbox"/> No Action Needed	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/> Overlapping provisions	<input type="checkbox"/>	<input type="checkbox"/>
ADM82-16 Part I	IBC: [A] 110.1; IEBC: [A] 109.1; IFGC: [A] 107.1; IMC: [A] 107.1; IPC: [A] 107.1	Revises sections [A] 110.1 IBC, [A] 109.1 IEBC, [A] 107.1 IMC, [A] 107.1 IPC, [A] to clarify how the code is to be applied.  <b>Cost Impact:</b> Will not increase the cost of construction. The proposed language does not <b>include any new requirements</b> , so there are no new costs.	Sections 1009.1 IEBC, 107.1 IFGC, 107.1 IPC are reserved under the 2017 FBC. For compliance, the code refers to Chapter 1 of the FBC, B. For the remaining section -  Same as change between 2015 IBC and 2018 IBC with regard to 110.1.	<b>No action needed</b> for the reserved section.		
<b>TAC Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>		<b>Commission Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> Others (Explain): <input type="text"/>			<b>TAC</b>	<b>Cmsn.</b>
				<input type="checkbox"/> No Action Needed	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/> Overlapping provisions	<input type="checkbox"/>	<input type="checkbox"/>

Rule 61G20-2.002 2. Technical amendments needed to accommodate the specific needs of this state include but are not limited to amendments to the Florida Building Code that provide for the following:

a. Establish minimum life safety construction requirements to protect buildings and their occupants from fire, wind, flood, and storm surge using the latest technical research and engineering standards for buildings and materials products. b. Provide for flood protection provisions that are consistent with the latest flood protection requirements of the National Flood Insurance Program. c. Maintain eligibility for federal funding and discounts from the National Flood Insurance Program, the Federal Emergency Management Agency, and the United States Department of Housing and Urban Development. d. Provide for energy efficiency standards for buildings that meet or exceed the national energy standards as mandated by Title III of the Energy Conservation and Protection Act. e. Maintain coordination with the Florida Fire Prevention Code. f. Provide for the latest industry standards and design

ADM87-16	IBC: 110.3.6 (New); IEBC: 109.3.6 (New)	<p>Adds new IBC section 110.3.6 “Weather exposed balcony and walking surface waterproofing,” and adds new IEBC section 109.3.6 “Weather exposed balcony and walking surface waterproofing” to allow for special inspections.</p> <p><b>Cost Impact:</b> Will not increase the cost of construction. This will not increase the cost of construction as Section 110.3.8 currently requires "other inspections" to ascertain compliance with the code. The proposal also gives the existing option of special inspections in 1705.1.1 item 3 as an exception to this provision.</p>	Section 109.3.6 IEBC is reserved under the FBC, EB. For compliance, the code refers to the FBC, B. For the remaining section - Same as change between 2015 IRC and 2018 IRC with regard to 110.3.6.IBC	<b>No action needed with regard to 109.</b>			
<b>TAC Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> Others (Explain): <div style="border: 1px solid black; height: 40px; width: 100%;"></div>		<b>Commission Action</b> Accommodate Florida Specific Need: YES (Select Criteria) <input type="checkbox"/> a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> <b>NO:</b> <input type="checkbox"/> Others (Explain): <div style="border: 1px solid black; height: 40px; width: 100%;"></div>			<b>TAC</b>	<b>Cmsn.</b>	
				<input type="checkbox"/> No Action Needed	<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/> Overlapping provisions	<input type="checkbox"/>	<input type="checkbox"/>	

Rule 61G20-2.002 2. Technical amendments needed to accommodate the specific needs of this state include but are not limited to amendments to the Florida Building Code that provide for the following:

a. Establish minimum life safety construction requirements to protect buildings and their occupants from fire, wind, flood, and storm surge using the latest technical research and engineering standards for buildings and materials products. b. Provide for flood protection provisions that are consistent with the latest flood protection requirements of the National Flood Insurance Program. c. Maintain eligibility for federal funding and discounts from the National Flood Insurance Program, the Federal Emergency Management Agency, and the United States Department of Housing and Urban Development. d. Provide for energy efficiency standards for buildings that meet or exceed the national energy standards as mandated by Title III of the Energy Conservation and Protection Act. e. Maintain coordination with the Florida Fire Prevention Code. f. Provide for the latest industry standards and design

## Code Change No: **ADM1-16 Part I**

### Original Proposal

**Section:** IBC: 202

**Proponent:** Edward Kulik, representing Building Code Action Committee (bcac@iccsafe.org)

**THIS IS A 4 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IECC-COMMERCIAL CODE COMMITTEE. PART III WILL BE HEARD BY THE IECC-RESIDENTIAL CODE COMMITTEE. PART IV WILL BE HEARD BY THE RESIDENTIAL CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Building Code

**Revise as follows:**

**[A] ADDITION.** An extension or increase in floor area, number of stories, or height of a building or structure.

**Reason:** The intent of this proposal is to achieve consistency across the codes for the defined term; addition, which is currently in the IBC. There are existing triggers in the I-code based on number of stories and a story would add to aggregate building area but may not increase the basic building footprint (floor area per story).

This proposal is submitted by the ICC Building Code Action Committee (BCAC) and the ICC Sustainability Energy and High Performance Code Action Committee (SEHPCAC).

BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2014 and 2015 the BCAC has held 5 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

The SEHPCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance International Codes with regard to sustainability, energy and high performance as it relates to the built environment included, but not limited to, how these criteria relate to the International Green Construction Code (IgCC) and the International Energy Conservation Code (IECC). In 2015, the SEHPCAC has held three two- or three-day open meetings and 25 workgroup calls, which included members of the SEHPCAC as well as any interested parties, to discuss and debate proposed changes and public comments.

**Cost Impact:** Will not increase the cost of construction  
No increase in costs as this is an editorial revision for consistency in definitions between I-codes.

### Report of Committee Action Hearings

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** Adding an increase in the "number of stories" to the defined term for "addition" clarifies the scope of the term. This would also coordinate the definition in the IBC with the IEBC.

**Assembly Action:**

**None**

### Final Action Results

**ADM1-16 Part I**

**AS**

## Code Change No: **ADM1-16 Part IV**

### Original Proposal

**Section:** IRC: R202

**Proponent:** Edward Kulik, representing Building Code Action Committee (bcac@iccsafe.org)

**THIS IS A 4 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IECC-COMMERCIAL CODE COMMITTEE. PART III WILL BE HEARD BY THE IECC-RESIDENTIAL CODE COMMITTEE. PART IV WILL BE HEARD BY THE RESIDENTIAL CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Residential Code

**Revise as follows:**

**[RB] ADDITION.** An extension or increase in floor area, number of stories, or height of a building or structure.

**Reason:** The intent of this proposal is to achieve consistency across the codes for the defined term; addition, which is currently in the IEBC. There are existing triggers in the I-code based on number of stories and a story would add to aggregate building area but may not increase the basic building footprint (floor area per story).

This proposal is submitted by the ICC Building Code Action Committee (BCAC) and the ICC Sustainability Energy and High Performance Code Action Committee (SEHPCAC).

BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2014 and 2015 the BCAC has held 5 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

The SEHPCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance International Codes with regard to sustainability, energy and high performance as it relates to the built environment included, but not limited to, how these criteria relate to the International Green Construction Code (IgCC) and the International Energy Conservation Code (IECC). In 2015, the SEHPCAC has held three two- or three-day open meetings and 25 workgroup calls, which included members of the SEHPCAC as well as any interested parties, to discuss and debate proposed changes and public comments.

**Cost Impact:** Will not increase the cost of construction  
No increase in costs as this is an editorial revision for consistency in definitions between I-codes.

### Report of Committee Action Hearings

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** This proposal clarifies what an addition is in the context of the codes and gives consistency between the codes to a defined term.

**Assembly Action:**

**None**

### Final Action Results

**ADM1-16 Part IV**

**AS**

## Code Change No: **ADM2-16 Part II**

### Original Proposal

#### Section: ISPSC: 202

**Proponent:** Janine Snyder, representing PMGCAC (PMGCAC@iccsafe.org); David Collins, representing SEHPCAC (SEHPCAC@iccsafe.org); Ed Kulik, representing the Building Code Action Committee (bcac@iccsafe.org)

**THIS IS A 4 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IECC-COMMERCIAL CODE COMMITTEE. PART III WILL BE HEARD BY THE IECC-RESIDENTIAL CODE COMMITTEE. PART IV WILL BE HEARD BY THE RESIDENTIAL CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Energy Conservation Code

#### Revise as follows:

**ALTERATION.** Any construction, retrofit or renovation to an existing structure other than repair or addition ~~that requires a permit~~. Also, a change in a building, electrical, gas, mechanical or plumbing system that involves an extension, addition or change to the arrangement, type or purpose of the original installation ~~that requires a permit~~.

**Reason:** The intent of this proposal is to provide consistent terminology for 'Alteration' across codes. Currently IBC, IFC, IMC, IEBC and IFGC do not contain the phrase "that requires a permit" within the definition. Alterations can occur regardless of the requirement for a permit. Exemptions from permit requirements are elsewhere in Chapter 1.

While alteration also includes 'or addition' in codes other than ISPSC, this code does not include a definition for addition. This proposal is submitted by the ICC Building Code Action Committee (BCAC), the ICC Plumbing, Mechanical and Fuel Gas Code Action Committee (PMGCAC) and the ICC Sustainability Energy and High Performance Code Action Committee (SEHPCAC).

BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2014 and 2015 the BCAC has held 5 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

The PMGCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. This includes both the technical aspects of the codes and the code content in terms of scope and application of referenced standards. The PMGCAC has held one open meeting and multiple conference calls which included members of the PMGCAC. Interested parties also participated in all conference calls to discuss and debate the proposed changes.

The SEHPCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance International Codes with regard to sustainability, energy and high performance as it relates to the built environment included, but not limited to, how these criteria relate to the International Green Construction Code (IgCC) and the International Energy Conservation Code (IECC). In 2015, the SEHPCAC has held three two- or three-day open meetings and 25 workgroup calls, which included members of the SEHPCAC as well as any interested parties, to discuss and debate proposed changes and public comments. Related documentation and reports are posted on the SEHPCAC website at: <http://www.iccsafe.org/cs/SEHPCAC/Pages/default.aspx>.

**Cost Impact:** Will not increase the cost of construction  
No cost increase as this is an editorial revision to coordinate definitions between I-codes.

**Report of Committee Action  
Hearings**

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** Approval was based on the proponent's published reason statements.

**Assembly Action:**

**None**

**Final Action Results**

**ADM2-16 Part II**

**AS**

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## Code Change No: **ADM3-16**

### Original Proposal

**Section: IEBC: 202**

**Proponent:** Edward Kulik, representing Building Code Action Committee ([email protected] // ); David Bonowitz, representing National Council of Structural Engineers Association ([email protected] // ); Kathleen Petrie, representing City of Seattle, Department of Planning and Development (kathleen.petrie@seattle.gov)

**Revise as follows:**

**[A] ALTERATION** Any construction or renovation to an existing structure other than a repair or addition. ~~Alterations are classified as Level 1, Level 2 and Level 3.~~

**Reason:**

**Kulik** - Alteration classifications are discussed in the body of the code, therefore reference to them in the definition is not necessary. This proposal is submitted by the ICC Building Code Action Committee (BCAC). BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2014 and 2015 the BCAC has held 5 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

**Bonowitz** - The proposal corrects the definition of Alteration. Alteration Levels 1, 2, and 3 apply to only one of the IEBC's three methods. Therefore, the second part of the definition should be removed.

**Petrie** - Of the IEBC's 3 compliance methods, only the work area method classifies alterations into "levels." By removing the level classifications, this definition now matches the IBC definition for "Alteration".

**Cost Impact:** Will not increase the cost of construction

**Kulik, Bonowitz** - No increase in cost as this is a clarification of the definition without affecting the technical requirements.

**Petrie** - This modification does not remove or add to a requirement, so costs are not increased or decreased.

### Report of Committee Action Hearings

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** In the IEBC there are three options for compliance. The phrase "Alterations classified as Level 1, Level 2 and Level 3." is only referring to one of the three options. It is appropriate to make this definition applicable to all three options in the IEBC. Also, this is technical information that should not be in a definition.

**Assembly Action:**

**None**

### Final Action Results

**ADM3-16**

**AS**

## Code Change No: **ADM4-16 Part I**

### Original Proposal

**Section:** IEBC: 202; ISPSC: 202

**Proponent:** Edward Kulik, representing Building Code Action Committee (bcac@iccsafe.org)

**THIS IS A 3 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IECC-COMMERCIAL CODE COMMITTEE. PART III WILL BE HEARD BY THE IECC-RESIDENTIAL CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Existing Building Code

**Revise as follows:**

**[A] APPROVED.** Acceptable to the *code official* ~~or authority having jurisdiction~~.

**Reason:** The intent of this proposal is to provide consistent language for the defined term 'Approved' within the I-codes. In several of the current I-codes, including the IBC and IFC and IMC the term is currently defined as "APPROVED. Acceptable to the code official." There is a published errata to the IPC for the definition for 'approved' that matches what is proposed here.

This proposal is submitted by the ICC Building Code Action Committee (BCAC), the ICC Plumbing, Mechanical and Fuel Gas Code Action Committee (PMGCAC) and High Performance Code Action Committee (SEHPCAC)..

BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2014 and 2015 the BCAC has held 5 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

The PMGCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. This includes both the technical aspects of the codes and the code content in terms of scope and application of referenced standards. The PMGCAC has held one open meeting and multiple conference calls which included members of the PMGCAC. Interested parties also participated in all conference calls to discuss and debate the proposed changes.

The SEHPCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance International Codes with regard to sustainability, energy and high performance as it relates to the built environment included, but not limited to, how these criteria relate to the International Green Construction Code (IgCC) and the International Energy Conservation Code (IECC). In 2015, the SEHPCAC has held three two- or three-day open meetings and 25 workgroup calls, which included members of the SEHPCAC as well as any interested parties, to discuss and debate proposed changes and public comments.

**Cost Impact:** Will not increase the cost of construction  
No increase in costs as this is an editorial correlation of defined terms between the I-codes.

### Report of Committee Action Hearings

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** Small jurisdictions do not always have a code official. Someone other than the code official may be approving parts of the construction, such as a flood plain manager or a historic building committee. Therefore, the phrase "or authority having jurisdiction" should remain in the definition. The definition in the IBC, IFC and IMC should be revised to coordinate with the IEBC and ISPSC rather than the other way around.

**Assembly Action:**

**None**

### Final Action Results

**ADM4-16 Part I**

**AS**

## Code Change No: **ADM5-16 Part II**

### Original Proposal

**Section:** IRC: R202

**Proponent:** Maureen Traxler, representing City of Seattle Dept of Construction & Inspections (maureen.traxler@seattle.gov)

**THIS IS A 2 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Residential Code

**Revise as follows:**

**[RB] PERMIT.** An official document or certificate issued by the ~~authority having jurisdiction~~ building official that authorizes performance of a specified activity.

**Reason:** During the last code cycle, proposal ADM55-13 removed the term "authority having jurisdiction" almost everywhere in the International Codes. The exceptions were the IEBC, IRC and ISPC. This proposal makes those codes consistent with all the other codes. The codes clearly identify the code official/building official as the person with authority for issuing permits and making other approvals so "authority having jurisdiction" is the code official/building official. This proposal makes the definitions consistent in all the codes.

IEBC Section 1205.5 is not included in this proposal even though it uses the term. The provisions for historic buildings are not consistent across the codes, so we decided to leave that issue for another code cycle.

**Cost Impact:** Will not increase the cost of construction  
This proposal makes provisions consistent among codes and will not affect the cost of construction.

### Report of Committee Action Hearings

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** This proposal creates consistency between the International Residential Code and the International Building Code and clarifies the authorities of the building official.

**Assembly Action:**

**None**

### Final Action Results

**ADM5-16 Part II**

**AS**

## Code Change No: **ADM6-16 Part I**

### Original Proposal

**Section(s):** IECC-CE: C202

**Proponent:** Larry Wainright, Representing the Structural Building Components Association  
(lwainright@qualtim.com)

**THIS IS A 4 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IECC-COMMERCIAL CODE COMMITTEE. PART III WILL BE HEARD BY THE IECC-RESIDENTIAL CODE COMMITTEE. PART IV WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### **2015 International Building Code**

**Revise as follows:**

**[A] APPROVED AGENCY.** An established and recognized agency that is regularly engaged in conducting tests or, furnishing inspection services, or furnishing product certification research reports, where such agency has been *approved* by the *building official*. Such agencies shall be accredited by a nationally recognized accreditation body for testing, inspections or product certification.

### **2015 International Fuel Gas Code**

**Revise as follows:**

**[A] APPROVED AGENCY.** An established and recognized agency that is regularly engaged in conducting tests or, furnishing inspection services, or furnishing product certification research reports, where such agency has been approved by the *code official*. Such agencies shall be accredited by a nationally recognized accreditation body for testing, inspections or product certification.

### **2015 International Mechanical Code**

**Revise as follows:**

**[A] APPROVED AGENCY.** An established and recognized agency that is regularly engaged in conducting tests or, furnishing inspection services, or furnishing product certification research reports, where such agency has been approved by the *code official*. Such agencies shall be accredited by a nationally recognized accreditation body for testing, inspections or product certification.

### **2015 International Plumbing Code**

**Revise as follows:**

**[A] APPROVED AGENCY.** An established and recognized agency that is regularly engaged in conducting tests or, furnishing inspection services, or furnishing product certification research reports, where such agency has been *approved* by the *code official*. Such agencies shall be accredited by a nationally recognized accreditation body for testing, inspections or product certification.

## 2015 International Swimming Pool and Spa Code

Revise as follows:

**[A] APPROVED AGENCY.** An established and recognized agency that is regularly engaged in conducting tests or, furnishing inspection services, ~~when or~~ furnishing product certification research reports, where such agency has been approved by the code official. Such agencies shall be accredited by a nationally recognized accreditation body for testing, inspections or product certification.

**Reason:** To clarify that approved agencies are generally approved via being accredited by a nationally recognized accreditation body for testing, inspections or product certification.

**Cost Impact:** Will not increase the cost of construction

This is simply a definition with no change in the technical requirements of the code. Therefore this proposal will not increase the cost of construction.

### Report of Committee Action Hearings

**Committee Action:**

**Disapproved**

**Modify as follows:**

**Committee Reason:** Committee Reason: The last sentence in the proposal is a requirement and should not be in the definition. Not all products that have "research reports" are also "certified". Some companies that perform special inspections may not be "nationally recognized".

How would you determine if a company was "nationally recognized"? There are many ways to evaluate agencies. The proposed language appears to have conflicts and would limit code official options. An accreditation mandate may be a cost increase.

**Assembly Action:**

**None**

### Public Comments

*Public Comment 1:*

**Vickie Lovell, InterCode Incorporated, representing Air Movement Control Association International (vickie@intercodeinc.com); Larry Wainright, representing Structural Building Components Association (lwainright@qaltim.com) requests Approve as Modified by this Public Comment.**

**Further modify as follows:**

#### 2015 International Building Code

**[A] APPROVED AGENCY.** An established and recognized agency that is regularly engaged in conducting tests or, furnishing inspection services, or furnishing product certification ~~research reports~~, where such agency has been approved by the building official. ~~Such agencies shall be accredited by a nationally recognized accreditation body for testing, inspections or product certification.~~

#### 2015 International Fuel Gas Code

**[A] APPROVED AGENCY.** An established and recognized agency that is regularly engaged in conducting tests or, furnishing inspection services, or furnishing product certification ~~research reports~~, where such agency has been approved by the *code official*. ~~Such agencies shall be accredited by a nationally recognized accreditation body for testing, inspections or product certification.~~

#### 2015 International Mechanical Code

**[A] APPROVED AGENCY.** An established and recognized agency that is regularly engaged in conducting tests or, furnishing inspection services, or furnishing product certification ~~research reports~~, where such agency has been approved by the code official. ~~Such agencies shall be accredited by a nationally recognized accreditation body for testing, inspections or product certification.~~

**2015 International Plumbing Code**

**[A] APPROVED AGENCY.** An established and recognized agency that is regularly engaged in conducting tests or, furnishing inspection services, or furnishing product certification ~~research reports~~, where such agency has been approved by the code official. ~~Such agencies shall be accredited by a nationally recognized accreditation body for testing, inspections or product certification.~~

**2015 International Swimming Pool and Spa Code**

**[A] APPROVED AGENCY.** An established and recognized agency that is regularly engaged in conducting tests or, furnishing inspection services, or furnishing product certification ~~research reports~~, where such agency has been approved by the code official. ~~Such agencies shall be accredited by a nationally recognized accreditation body for testing, inspections or product certification.~~

**Commenter's Reason:**

**LOVELL:** The original proposal was intended to clarify that approved agencies are generally approved via being accredited by a nationally recognized accreditation body for testing, inspections or product certification. However, the committees were split in their recommendations. This public comment reflects the modification made and approved by the other committees on the other parts of this proposal. Parts II, III and IV were recommended for approval as modified after modifying from the floor in Louisville to remove the term "research reports" and the last sentence.

**WAINRIGHT:** This proposal was part of a four part proposal. Parts II, III, and IV were approved as modified at the code development hearings. This public comment seeks to make the same modifications that were approved for Parts II, III and IV to Part I, thereby coordinating the same changes to all ICC codes. Further, deleting the last sentence of the original proposal solves the committee reason for disapproval and aligns this proposal with the remaining parts that were approved.

**Final Action Results**

**ADM6-16 Part I**

**AMPC1**

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## Code Change No: **ADM7-16 Part II**

### Original Proposal

**Section(s):** IRC: R202 (New)

**Proponent:** Larry Wainright, Representing the Structural Building Components Association  
(lwainright@qualtim.com)

**THIS IS A 2 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Residential Code

**Add new definition as follows:**

**APPROVED SOURCE.** An independent person, firm or corporation, *approved by the building official, who is competent and experienced in the application of engineering principles to materials, methods or systems analyses in accordance with governing professional engineering laws.*

**Reason:** This proposal brings in the IBC definition and modifies it to add the phrase " in accordance with governing professional engineering laws" to clarify that all engineering related work must be performed with respect to the professional engineering laws of the jurisdiction within which the engineering work is taking place. A coordinating proposal has also been submitted for the IBC definition to add this phrase.

**Cost Impact:** Will not increase the cost of construction

This is simply a definition with no change in the technical requirements of the code. Therefore this proposal will not increase the cost of construction.

### Report of Committee Action Hearings

**Committee Action:**

**Approved as Modified**

**Modify proposal as follows:**

**APPROVED SOURCE.** An independent person, firm or corporation, approved by the building official, who is competent and experienced in the application of engineering principles to materials, methods or systems analyses ~~in accordance with governing professional engineering laws.~~

**Committee Reason:** The modification eliminates problematic language. There is a need for a definition of "approved source" and this proposal, as modified, does it right.

**Assembly Action:**

**None**

### Final Action Results

**ADM7-16 Part II**

**AM**



## Code Change No: **ADM8-16 Part I**

### Original Proposal

**Section(s):** IEBC: 202 (New); IMC: 202; IPC: 202

**Proponent:** Edward Kulik, representing Building Code Action Committee (bcac@iccsafe.org)

**THIS IS A 2 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Existing Building Code

**Add new definition as follows:**

**BUILDING.** Any structure utilized or intended for supporting or sheltering any *occupancy*.

### 2015 International Plumbing Code

**Revise as follows:**

**[A] BUILDING.** Any structure ~~occupied~~utilized or intended for supporting or sheltering any *occupancy*.

### 2015 International Mechanical Code

**Revise as follows:**

**[A] BUILDING.** Any structure ~~occupied~~utilized or intended for supporting or sheltering any *occupancy*.

**Reason:** The intent of this proposal is to provide consistent language for the defined term "Building" as across the I-codes. The proposed text for IEBC, PMC and IMC matches how 'building' is defined in the IFC, IWUIC, IBC and IZC. The IECC defines 'building' with similar wording.

The term "used" is more appropriate than occupied as some buildings are not necessarily occupied, such as a storage facility. Regarding the IRC definition, the phrase "Building shall mean" is unnecessary as this is already identified as a definition.

This proposal is submitted by the ICC Building Code Action Committee (BCAC) and the ICC Plumbing, Mechanical and Fuel Gas Code Action Committee (PMGCAC).

BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2014 and 2015 the BCAC has held 5 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

The PMGCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. This includes both the technical aspects of the codes and the code content in terms of scope and application of referenced standards. The PMGCAC has held one open meeting and multiple conference calls which included members of the PMGCAC. Interested parties also participated in all conference calls to discuss and debate the proposed changes.

**Cost Impact:** Will not increase the cost of construction  
No increase in costs as this is an editorial correlation of definitions within the I-codes.

**Report of Committee Action  
Hearings**

**Committee Action:**

**Approved as Modified**

**Modify proposal as follows:**

**2015 International Building Code**

**[A] BUILDING.** Any structure ~~used~~utilized or intended for supporting or sheltering any ~~use or~~ occupancy.

**2015 International Fire Code**

**[A] BUILDING.** Any structure ~~used~~utilized or intended for supporting or sheltering any ~~use or~~ occupancy.

**2015 International Wildland-Urban Interface Code**

**[A] BUILDING.** Any structure ~~used~~utilized or intended for supporting or sheltering any ~~use or~~ occupancy.

**2015 International Zoning Code**

**[A] BUILDING.** Any structure ~~used~~utilized or intended for supporting or sheltering any ~~use or~~ occupancy.

**Committee Reason:** Floor modification Thomas 1 was successful. The modification makes the definition of 'building' in the IBC, IFC, IWUIC and IZC consistent with the revised language in original proposal.

The definition for 'building' should be in the IEBC for consistency between all the codes. The term "utilized" is a better descriptor than "occupied." Changing this in the IEBC, IPC and IMC, along with the modification, will improve consistency in the codes.

**Assembly Action:**

**None**

**Final Action Results**

**ADM8-16 Part I**

**AM**

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**Code Change No: ADM8-16 Part II**

**Original Proposal**

**Section: IRC: R202**

**Proponent:** Maureen Traxler, representing City of Seattle Dept of Construction & Inspections  
(maureen.traxler@seattle.gov)

**THIS IS A 2 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

**2015 International Residential Code**

**Revise as follows:**

**SECTION 202 DEFINITIONS**

**[RB] BUILDING.** ~~Building shall mean any~~ Any one- and two-family dwelling or portion thereof, including townhouses, that is used, ~~or designed~~ or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, ~~and shall include or any accessory structures structure thereto.~~

**Reason:** The intent of this proposal is to provide consistent language for the defined term "Building" as across the I-codes. The proposed text for IEBC, PMC and IMC matches how 'building' is defined in the IFC, IWUIC, IBC and IZC. The IECC defines 'building' with similar wording.

The term "used" is more appropriate than occupied as some buildings are not necessarily occupied, such as a storage facility. Regarding the IRC definition, the phrase "Building shall mean" is unnecessary as this is already identified as a definition. This proposal is submitted by the ICC Building Code Action Committee (BCAC) and the ICC Plumbing, Mechanical and Fuel Gas Code Action Committee (PMGCAC).

BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2014 and 2015 the BCAC has held 5 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

The PMGCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. This includes both the technical aspects of the codes and the code content in terms of scope and application of referenced standards. The PMGCAC has held one open meeting and multiple conference calls which included members of the PMGCAC. Interested parties also participated in all conference calls to discuss and debate the proposed changes.

**Cost Impact:** Will not increase the cost of construction  
No increase in costs as this is an editorial correlation of definitions within the I-codes.

**Report of Committee Action Hearings**

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** This proposal describes the types of structures that are unique to the IRC as opposed to any use or occupancy that would be in other codes. It also eliminates "or design" which is unnecessary terminology for the definition.

**Assembly Action:**

**None**

**Final Action Results**

**ADM8-16 Part II**

**AS**

## Code Change No: **ADM9-16 Part I**

### Original Proposal

**Section(s):** IBC: 202; IEBC: 202; IFC: 202

**Proponent:** Marcelo Hirschler, representing GBH International (gbhint@aol.com)

**THIS IS A 4 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IECC-COMMERCIAL CODE COMMITTEE. PART III WILL BE HEARD BY THE IECC-RESIDENTIAL CODE COMMITTEE. PART IV WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Building Code

**Revise as follows:**

**[A] CHANGE OF OCCUPANCY.** ~~A change in the purpose-use of a building or level-a portion of activity-a building which results in a change of occupancy classification, a change from one group to another group within an occupancy classification, or any change in use within a building that involves-group for a change in application of the requirements of this code-specific occupancy classification.~~

### 2015 International Existing Building Code

**Revise as follows:**

**[A] CHANGE OF OCCUPANCY.** ~~A change in the use of the-a building or a portion of a building.-A change of occupancy shall include any which results in a change of occupancy classification, any a change from one group to another group within an occupancy classification, or any change in use within a group for a specific occupancy classification.~~

### 2015 International Fire Code

**Revise as follows:**

**[A] CHANGE OF OCCUPANCY.** ~~A change in the use of a building or a portion of a building.-A change of occupancy shall include any which results in a change of occupancy classification, anya change from one group to another group within an occupancy classification, or any change in use within a group for a specific occupancy classification.~~

**Reason:** The intent of this proposal is to provide a consistent definition for the term 'change of occupancy' in the I-codes where the term is used. The term is used to identify change in use of building which results in change in the occupancy classification. This is specifically addressed in the proposed definition for the codes.

**Cost Impact:** Will not increase the cost of construction  
Correlation of definitions only.

**Report of Committee Action  
Hearings**

**Committee Action:**

**Approve as Modified**

**Modify as follows:**

**2015 International Building Code**

**[A] CHANGE OF OCCUPANCY.** A change in the use of a building or a portion of a building which results in a change of occupancy classification, a change from one group to another group within an occupancy classification, or any change in use within a group for a ~~specific occupancy classification~~ change in application of the requirements of this code.

**2015 International Existing Building Code**

**[A] CHANGE OF OCCUPANCY.** A change in the use of a building or a portion of a building which results in a change of occupancy classification, a change from one group to another group within an occupancy classification, or any change in use within a group for a ~~specific occupancy classification~~ change in application of the requirements of this code.

**2015 International Fire Code**

**202 ~~[A] CHANGE OF OCCUPANCY. A change in the use of a building or a portion of a building which results in a change of occupancy classification, a change from one group to another group within an occupancy classification, or any change in use within a group for a specific occupancy classification.~~**

**Committee Reason:** Floor modification Hirschler 2 was approved.

The modification deleted the definition for change of occupancy from the IFC. The term is not used in the IFC. The change of "specific occupancy classification" to "change in application" is a clarification on when a facility is undergoing a change in occupancy. A change in use where requirements did not change would not be a change of occupancy.

The original proposal coordinates the defined term for "change of occupancy" in the IBC and IEBC, picking the best of both.

**Assembly Action:**

**None**

**Public Comments**

*Public Comment 1:*

**Michael O'Brian (fcac@iccsafe.org); Marcelo Hirschler, representing GBH International (gbhint@aol.com) requests Approve as Modified by this Public Comment.**

**Further modify as follows:**

**2015 International Fire Code**

**[A] CHANGE OF OCCUPANCY.** A change in the use of a building or a portion of a building which results in a change of occupancy classification, a change from one group to another group within an occupancy classification, or any change in use within a group for a change in application of the requirements of this code.

**Commenter's Reason:**

**O'BRIAN:** The purpose of the original proposal was to correlate the definitions and application of code between the IBC, IEBC and the IFC. All three of these codes are tightly coordinated with each other including the applicability of each.

In the Committee's Approval as Modified they approved a floor modification to eliminate the definition from the International Fire Code that was based upon the term not being used in the IFC. However, a quick review of the IFC identifies Section [A] 102.3.

**"[A] 102.3 Change of use or occupancy.**

Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the International Building Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the International Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use."

It is important that the definition remain within the IFC to ensure the concept of Change of Occupancy is applied consistently by the code officials responsible for each of the codes.

This public comment is submitted by the ICC Fire Code Action Committee (FCAC). The FCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes with regard to fire safety and

hazardous materials in new and existing buildings and facilities and the protection of life and property in wildland urban interface areas. In 2014, 2015 and 2016 the Fire-CAC has held 7 open meetings. In addition, there were numerous conference calls, Regional Work Group and Task Group meetings for the current code development cycle, which included members of the committees as well as any interested parties, to discuss and debate the proposed changes. Related documentation and reports are posted on the FCAC website at: FCAC (<http://www.iccsafe.org/codes-tech-support/codes/code-development-process/fire-code-action-committee-bcac/>)

**HIRSCHLER:** On further consideration of this issue, the term "change of occupancy" is used in the IFC and there should be consistency with the approved definition for the IBC and IEBC. The revised definitions were approved as modified in this code change for IBC and IEBC but the definition was proposed (by the modification) to be deleted from the IFC. This public comment recommends reinstating the definition with the same revisions as in the other codes.

### *Public Comment 2:*

**Maureen Traxler, representing City of Seattle Dept of Construction & Inspections (maureen.traxler@seattle.gov); Jonathan Siu (Jon.Siu@seattle.gov) requests Approve as Modified by this Public Comment.**

Further modify as follows:

#### **2015 International Building Code**

**[A] CHANGE OF OCCUPANCY.** A change in the use of a building or a portion of a building which results in a:   

1.    A change of occupancy classification, ~~a~~
2.    A change from one group to another group within an occupancy classification, or ~~any~~
3.    Any change in use within a group for which there is a change in the application of the requirements of this code.

#### **2015 International Existing Building Code**

**[A] CHANGE OF OCCUPANCY.** A change in the use of a building or a portion of a building which results in a:   

1.    A change of occupancy classification, ~~a~~
2.    A change from one group to another group within an occupancy classification, or ~~any~~
3.    Any change in use within a group for which there is a change in the application of the requirements of this code.

**Commenter's Reason:** This proposal adds some words to the proposed definition that were unintentionally deleted from the committee modification. The definition is reformatted as a list to clarify that the phrase "change in application of the requirements of this code" modifies only change in use. Changes in occupancy classification and changes in occupancy group are considered "change of occupancy" regardless of whether there would be a change in code requirements. The same definition is proposed for all the pertinent codes.

<b>Final Action Results</b>
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**ADM9-16 Part I**

**AMPC1, 2**

## Code Change No: **ADM10-16 Part II**

### Original Proposal

**Section(s):** IRC: R105.1, R110.1, R202 (New)

**Proponent:** Edward Kulik, representing Building Code Action Committee (bcac@iccsafe.org)

**THIS IS A 2 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Residential Code

**Revise as follows:**

**R105.1 Required.** Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or ~~a change the of~~ occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

**R110.1 Use and occupancy.** A building or structure shall not be used or occupied, and a change ~~in the existing use of occupancy or occupancy classification~~ change of use of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the *jurisdiction*. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the *jurisdiction* shall not be valid.

**Exceptions:**

1. Certificates of occupancy are not required for work exempt from permits under Section R105.2.
2. Accessory buildings or structures.

**Add new definition as follows:**

**CHANGE OF OCCUPANCY.** A change in the purpose or level of activity within a building or a portion of a building that involves a change in application of the requirements of this code.

**Reason:** The intent is a consistent use of the defined term 'Change of occupancy' in the three of the four I-codes where the term is used. This proposal does not include a revision to the IFC definition for 'change of occupancy' because that code is outside the scope of BCAC.

A one- and two-family dwelling constructed under the IRC and subsequently adapted to become an owner-occupied lodging house or live/work as permitted by Exception #1 and #2 to R101.2 would be a change in use of the dwelling and, per the proposed definition, in the application of the IRC. Sections 105.1 and 110.1 have been revised to appropriately include the defined term. This proposal is submitted by the ICC Building Code Action Committee (BCAC). BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2014 and 2015 the BCAC has held 5 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: [BCAC](#)



**Cost Impact:** Will not increase the cost of construction  
No cost increase as this is an editorial correlation between I-codes.

### Report of Committee Action Hearings

**Committee Action:**

**Disapproved**

**Committee Reason:** In the IRC there may be changes in the use of an area of a building, not in the occupancy of the whole building.

**Assembly Action:**

**None**

### Public Comments

#### *Public Comment 1:*

**Edward Kulik, representing Building Code Action Committee (bcac@iccsafe.org) requests Approve as Modified by this Public Comment.**

**Modify as follows:**

#### **2015 International Residential Code**

**CHANGE OF OCCUPANCY.** A change in the ~~purpose or level use of activity within~~ a building or a portion of a building that involves a change in application of the requirements of this code.

**Commenter's Reason:** In disapproving the proposal the committee indicated "In the IRC there may be changes in the use of an area of a building, not in the occupancy of the whole building." That is correct and the language found in R110.1 reflects that. The suggested changes are necessary to address changes in use that may occur within an IRC constructed building and to correlate with the other I-Codes.

There are a number of uses wherein the IBC provides that the buildings can be constructed in accordance with the IRC, additionally, the scope of the IRC has been modified to recognize Live Work Units and lodging houses, two uses that require coordination with the IBC for proper application.

The suggested changes to the IRC will coordinate the IRC with the IBC and IEBC to ensure changes in use of a building or a portion of a building are correctly addressed by the applicable code.

When viewing the monograph for the initial code development hearings as well as the monograph for the public comments, it will be noted that whereas there is an effort to have the definition of a "Change of Occupancy" match in the other codes, we are proposing a different definition for the IRC. That is because the other codes use the Group and Subgroup classification system to assign code requirements and the IRC does not. By making the recommended change to the definition in the IRC to start with the passage: "A change in the use of..." the definition will coincide with how the IRC looks at activities within an IRC building and correlate with the definition in the other ICC codes in that they drill down to the "use" that is triggering different code requirements within those codes.

This public comment is submitted by the ICC Building Code Action Committee (BCAC). BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. Between 2014 and 2016 the BCAC has held 8 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed public comments. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

### Final Action Results

**ADM10-16 Part II**

**AMPC1**

## Code Change No: **ADM11-16 Part I**

### Original Proposal

**Section(s):** IBC: 202, [A] 111.1; IEBC: [A] 110.1

**Proponent:** Maureen Traxler, City of Seattle Dept of Construction & Inspections  
(maureen.traxler@seattle.gov)

**THIS IS A 2 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Building Code

Revise as follows:

**[A] CHANGE OF OCCUPANCY.** A change in the ~~purpose~~ use of a building or ~~level-portion of activity-a~~ building. A change of occupancy shall include any change of occupancy classification, any change from one group to another group within an occupancy classification or any change in use within a building that involves group for a change in application of the requirements of this code specific occupancy classification.

**[A] 111.1 Use and occupancy.** A building or structure shall not be used or occupied, and a change in the existing use or of occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

**Exception:** Certificates of occupancy are not required for work exempt from *permits* in accordance with Section 105.2.

### 2015 International Existing Building Code

Revise as follows:

**[A] 110.1 Altered area use and occupancy classification change.** Altered areas of a building and relocated buildings shall not be used or occupied, and change in the existing use or of occupancy classification of a building or portion thereof shall not be made until the code official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

**Reason:** In the last code cycle, some changes were made relating to change of occupancy by EB52-13. "Change of occupancy" is defined as including change of occupancy classification (e.g. from A to B), change of group within a classification (e.g. from A-1 to A-2) and change of use (e.g. from A-2 casino to A-2 restaurant). This proposed revision to the definition of change of occupancy will match the definition in IFC and IEBC.

This proposal makes some additional code changes for consistency with last cycle's changes. The IBC definition of "change of occupancy" is revised for consistency with the IEBC, and IBC Section 111.1 and IEBC 110.1 are revised to use the defined term. The definition includes the language being deleted from those sections so the meaning of the sections isn't changed.

**Cost Impact:** Will not increase the cost of construction  
This proposal makes clarifications that will not affect the cost of construction.

**Report of Committee Action  
Hearings**

**Committee Action:**

**Approved as Modified**

**Modify proposal as follows:**

**2015 International Building Code**

**[A] CHANGE OF OCCUPANCY.** A change in the purpose or level of activity within a building that involves a change in application of the requirements of this code.

**Committee Reason:** The floor modification Traxler 1 was approved.

The modification took the change to the definition for "change of occupancy" out of the proposal because this was addressed across codes in ADM9 and AMD10.

The proposed revision used a defined term in IBC Section 111.1 and IEBC Section 110.1. Using a defined term, where appropriate, improves understanding of the codes.

**Assembly Action:**

**None**

**Final Action Results**

**ADM11-16 Part I**

**AM**

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## Code Change No: **ADM12-16 Part II**

### Original Proposal

**Section:** IRC: R202

**Proponent:** Edward Kulik, representing Building Code Action Committee (bcac@iccsafe.org); Michael O'Brian (fcac@iccsafe.org)

**THIS IS A 2 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Residential Code

**Revise as follows:**

**[RB] BUILDING OFFICIAL.** The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative.

**Reason:** The intent is a consistent use of the defined term 'Building Official' as applicable to the code it is in. The term is already as proposed in the IBC, IFC, IPC, IMC and Energy – Commercial and Residential.

This proposal is submitted by the ICC Building Code Action Committee (BCAC) and the ICC Fire Code Action Committee (FCAC).

BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2014 and 2015 the BCAC has held 5 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

FCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. This includes both the technical aspects of the codes as well as the code content in terms of scope and application of referenced standards. Since its inception in July, 2011, the Fire-CAC has held 10 open meetings and numerous Regional Work Group and Task Group meetings and conference calls which included members of the committees as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the FAC website at: <http://www.iccsafe.org/cs/CAC/Pages/default.aspx?usertoken={token}&Site=icc>

**Cost Impact:** Will not increase the cost of construction

No increase in cost as this is an editorial correlation of definitions between the I-codes.

### Report of Committee Action Hearings

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** This proposal describes the types of structures that are unique to the IRC as opposed to any use or occupancy that would be in other codes. It also eliminates "or design" which is unnecessary terminology for the definition.

**Assembly Action:**

**None**

### Final Action Results

**ADM12-16 Part II**

**AS**

## Code Change No: ADM13-16 Part I

### Original Proposal

**Section(s):** IBC: 202; IEBC: 202; ISPSC: 202

**Proponent:** Gwenyth Searer, Wiss, Janney, Elstner Associates, Inc.

**THIS IS A 4 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IECC-COMMERCIAL CODE COMMITTEE. PART III WILL BE HEARD BY THE IECC-RESIDENTIAL CODE COMMITTEE. PART IV WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Building Code

**Revise as follows:**

**[A] REPAIR.** The reconstruction, replacement or renewal of any part of an existing building ~~for the purpose of its maintenance or to correct damage.~~

### 2015 International Existing Building Code

**Revise as follows:**

**[A] REPAIR** The reconstruction, replacement or renewal of any part of an ~~existing building for the purpose of its maintenance or~~ existing building to correct damage.

### 2015 International Swimming Pool and Spa Code

**Revise as follows:**

**[A] REPAIR.** The ~~restoration to good reconstruction, replacement or sound condition~~ renewal of any part of a ~~an existing pool or spa for the purpose of its maintenance or~~ to correct damage.

**Reason:** Whether the definition of "repair" includes replacement of damaged members has been reported as being unclear. Some have argued that replacement of a damaged member as part of a repair must be treated as an alteration. They cite the fact that the word "replacement" is not included in the definition of "repair".

Others argue (correctly) that if a member is being replaced as part of a repair, the replacement member is clearly governed by the repair procedures in the IEBC, including the substantial structural damage provisions and the less-than-substantial damage provisions. This interpretation matches the wording of provisions in Sections 401.2.2, 404.4, 502.1, and 602.2 -- all of which specifically mention replacement of damaged elements as being part of "repair".

If the former interpretation were true, there would be no realistic way to ever trigger the substantial structural damage triggers, because that significant level of damage would almost certainly involve replacement of some parts of the building, which -- according to the theory that replacement of members is an alteration -- would push the repair into the alteration sections, and which would substantially muddle the trigger requirements for the repair. If the proposed text addition is accepted, it will be clear that replacement of building elements, components, and members to correct damage is considered part of "repair".

The proposal also removes the reference to maintenance from the definition of "repair". This change is required to coordinate with proposal EB 26-15, which separated the concept of "maintenance" from the concept of "repairs". EB-26 was approved during the Part A code change process.

For similar reasons (i.e., damage is corrected by reconstruction, replacement, or renewal of the damaged elements), and to coordinate the various codes in which the term "repair" is used, the definition of repair is proposed to be modified in the International Building Code (IBC), the International Swimming Pool and Spa Code (ISPSC), the International Energy Conservation Code (IECC), and the International Residential Code (IRC). Note that the current ISPSC definition of "repair" uses older language that was

consistent with the 2012 code versions, so this proposal also brings the definition of repair in the ISPSC into alignment with the changes in the other 2015 codes.

**Cost Impact:** Will not increase the cost of construction  
This is an editorial and coordinating code change. It will not increase the cost of construction.

**Report of Committee Action  
Hearings**

**Committee Action:** **Disapproved**

**Committee Reason:** The term 'maintenance' should stay in the definition of 'repair' because without this a repair would be the same as an alteration, and then you could use the repair criteria for an alteration. Adding 'replacement' is too broad. Replacement could be allowed to comply with the code enforced at the time of construction, or it could be required to comply with new construction, depending on the application. Disapproval of this proposal would also be consistent with the committee disapproval on ADM27 and the coordination between codes approved in ADM25 for the definition of 'repair'.

**Assembly Action:** **None**

**Public Comments**

*Public Comment 1:*

**Gwenyth Searer, representing self requests Approve as Modified by this Public Comment.**

**Modify as follows:**

**2015 International Building Code**

**[A] REPAIR.** The reconstruction, replacement or renewal of any part of an existing building for the purposes of its maintenance or to correct damage.

**2015 International Existing Building Code**

**[A] REPAIR** The reconstruction, replacement or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

**2015 International Swimming Pool and Spa Code**

**[A] REPAIR.** ~~The reconstruction, replacement, restoration to good or renewal sound condition of any part of an existing a pool or spa~~ for the purposes of its maintenance or to correct damage.

**Commenter's Reason:** The original proposal added the word "replacement" to the definition of "Repair" and deleted the words "for the purposes of its maintenance or". During the hearings, conflicting testimony was given regarding this proposal, which led to confusion.

With respect to the IBC and the IEBC, this public comment modifies the original proposal to match the proposal that was passed by the IRC Committee. If accepted, "Repair" will be defined as "The reconstruction, replacement, or renewal of any part of an existing building for the purposes of its maintenance or to correct damage.

The IEBC specifically allows replacement of components and members to correct damage (i.e., as part of a repair):  
Section 302.4, New and Replacement Materials, specifically allows the use of both new and like materials for repairs. Section 401.2.2, New and Replacement Materials, specifically allows like materials to be used in repairs.  
Section 402.3, Existing Structural Elements Carrying Gravity Load, specifically allows replacement of elements as part of a repair.  
Section 404.4, Less than Substantial Structural Damage, specifically addresses "new structural members and connections" used as part of a repair.  
Section 502.1, Scope (of repairs), specifically includes "replacement" of damaged materials, elements, equipment, or fixtures.  
Section 602.2, New and Replacement Materials, specifically allows like materials to be used in repairs. Section 1202.1, General, specifically allows like materials to be used in repairs.  
Section 1202.4, Replacement, specifically allows replacement of original materials, or partial replacement of materials, and replacement of glass as part of a repair  
As repair very clearly includes replacement of damaged elements and components, the definition of "repair" needs to include word "replacement" in the IEBC and the IBC.

With respect to the Swimming Pool and Spa Code, this public comment would eliminate all proposed changes to the definition of repair in that code. The definition in the 2018 ISPSC would remain unchanged from the 2015 version.

This change is needed to coordinate with ADM 26-16, Part IV, which was approved as modified for inclusion into the IRC.

**Final Action Results**

**ADM26-16 Part I**

**AMPC1**

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## Code Change No: **ADM15-16 Part I**

### Original Proposal

**Section:** IBC: 202; IFC: 202; ISPC: 202; IZC: 202

**Proponent:** Edward Kulik, representing Building Code Action Committee (bcac@iccsafe.org)

**THIS IS A 2 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Building Code

**Revise as follows:**

**[A] JURISDICTION.** The governmental unit that has adopted this code ~~under due legislative authority.~~

### 2015 International Fire Code

**Revise as follows:**

**[A] JURISDICTION.** The governmental unit that has adopted this code ~~under due legislative authority.~~

### 2015 International Zoning Code

**Revise as follows:**

**[A] JURISDICTION.** ~~As used in~~ The governmental unit that has adopted this code, ~~jurisdiction is any political subdivision that adopts this code for administrative regulations within its sphere of authority.~~

### 2015 International Swimming Pool and Spa Code

**Revise as follows:**

**[A] JURISDICTION.** The governmental unit that has adopted this code ~~under due legislative authority.~~

**Reason:** The intent is a consistent use of the defined term 'Jurisdiction'. The phrase "under due legislative authority" is not required because other jurisdictions adopt codes through a variety of processes, not just via legislation. Many states have legislatively charged a specific agency such as a state code council with the responsibility for reviewing, adopting and updating a building code, but the actual process by which they do so is a regulatory process. Some jurisdictions may adopt or update a building code entirely through the regulatory process, without specific legislative authority.

This proposal is submitted by the ICC Building Code Action Committee (BCAC), the ICC Fire Code Action Committee (FCAC) and the ICC Plumbing, Mechanical and Fuel Gas Code Action Committee (PMGCAC).

BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2014 and 2015 the BCAC has held 5 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

FCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. This includes both the technical aspects of the codes as well as the code content in terms of scope and application of referenced standards. Since its inception in July, 2011, the Fire-CAC has held 10 open meetings and numerous Regional Work Group and Task Group meetings and conference calls which included members of the committees as well as any



interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the FAC website at: <http://www.iccsafe.org/cs/CAC/Pages/default.aspx?usertoken={token}&Site=icc>

The PMGCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. This includes both the technical aspects of the codes and the code content in terms of scope and application of referenced standards. The PMGCAC has held one open meeting and multiple conference calls which included members of the PMGCAC. Interested parties also participated in all conference calls to discuss and debate the proposed changes.

**Cost Impact:** Will not increase the cost of construction

No increase in cost as this is an editorial correlation of definitions between I-codes. Also, removing "under due legislative authority" from the IRC allows for a variety of processes to adopt the I-codes.

<b>Report of Committee Action Hearings</b>
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**Committee Action:**

**Approved as Submitted**

**Committee Reason:** The change to the definition for 'jurisdiction' will improve coordination with the IBC, IFC, ISPS and IZC. In addition, not all code adoptions are through a legislative process, so this revision allows for other options.

**Assembly Action:**

**None**

<b>Final Action Results</b>
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**ADM15-16 Part I**

**AS**

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## Code Change No: **ADM15-16 Part II**

### Original Proposal

**Section:** IRC: R202

**Proponent:** Edward Kulik, representing Building Code Action Committee (bcac@iccsafe.org)

**THIS IS A 2 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Residential Code

**Revise as follows:**

**[RB] JURISDICTION.** The governmental unit that has adopted this code ~~under due legislative authority.~~

**Reason:** The intent is a consistent use of the defined term 'Jurisdiction'. The phrase "under due legislative authority" is not required because other jurisdictions adopt codes through a variety of processes, not just via legislation. Many states have legislatively charged a specific agency such as a state code council with the responsibility for reviewing, adopting and updating a building code, but the actual process by which they do so is a regulatory process. Some jurisdictions may adopt or update a building code entirely through the regulatory process, without specific legislative authority.

This proposal is submitted by the ICC Building Code Action Committee (BCAC), the ICC Fire Code Action Committee (FCAC) and the ICC Plumbing, Mechanical and Fuel Gas Code Action Committee (PMGCAC).

BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2014 and 2015 the BCAC has held 5 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

FCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. This includes both the technical aspects of the codes as well as the code content in terms of scope and application of referenced standards. Since its inception in July, 2011, the Fire-CAC has held 10 open meetings and numerous Regional Work Group and Task Group meetings and conference calls which included members of the committees as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the FAC website at: <http://www.iccsafe.org/cs/CAC/Pages/default.aspx?usertoken={token}&Site=icc>

The PMGCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. This includes both the technical aspects of the codes and the code content in terms of scope and application of referenced standards. The PMGCAC has held one open meeting and multiple conference calls which included members of the PMGCAC. Interested parties also participated in all conference calls to discuss and debate the proposed changes.

**Cost Impact:** Will not increase the cost of construction

No increase in cost as this is an editorial correlation of definitions between I-codes. Also, removing "under due legislative authority" from the IRC allows for a variety of processes to adopt the I-codes.

### Report of Committee Action Hearings

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** This proposal addresses the issue that it may not be by legislative authority that the jurisdiction has adopted the code.

**Assembly Action:**

**None**

### Final Action Results

**ADM15-16 Part II**

**AS**

## Code Change No: **ADM16-16 Part IV**

### Original Proposal

**Section:** IRC: R202

**Proponent:** Edward Kulik, representing Building Code Action Committee (bcac@iccsafe.org)

**THIS IS A 4 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IECC-COMMERCIAL CODE COMMITTEE. PART III WILL BE HEARD BY THE IECC-RESIDENTIAL CODE COMMITTEE. PART IV WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Residential Code

**Revise as follows:**

**[RB] LABELED.** *Equipment*, materials or products to which have been affixed a *label*, seal, symbol or other identifying *mark* of a nationally recognized testing laboratory, ~~inspection-approved~~ agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above labeled items and whose labeling indicates either that the *equipment*, material or product meets identified standards or has been tested and found suitable for a specified purpose.

**Reason:** The intent is a consistent use of the defined term 'Labeled'. The term is already as proposed in the IBC. All codes that have the definition for 'labeled' also have the define term 'approved'. The BCAC requests that the ICC Code Correlation Committee consider scoping the definition of Labeled in the IECC Commercial and Residential to the Administrative Code Committee.

This proposal is submitted by the ICC Building Code Action Committee (BCAC), the ICC Plumbing, Mechanical and Fuel Gas Code Action Committee (PMGCAC), the ICC Sustainability Energy and High Performance Code Action Committee (SEHPCAC) and the ICC Fire Code Action Committee (FCAC).

BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2014 and 2015 the BCAC has held 5 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

The PMGCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. This includes both the technical aspects of the codes and the code content in terms of scope and application of referenced standards. The PMGCAC has held one open meeting and multiple conference calls which included members of the PMGCAC. Interested parties also participated in all conference calls to discuss and debate the proposed changes.

The SEHPCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance International Codes with regard to sustainability, energy and high performance as it relates to the built environment included, but not limited to, how these criteria relate to the International Green Construction Code (IgCC) and the International Energy Conservation Code (IECC). In 2015, the SEHPCAC has held three two- or three-day open meetings and 25 workgroup calls, which included members of the SEHPCAC as well as any interested parties, to discuss and debate proposed changes and public comments.

This FCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. This includes both the technical aspects of the codes as well as the code content in terms of scope and application of referenced standards. Since its inception in July, 2011, the Fire-CAC has held 10 open meetings and numerous Regional Work Group and Task Group meetings and conference calls which included members of the committees as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the FAC website at: <http://www.iccsafe.org/cs/CAC/Pages/default.aspx?usertoken={token}&Site=icc>

**Cost Impact:** Will not increase the cost of construction

No cost increase as this is an editorial clarification and correlation of definitions within the I-codes.

**Report of Committee Action  
Hearings**

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** The committee recommended this proposal for approval based upon the proponent's reason statement. These requirements are already in the IBC.

**Assembly Action:**

**None**

**Final Action Results**

**ADM16-16 Part IV**

**AS**

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## Code Change No: **ADM26-16 Part I**

### Original Proposal

**Section(s):** IBC: 202; IEBC: 202; ISPSC: 202

**Proponent:** Gwentyth Searer, Wiss, Janney, Elstner Associates, Inc.

**THIS IS A 4 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IECC-COMMERCIAL CODE COMMITTEE. PART III WILL BE HEARD BY THE IECC-RESIDENTIAL CODE COMMITTEE. PART IV WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Existing Building Code

**Revise as follows:**

**[A] REPAIR** The reconstruction, replacement or renewal of any part of an ~~existing building for the purpose of its maintenance or~~ existing building to correct damage.

### 2015 International Swimming Pool and Spa Code Revise as follows:

**[A] REPAIR.** The ~~restoration to good~~ reconstruction, replacement or sound condition ~~renewal~~ of any part of ~~a~~ an existing pool or spa ~~for the purpose of its maintenance or~~ to correct damage.

**Reason:** Whether the definition of "repair" includes replacement of damaged members has been reported as being unclear. Some have argued that replacement of a damaged member as part of a repair must be treated as an alteration. They cite the fact that the word "replacement" is not included in the definition of "repair".

Others argue (correctly) that if a member is being replaced as part of a repair, the replacement member is clearly governed by the repair procedures in the IEBC, including the substantial structural damage provisions and the less-than-substantial damage provisions. This interpretation matches the wording of provisions in Sections 401.2.2, 404.4, 502.1, and 602.2 -- all of which specifically mention replacement of damaged elements as being part of "repair".

If the former interpretation were true, there would be no realistic way to ever trigger the substantial structural damage triggers, because that significant level of damage would almost certainly involve replacement of some parts of the building, which -- according to the theory that replacement of members is an alteration -- would push the repair into the alteration sections, and which would substantially muddle the trigger requirements for the repair. If the proposed text addition is accepted, it will be clear that replacement of building elements, components, and members to correct damage is considered part of "repair".

The proposal also removes the reference to maintenance from the definition of "repair". This change is required to coordinate with proposal EB 26-15, which separated the concept of "maintenance" from the concept of "repairs". EB-26 was approved during the Part A code change process.

For similar reasons (i.e., damage is corrected by reconstruction, replacement, or renewal of the damaged elements), and to coordinate the various codes in which the term "repair" is used, the definition of repair is proposed to be modified in the International Building Code (IBC), the International Swimming Pool and Spa Code (ISPSC), the International Energy Conservation Code (IECC), and the International Residential Code (IRC). Note that the current ISPSC definition of "repair" uses older language that was consistent with the 2012 code versions, so this proposal also brings the definition of repair in the ISPSC into alignment with the changes in the other 2015 codes.

**Cost Impact:** Will not increase the cost of construction  
This is an editorial and coordinating code change. It will not increase the cost of construction.

### Report of Committee Action Hearings

**Committee Action:**

**Disapproved**

**Committee Reason:** The term 'maintenance' should stay in the definition of 'repair' because without this a repair would be the same as an alteration, and then you could use the repair criteria for an alteration. Adding 'replacement' is too broad. Replacement could be allowed to comply with the code enforced at the time of construction, or it could be required to comply with new

construction, depending on the application. Disapproval of this proposal would also be consistent with the committee disapproval on ADM27 and the coordination between codes approved in ADM25 for the definition of 'repair'.

**Assembly Action:**

**None**

**Public Comments**

*Public Comment 1:*

**Gwenyth Searer, representing self requests Approve as Modified by this Public Comment.**

**Modify as follows:**

**2015 International Building Code**

**[A] REPAIR.** The reconstruction, replacement or renewal of any part of an existing building for the purposes of its maintenance or to correct damage.

**2015 International Existing Building Code**

**[A] REPAIR** The reconstruction, replacement or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

**2015 International Swimming Pool and Spa Code**

**[A] REPAIR.** The ~~reconstruction, replacement restoration to good or renewal sound condition~~ of any part of an ~~existing a~~ pool or spa for the purposes of its maintenance or to correct damage.

**Commenter's Reason:** The original proposal added the word "replacement" to the definition of "Repair" and deleted the words "for the purposes of its maintenance or". During the hearings, conflicting testimony was given regarding this proposal, which led to confusion.

With respect to the IBC and the IEBC, this public comment modifies the original proposal to match the proposal that was passed by the IRC Committee. If accepted, "Repair" will be defined as "The reconstruction, replacement, or renewal of any part of an existing building for the purposes of its maintenance or to correct damage.

The IEBC specifically allows replacement of components and members to correct damage (i.e., as part of a repair):  
Section 302.4, New and Replacement Materials, specifically allows the use of both new and like materials for repairs.  
Section 401.2.2, New and Replacement Materials, specifically allows like materials to be used in repairs.  
Section 402.3, Existing Structural Elements Carrying Gravity Load, specifically allows replacement of elements as part of a repair.  
Section 404.4, Less than Substantial Structural Damage, specifically addresses "new structural members and connections" used as part of a repair.  
Section 502.1, Scope (of repairs), specifically includes "replacement" of damaged materials, elements, equipment, or fixtures.  
Section 602.2, New and Replacement Materials, specifically allows like materials to be used in repairs.  
Section 1202.1, General, specifically allows like materials to be used in repairs.  
Section 1202.4, Replacement, specifically allows replacement of original materials, or partial replacement of materials, and replacement of glass as part of a repair

As repair very clearly includes replacement of damaged elements and components, the definition of "repair" needs to include the word "replacement" in the IEBC and the IBC.

With respect to the Swimming Pool and Spa Code, this public comment would eliminate all proposed changes to the definition of repair in that code. The definition in the 2018 ISPCS would remain unchanged from the 2015 version.

This change is needed to coordinate with ADM 26-16, Part IV, which was approved as modified for inclusion into the IRC.

**Final Action Results**

**ADM26-16 Part I**

**AMPC1**

## Code Change No: **ADM26-16 Part IV**

### Original Proposal

**Section(s):** IRC: R202

**Proponent:** Gwentyth Searer, Wiss, Janney, Elstner Associates, Inc.

**THIS IS A 4 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IECC-COMMERCIAL CODE COMMITTEE. PART III WILL BE HEARD BY THE IECC-RESIDENTIAL CODE COMMITTEE. PART IV WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Residential Code

**Revise as follows:**

**[RB] REPAIR.** The reconstruction, ~~replacement~~ or renewal of any part of an existing building ~~for the purpose of its maintenance or to correct damage.~~

For definition applicable in Chapter 11, see Section N1101.6.

**Reason:** Whether the definition of "repair" includes replacement of damaged members has been reported as being unclear. Some have argued that replacement of a damaged member as part of a repair must be treated as an alteration. They cite the fact that the word "replacement" is not included in the definition of "repair".

Others argue (correctly) that if a member is being replaced as part of a repair, the replacement member is clearly governed by the repair procedures in the IEBC, including the substantial structural damage provisions and the less-than-substantial damage provisions. This interpretation matches the wording of provisions in Sections 401.2.2, 404.4, 502.1, and 602.2 -- all of which specifically mention replacement of damaged elements as being part of "repair".

If the former interpretation were true, there would be no realistic way to ever trigger the substantial structural damage triggers, because that significant level of damage would almost certainly involve replacement of some parts of the building, which -- according to the theory that replacement of members is an alteration -- would push the repair into the alteration sections, and which would substantially muddle the trigger requirements for the repair. If the proposed text addition is accepted, it will be clear that replacement of building elements, components, and members to correct damage is considered part of "repair".

The proposal also removes the reference to maintenance from the definition of "repair". This change is required to coordinate with proposal EB 26-15, which separated the concept of "maintenance" from the concept of "repairs". EB-26 was approved during the Part A code change process.

For similar reasons (i.e., damage is corrected by reconstruction, replacement, or renewal of the damaged elements), and to coordinate the various codes in which the term "repair" is used, the definition of repair is proposed to be modified in the International Building Code (IBC), the International Swimming Pool and Spa Code (ISPSC), the International Energy Conservation Code (IECC), and the International Residential Code (IRC). Note that the current ISPSC definition of "repair" uses older language that was consistent with the 2012 code versions, so this proposal also brings the definition of repair in the ISPSC into alignment with the changes in the other 2015 codes.

**Cost Impact:** Will not increase the cost of construction

This is an editorial and coordinating code change. It will not increase the cost of construction.

### Report of Committee Action Hearings

**Committee Action:**

**Approved as Modified**

**Modify proposal as follows:**

**[RB] REPAIR.** The reconstruction, replacement, or renewal of any part of an existing building for the purpose of its maintenance or to correct damage. For definition applicable in Chapter 11, see Section N1101.6.

**Committee Reason:** The modification adds back in "for the purpose of its maintenance," which is an important component of the language in this section. The proposal improves the language in the code.

**Assembly Action:**

**None**

**Final Action Results**

**ADM26-16 Part IV**

**AM**

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## Code Change No: **ADM31-16**

### Original Proposal

#### Section: IEBC: [A] 101.2

**Proponent:** Dan Buuck, National Association of Home Builders, representing National Association of Home Builders (dbuuck@nahb.org)

#### Revise as follows:

**[A] 101.2 Scope.** The provisions of the *International Existing Building Code* shall apply to the *repair, alteration, change of occupancy, addition* to and relocation of *existing buildings*.

**Exception:** Detached one- and two-family *dwelling*s and multiple single-family *dwelling*s (*townhouses*) not more than three *stories above grade plane* in height with a separate *means of egress*, and their accessory structures not more than three *stories above grade plane* in height, shall comply with this code or the *International Residential Code*.

**Reason:** The purpose of this code change is to keep intact the status of the IRC as a stand-alone code containing all provisions for "the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one-and two-family dwellings and townhouses" as specified in Section R101.2 of the IRC. The proposed language would not prevent the use of the IEBC for these structures if one opted to use it, but would not make it mandatory. We feel it is unnecessary to have provisions for IRC-regulated structures mandated in another I-code.

The proposed exception still allows for the use of the IEBC for buildings under the scope of the IRC. Also, IRC Appendix J can be adopted by local municipalities if they wish to utilize provisions for existing buildings.

**Cost Impact:** Will not increase the cost of construction

This proposal gives the user the option of following the existing building provisions in the IRC or the IECC. It does not add any technical requirements and, therefore, does not increase the cost of construction.

### Report of Committee Action Hearings

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** This exception in the IEBC would allow for a designer the option to address alterations and repairs in a single family home or townhouse using the IRC. The IEBC does not specifically address one- and two-family homes. This will allow for items such as additions, alterations and repair to use the IRC for compliance. Not mixing codes on the same building will make compliance easier. It was suggested that adding the definition of 'townhouse' to the IEBC might be appropriate.

**Assembly Action:**

**None**

### Final Action Results

**ADM31-16**

**AS**

## Code Change No: **ADM32-16**

### Original Proposal

**Section(s):** IBC: [A] 101.2

**Proponent:** Jeffrey Shapiro, representing Self (jeff.shapiro@intlcodeconsultants.com)

**Revise as follows:**

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

**Exception:** Detached one- and two-family *dwelling*s and ~~multiple single-family dwellings (townhouses)~~ not more than three *stories above grade plane* in height with a separate *means of egress*, and their accessory structures not more than three *stories above grade plane* in height, shall comply with the *International Residential Code*.

**Reason:** Editorial. Townhouses is defined in the IBC, and there is no need to partially (and thereby incorrectly) redefine the term in this section, and then show the defined term in parentheses. With this change, the Exception to IBC Section 101.2 will exactly match the correlating text in IRC Section R101.2 (which doesn't include the IBC's extraneous text).

**Cost Impact:** Will not increase the cost of construction  
This change is intended to be an editorial correction that does not impact the cost of construction.

### Report of Committee Action Hearings

**Committee Action:**

**As Submitted**

**Committee Reason:** The words proposed to be struck are in the definition for 'townhouse', so they do not need to be repeated here. This is a good clean up. The committee noted that this same phrase appears in Section 2308.1 in regard to options for light frame construction and asked that possible correlation be sent to the Code Correlation Committee.

**Assembly Action:**

**None**

### Public Comments

*Public Comment 1:*

**Jeffrey Shapiro, International Code Consultants, representing Self (jeff.shapiro@intlcodeconsultants.com) requests Approve as Modified by this Public Comment.**

**Modify as follows:**

**2308.1 General.** The requirements of this section are intended for *conventional light-frame construction*. Other construction methods are permitted to be used, provided a satisfactory design is submitted showing compliance with other provisions of this code. Interior nonload-bearing partitions, ceilings and curtain walls of *conventional light-frame construction* are not subject to the limitations of Section 2308.2. Detached one- and two-family dwellings and ~~multiple single-family dwellings (townhouses)~~ not more than three *stories above grade plane* in height with a separate means of egress and their accessory structures shall comply with the *International Residential Code*.

**Commenter's Reason:** The proposed revision responds to the committee reason statement by making an identical change to Section 2308.1 as was approved under this code change for Section 101.2. The reasoning is the same as what was provided for the original proposal.

**Final Action Results**

**ADM32-16**

**AMPC1**

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## Code Change No: **ADM33-16**

### Original Proposal

**Section(s):** IBC: [A] 101.2

**Proponent:** Scott Douglas, Douglas Engineering, representing Douglas Engineering (sdouglasscott@gmail.com)

**Revise as follows:**

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

**Exception:** Detached one- and two-family *dwelling*s and multiple single-family *dwelling*s (*townhouses*) not more than three *stories above grade plane* in height with a separate *means of egress*, and their accessory structures not more than three *stories above grade plane* in height, shall comply with the *International Residential Code* where not in compliance with this code.

**Reason:** The current language mandates that all structures listed in the exception comply with the *International Residential Code*, including ones that comply with the *International Building Code*. The revised language captures the actual intent of this exception and is consistent with other exception language throughout the *International Building Code*.

**Cost Impact:** Will not increase the cost of construction  
This editorial clarification will not increase the cost of construction.

### Report of Committee Action Hearings

**Committee Action:**

**Disapproved**

**Committee Reason:** The additional words are not needed. As an exception, this is already an option instead of complying with the main text.

**Assembly Action:**

**None**

### Public Comments

*Public Comment 1:*

**Jeffrey Shapiro, International Code Consultants, representing National Multifamily Housing Council (jeff.shapiro@intcodeconsultants.com) requests Approve as Modified by this Public Comment.**

**Modify as follows:**

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

**Exception:** Detached one- and two-family *dwelling*s and multiple single family *dwelling*s (*townhouses*) not more than three *stories above grade plane* in height with a separate *means of egress*, and their accessory structures not more than three *stories above grade plane* in height, shall comply with this code or the International Residential Code ~~where not in compliance with this code~~.

**Commenter's Reason:** Correlates the IBC scoping reference to the IRC with the IEBC scoping reference to the IRC based on "Approval as Submitted" of NAHB's Code Change ADM31-16. Like the IEBC, use of the IBC should be a permissible option if someone wants to voluntarily use it instead of the IRC. The current IBC text states that the IBC cannot be used. In the case of townhouses, a developer may prefer to use the IBC, even for townhouses not exceeding 3 stories, to take advantage of new provisions in 706.1.1 that were added by FS27-15 or to use of fire partitions to separate rental townhouse units rather than having to construct common walls under the IRC.

In the exception, the phrase "multiple sing family dwellings (townhouses)" was changed to "townhouses" by ADM32-16.

<b>Final Action Results</b>
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**ADM33-16**

**AMPC1**

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## Code Change No: **ADM40-16**

### Original Proposal

**Section(s):** IBC: [A] 101.3

**Proponent:** Edward Kulik, representing Building Code Action Committee (bcac@iccsafe.org); Kevin Scott (khscottassoc@gmail.com)

**Revise as follows:**

**[A] 101.3 Intent.** The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, *means of egress* facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire ~~and other hazards attributed to the built environment, explosion or dangerous conditions~~ and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

**Reason:** The IBC contains a number of requirements that protect against explosions and other dangerous conditions, such as requirements for special amusement buildings, combustible storage, Group H occupancies, hydrogen fuel gas rooms and combustible dusts. In these cases the hazards being mitigated by the code are related to the operations conducted within the building, not hazards associated with the built environment.

This proposal clarifies the intent of the code, and provides better correlation with the IFC Section 101.3.

This proposal is submitted by the ICC Building Code Action Committee (BCAC). BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2014 and 2015 the BCAC has held 5 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

**Cost Impact:** Will not increase the cost of construction  
This proposal merely clarifies the intent of the code.

### Report of Committee Action Hearings

**Committee Action:**

**Disapproved**

**Committee Reason:** The phrase "built environment" is important to the IBC. IFC addresses maintenance of requirements for a building so that should be different. The proposed words are unclear.

**Assembly Action:**

**None**

### Public Comments

*Public Comment 1:*

**Edward Kulik, representing Building Code Action Committee (bcac@iccsafe.org) requests Approve as Modified by this Public Comment.**

**Modify as follows:**

**[A] 101.3 Intent.** The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, *means of egress* facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire, ~~explosion or dangerous conditions~~ and other hazards and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

**Commenter's Reason:** The IBC addresses more hazards than just those presented by the "built environment". This includes the hazards of the activities that are conducted within the building or structure. Simply applying Chapter 3 for Group classification

requires recognition of the hazards presented by the intended activities within the building. The IBC contains specific requirements for hazardous activities, particularly throughout Chapter 4 and in the references to the IFC and IMC for additional construction requirements to address the hazards presented.

As modified the PC addresses the issue in a clearer manner.

This public comment is submitted by the ICC Building Code Action Committee (BCAC). BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. Between 2014 and 2016 the BCAC has held 8 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed public comments. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

<b>Final Action Results</b>
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**ADM40-16**

**AMPC1**

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## Code Change No: **ADM48-16**

### Original Proposal

**Section:** IFGC: [A] 102.2.1; IMC: [A]102.2.1 (New); IPC: [A]102.2.1 (New)

**Proponent:** Janine Snyder, representing Plumbing Mechanical and Fuel Gas Code Action Committee (PMGCAC@iccsafe.org)

### 2015 International Fuel Gas Code

**Revise as follows:**

**[A] 102.2.1 Existing buildings.** Additions, alterations, renovations or repairs related to building or structural issues shall be regulated by the *International Existing Building Code*.

### 2015 International Mechanical Code

**Add new text as follows:**

**102.2.1 Existing building.** Additions, alterations, renovations or repairs related to building or structural issues shall be regulated by the *International Existing Building Code*.

### 2015 International Plumbing Code

**Add new text as follows:**

**102.2.1 Existing building.** Additions, alterations, renovations or repairs related to building or structural issues shall be regulated by the *International Existing Building Code*.

**Reason:** This proposal corrects the I-code reference for work performed on an existing building from the IBC to the IEBC. This should have been addressed when Chapter 34 was removed from the IBC and all work related to existing buildings was to comply with the IEBC. Additionally, this proposal provides consistency in the requirements of the IFGC, IMC and IPC with respect to additions, alterations, renovations or repairs related to building or structural issues.

This proposal is submitted by the ICC Plumbing, Mechanical and Fuel Gas Code Action Committee (PMGCAC). The PMGCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. This includes both the technical aspects of the codes and the code content in terms of scope and application of referenced standards. The PMGCAC has held one open meeting and multiple conference calls which included members of the PMGCAC. Interested parties also participated in all conference calls to discuss and debate the proposed changes.

**Cost Impact:** Will not increase the cost of construction  
No cost increase as this is an editorial clarification and correlation of the I-codes.

### Report of Committee Action Hearings

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** With the deletion of Chapter 34 in the IBC, the reference to the IEBC is appropriate in the IFGC, IMC and IPC for existing building requirements.

**Assembly Action:**

**None**



**Final Action Results**

**ADM48-16**

**AS**

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## Code Change No: ADM58-16 Part I

### Original Proposal

**Section:** IEBC: [A] 104.11; IFC: [A] 104.9; IFGC: [A] 105.2; IMC: [A] 105.2; IPC: [A] 105.2; IPSDC: [A] 105.2; IPMC: [A] 105.2; ISPSC: [A] 104.9; IWUIC: [A] 105.3

**Proponent:** Dru Meadows, theGreenTeam, Inc., representing Walmart  
(dmeadows@thegreenteaminc.com)

**THIS IS A 4 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IECC-COMMERCIAL CODE COMMITTEE. PART III WILL BE HEARD BY THE IECC-RESIDENTIAL CODE COMMITTEE. PART IV WILL BE HEARD BY THE RESIDENTIAL CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Building Code

**[A] 104.11 Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *building official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, *fire resistance*, durability and safety. Where the alternative material, design or method of construction is not *approved*, the *building official* shall respond in writing, stating the reasons why the alternative was not *approved*.

### 2015 International Existing Building Code

**[A] 104.11 Alternative materials, design and methods of construction, and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design, or method of construction shall be approved where the *code official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method, or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the *code official* shall respond in writing, stating the reasons why the alternative was not approved.

### 2015 International Fire Code

Revise as follows:

**[A] 104.9 Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. ~~The fire code official is authorized to approve an~~ An alternative material, design or method of construction shall be *approved* where the *fire code official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least not less than the equivalent of that prescribed in this

code in quality, strength, effectiveness, *fire resistance*, durability and safety. Where the alternative material, design or method of construction is not approved, the *fire code official* shall respond in writing, stating the reasons why the alternative was not approved.

## 2015 International Fuel Gas Code

Revise as follows:

**[A] 105.2 Alternative materials, design and methods, ~~appliances of construction and equipment~~.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not *approved*, the *code official* shall respond in writing, stating the reasons why the alternative was not *approved*.

## 2015 International Mechanical Code

Revise as follows:

**[A] 105.2 Alternative materials, ~~methods, equipment~~ design and appliances ~~methods of construction and equipment~~.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the *code official* shall respond in writing, stating the reasons why the alternative was not approved.

## 2015 International Plumbing Code

Revise as follows:

**[A] 105.2 Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the code official finds that the proposed ~~alternative material, method or equipment~~ design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not *approved*, the code official shall respond in writing, stating the reasons why the alternative was not *approved*.

## 2015 International Private Sewage Disposal Code

Revise as follows:

**[A] 105.2 Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons why the alternative was not approved.

## 2015 International Property Maintenance Code

Revise as follows:

**[A] 105.2 Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *code official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not *approved*, the *code official* shall respond in writing, stating the reasons why the alternative was not *approved*.

## 2015 International Swimming Pool and Spa Code

Revise as follows:

**[A] 104.9 Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons why the alternative was not approved.

## 2015 International Wildland-Urban Interface Code

Revise as follows:

~~**[A] 105.3 Alternative materials or, design and methods.** The provisions of this code official, in concurrence with approval from are not intended to prevent the *building official* and fire chief, is authorized installation of any material or to approve alternative materials prohibit any design or methods method not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method shall be *approved* where the ~~code official~~ *building official* in concurrence with the fire chief finds that the proposed design, use or operation satisfactorily is satisfactory and complies with the intent of the provisions of this code, and that the alternative material,~~

~~method or work offered is, for the purpose intended, at least not less than the equivalent to the level of that prescribed in this code in quality, strength, effectiveness, fire resistance~~ **fire resistance**, durability and safety prescribed by this code. Approvals under the authority herein contained shall be subject to the approval of the *building official* where the alternate material or method involves matters regulated by the *International Building Code*.

~~The code official shall require that sufficient evidence or proof be submitted to substantiate any claims made regarding the use of alternative materials or methods. The details of any action granting approval of an alternative shall be recorded and entered in the files of the code enforcement agency. Where the alternative material, design or method of construction is not approved, the code building official shall respond in writing, stating the reasons why the alternative was not approved.~~

**Reason:** This proposal provides some minor revisions to improve consistency between the model codes. There are no changes proposed to IBC. The section was included so that it is clear where the proposed language comes from.

**Cost Impact:** Will not increase the cost of construction  
The proposed language does not include any new requirements, so there are no new costs.

<b>Report of Committee Action Hearings</b>
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**Committee Action:**

**Approved as Submitted**

**Committee Reason:** It is important to be consistent across codes for what is meant with regards to alternative materials, design and methods. This is a good coordination effort.

**Assembly Action:**

**None**

<b>Final Action Results</b>
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**ADM58-16 Part I**

**AS**

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**Code Change No: ADM60-16 Part IV**

**Original Proposal**

**Section(s):** IRC: R104.11

**Proponent:** Rebecca Baker, representing Jefferson County CO, Colorado Chapter ICC (bbaker@co.jefferson.co.us)

**THIS IS A 4 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IECC-COMMERCIAL CODE COMMITTEE. PART III WILL BE HEARD BY THE IECC-RESIDENTIAL CODE COMMITTEE. PART IV WILL BE HEARD BY THE RESIDENTIAL CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

**2015 International Residential Code**

**Revise as follows:**

**R104.11 Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, ~~provided that any such alternative has been approved.~~ An ~~The building official shall have the authority to approve an~~ alternative material, design, or method of construction ~~shall be approved whereupon application of the owner or the owner's authorized agent.~~ The building official finds ~~shall first find~~ that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method, or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Compliance with the specific performance-based provisions of the International Codes shall be an alternative to the specific requirements of this code. Where the alternative material, design or method of construction is not *approved*, the *building official* shall respond in writing, stating the reasons why the alternative was not *approved*.

**Reason:** The suggested revision clarifies what the current language implies - that alternates to the code must be reviewed and in order to be approved the code official must determine equivalence.

**Cost Impact:** Will not increase the cost of construction  
The proposed language does not change the requirement, it clarifies the intent of the current language.

**Report of Committee Action Hearings**

**Committee Action:** **Disapproved**

**Committee Reason:** The laundry list provided means that some things could be left out. Some things in the list are fine. But the proposal should be based on what the code allows instead of a list. ADM58 has a similar concept but does a better job.

**Assembly Action:** **None**

## Public Comments

### Public Comment 1:

Rebecca Baker, Jefferson County / Colorado Chapter ICC (bbaker@co.jefferson.co.us) requests Approve as Modified by this Public Comment.

Modify as follows:

#### 2015 International Residential Code

**R104.11 Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, ~~provided that any such alternative has been.~~ The approved building official. ~~An shall have the authority to approve an alternative material, design, or method of construction shall be reviewed by upon application of the building official.~~ owner To be approved, or the owner's authorized agent. ~~The building official shall first find that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method, or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Compliance with the specific performance-based provisions of the International Codes shall be an alternative to the specific requirements of this code. Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved.~~

**Commenter's Reason:** This proposal clarifies the process for evaluating and approving alternatives. The inserted language is taken from the code section on Modifications and will improve consistency on how 'non-standard' is addressed by the code.

## Final Action Results

ADM60-16 Part IV

AMPC1

## Code Change No: **ADM70-16**

### Original Proposal

#### Section: IEBC [A] 105.2.2

**Proponent:** David Bonowitz, representing National Council of Structural Engineers Associations (dbonowitz@att.net)

#### Revise as follows:

**[A] 105.2.2 Repairs.** Application or notice to the *code official* is not required for ~~ordinary repairs~~ to structures and items listed in Section 105.2. Such *repairs* shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress or rearrangement of parts of a structure affecting the egress requirements; nor shall ~~ordinary~~ such *repairs* include *addition to, alteration of, replacement, or relocation* of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent, or similar piping, electric wiring, or mechanical or other work affecting public health or general safety.

**Reason:** This proposal coordinates with EB 26, which was approved as submitted in Group A. Among other improvements, EB 26 deleted the term "ordinary repairs" from IEBC section 404.1, so that section 404.1 now refers more clearly to just "work exempt from permit in accordance with Section 105.2." This proposal completes the work of EB 26 by making a matching clarification in Section 105.2.2.

As staff notes, provisions similar to 105.2.2 exist in three other I-codes. However, the other codes do not include the reference, as the IEBC does, to work for which no permit is required. Therefore, this proposal does not address the other codes. The IEBC's clear approach provides a model for the other codes to follow, but full coordination between codes, which would also have to clean up unrelated inconsistencies in the wording, is beyond the scope of this simple change, intended only to coordinate with EB 26. Even so, there is no reason to withhold approval of this proposal because the other codes are different; they are already different from each other and will remain so whether or not this proposal is approved.

**Bibliography:** Proposal EB 26-15, approved as submitted by the IEBC committee in Group A of the current cycle, 2015. <http://www.iccsafe.org/codes-tech-support/codes/code-development/20152017-code-development-group-a/>

**Cost Impact:** Will not increase the cost of construction  
The change is editorial.

Staff note: There is similar language in IBC 105.2.2, IFC 105.1.5 and IRC 105.2.2.

### Report of Committee Action Hearings

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** This revision is a coordination with EB26-16. In addition, there is no clear distinction between 'ordinary repairs' and 'repairs', so the deletion is appropriate.

**Assembly Action:**

**None**

### Final Action Results

**ADM70-16**

**AS**



## Code Change No: ADM71-16

### Original Proposal

**Section(s):** [A] 105.2.2; IEBC: 105.2.2

**Proponent:** David Bonowitz, representing National Council of Structural Engineers Associations (dbonowitz@att.net)

### 2015 International Building Code

**Delete without substitution:**

~~**[A] 105.2.2 Repairs.** Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.~~

### 2015 International Existing Building Code

**Revise as follows:**

**[A] 105.2.2 Repairs.** Application or notice to the *code official* is not required for ordinary *repairs* to structures and items listed in Section 105.2. ~~Such provided such repairs do shall~~ not include the cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress or rearrangement of parts of a structure affecting the egress requirements; ~~nor shall and provided that such~~ ordinary *repairs* include no addition to, alteration of, replacement, or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent, or similar piping, electric wiring, or mechanical or other work affecting public health or general safety.

**Reason:** This proposal clarifies the logic of the IEBC and eliminates the obsolete corresponding provision from the IBC. IEBC 105.2.2 specifies when permits are not required for repairs. The section was clarified in a past cycle to refer to the list in 105.2 of items that generally require no permit. That is, if they don't require a permit to install, they don't require a permit to repair. With this clarification, the balance of 105.2.2 is no longer an odd quasi-definition of an "ordinary repair" but a set of limiting conditions on the permit allowance. What the section means to say is that for repairs associated with work that otherwise requires no permit, the repair in question may not involve other complications that normally do require permits. The proposal clarifies the logic, so that instead of saying that certain repairs are not allowed, the provision will say that they are allowed, provided the scope does not include any of the listed complications.

A similar provision exists in the IBC, but it is a remnant that should have been removed last cycle when IBC Chapter 34 was replaced with a pointer to the IEBC. As IBC 101.4.7 and 102.6, as well as the note at reserved Chapter 34, clearly state, the IBC relies on and points to the IEBC for repair provisions. As the IEBC already has its own complete set of administrative provisions, IBC 105.2.2 is no longer needed.

As staff notes, two other I-codes have similar provisions. However, those provisions do not include the IEBC's clear reference to work exempt from permit. The clearer IEBC provision provides a model for the other codes to follow, but full code-to-code consistency is beyond the scope of this proposal, as it would require additional clean-up of inconsistent wording. The different codes already have different wording in corresponding provisions, and they will continue to differ whether or not this proposal is approved.

**Cost Impact:** Will not increase the cost of construction  
The change is an editorial clarification only, so there will be no change to construction requirements.

Staff note: There is similar language in IFC Section 105.1.5 and IRC Section R105.2.2.

**Report of Committee Action  
Hearings**

**Committee Action:**

**As Submitted**

**Committee Reason:** With the removal of Chapter 34, Existing Buildings, from the IBC, it is logical to remove this section on repairs from the IBC. The language in the IEBC is strictly a clarification of requirements.

**Assembly Action:**

**None**

**Public Comments**

*Public Comment 1:*

**Maureen Traxler, representing Washington Assn of Building Officials Code Committee (maureen.traxler@seattle.gov); Jonathan Siu (Jon.Siu@seattle.gov) requests Approve as Modified by this Public Comment.**

**Modify as follows:**

**2015 International Existing Building Code**

**[A] 105.2.2 Repairs.** Application or notice to the *code official* is not required for ordinary *repairs* to structures and items listed in Section 105.2 provided such *repairs* do not include any of the following:

1. The cutting away of any wall, partition, or portion thereof, the;
2. The removal or cutting of any structural beam or load-bearing support, or the;
3. The removal or change of any required means of egress or rearrangement of parts of a structure affecting the egress requirements; and provided that such ordinary repairs include no
4. Any addition to, alteration of, replacement, or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent, or similar piping, electric wiring, ; or mechanical
5. Mechanical or other work affecting public health or general safety.

**Commenter's Reason:** This is an editorial proposal to make the section easier to read and understand.

**Final Action Results**

**ADM71-16**

**AMPC1**

**Code Change No: ADM73-16 Part II**

**Original Proposal**

**Section:** IRC: R105.5

**Proponent:** Richard Davidson, representing Self

**THIS IS A 2 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IRC-BUILDING CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

**2015 International Residential Code**

**Revise as follows:**

**R105.5 Expiration.** Every *permit* issued shall become invalid unless the work authorized by such *permit* is commenced within 180 days after its issuance, or ~~if the after commencement of work authorized by such permit is suspended or abandoned for a period of if more than 180 days after the time the work is commenced occurs between inspections.~~ The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**Reason:** We conduct inspections when called. We don't monitor abandonment or work stoppages. The current text is not enforceable, never has been. Inspection requests can be monitored. Nothing else can be. Applicants can say they continued with the work for years and the burden is on building departments to prove otherwise. The burden should be on the applicant to show progress. Building departments can end up with thousands of open permits because there is no way to prove work has been abandoned. This creates an administrative nightmare.

**Cost Impact:** Will not increase the cost of construction  
This is an editorial revision that will not impact construction costs.

**Report of Committee Action Hearings**

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** 180 days is difficult for the building official. The burden should go on the builder if a permit is not acquired within 180 days.

**Assembly Action:**

**None**

**Final Action Results**

**ADM73-16 Part II**

**AS**

## Code Change No: **ADM77-16**

### Original Proposal

**Section(s):** IBC: 107.2.5 (New); IEBC: 106.2.5 (New)

**Proponent:** Dennis Richardson, American Wood Council, representing American Wood Council (drichardson@awc.org)

### 2015 International Building Code

**Add new text as follows:**

**107.2.5 Exterior balcony and elevated walking surfaces.** Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

### 2015 International Existing Building Code

**Add new text as follows:**

**106.2.5 Exterior balconies and elevated walking surfaces.** Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

**Reason:** Existing language in IBC Section 107.2.4 and IEBC 106.2.4 specifies requirements for the construction documents associated with the wall envelope but is silent how that extends to balcony and elevated walking surfaces where an impervious moisture barrier system protects structural elements. This new section is proposed that will add detailing requirements for exterior balcony and elevated walking surfaces.

**Cost Impact:** Will not increase the cost of construction

This will not increase the cost of construction as the inclusion of construction details for weather protection is a common requirement already enforced by most building departments. This clarifies existing code language to be consistent with common practice.

### Report of Committee Action Hearings

**Committee Action:**

**As Submitted**

**Committee Reason:** With the number of failures occurring on balconies due to water infiltration and failure, this area warrants careful consideration. The construction in this area involves multiple materials and trades, so clear information is necessary. By saying 'construction documents', this could be information in the specifications, not necessarily the drawings. See also the related change in ADM87.

**Assembly Action:**

**None**

**Public Comments**

*Public Comment 1:*

**David Bonowitz, representing National Council of Structural Engineers Associations (dbonowitz@att.net) requests Approve as Modified by this Public Comment.**

**Modify as follows:**

**2015 International Existing Building Code**

**106.2.5 Exterior balconies and elevated walking surfaces.** Where the scope of work involves a balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

**Commenter's Reason:** This comment modifies the approved proposal to make it fit within the IEBC.

The IEBC works through triggers. Certain provisions only apply when those trigger conditions are met. In this case, the intent is not to require documentation of the IMB on \*every\* existing building project, but only on those projects where the intended scope of work would touch the balcony or exposed walking surface in question.

**Final Action Results**

**ADM77-16**

**AMPC1**

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## Code Change No: ADM82-16 Part I

### Original Proposal

**Section(s):** IBC: [A] 110.1; IEBC: [A] 109.1; IFC: [A] 106.3; IFGC: [A] 107.1; IMC: [A] 107.1; IPC: [A] 107.1; IPSDC: [A] 107.1.1; ISPSC: [A] 106.1; IWUIC: [A] 109.1.1

**Proponent:** Jeffrey Shapiro, representing Self (jeff.shapiro@intlcodeconsultants.com)

**THIS IS A 3 PART CODE CHANGE. PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE. PART II WILL BE HEARD BY THE IECC-COMMERCIAL CODE COMMITTEE. PART III WILL BE HEARD BY THE IECC-RESIDENTIAL CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

### 2015 International Building Code

**Revise as follows:**

**[A] 110.1 General.** Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain ~~accessible-exposed~~ and ~~exposed-provided with access~~ for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or the owner's authorized agent to cause the work to remain ~~accessible-exposed~~ and ~~exposed-provided with access~~ for inspection purposes. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

### 2015 International Existing Building Code

**Revise as follows:**

**[A] 109.1 General.** Construction or work for which a permit is required shall be subject to inspection by the *code official*, and such construction or work shall remain ~~accessible-exposed~~ and ~~exposed-provided with access~~ for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain ~~accessible-exposed~~ and ~~exposed-provided with access~~ for inspection purposes. Neither the *code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

### 2015 International Fire Code

**Revise as follows:**

**[A] 106.3 Concealed work.** It shall be the duty of the permit applicant to cause the work to remain ~~accessible-exposed~~ and ~~exposed-provided with access~~ for inspection purposes. Where any installation subject to inspection prior to use is covered or concealed without having first been inspected, the *fire code official* shall have the authority to require that such work be exposed and provided with

access for inspection. Neither the *fire code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

## 2015 International Fuel Gas Code

Revise as follows:

**[A] 107.1 General.** The code official is authorized to conduct such inspections as are deemed necessary to determine compliance with the provisions of this code. Construction or work for which a permit is required shall be subject to inspection by the code official, and such construction or work shall remain ~~accessible-exposed~~ and ~~exposed-provided with access~~ for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

## 2015 International Mechanical Code

Revise as follows:

**[A] 107.1 General.** The code official is authorized to conduct such inspections as are deemed necessary to determine compliance with the provisions of this code. Construction or work for which a permit is required shall be subject to inspection by the code official, and such construction or work shall remain ~~accessible-exposed~~ and ~~exposed-provided with access~~ for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

## 2015 International Plumbing Code

Revise as follows:

**[A] 107.1 General.** The code official is authorized to conduct such inspections as are deemed necessary to determine compliance with the provisions of this code. Construction or work for which a permit is required shall be subject to inspection by the code official, and such construction or work shall remain ~~accessible-exposed~~ and ~~exposed-provided with access~~ for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain ~~accessible~~ ~~exposed~~ and ~~exposed-provided with access~~ for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

## 2015 International Private Sewage Disposal Code

Revise as follows:

**[A] 107.1.1 Concealed work.** It shall be the duty of the permit applicant to cause the work to remain ~~accessible-exposed~~ and ~~exposed-provided with access~~ for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

## 2015 International Swimming Pool and Spa Code

### Revise as follows:

**[A] 106.1 General.** Construction or work for which a permit is required shall be subject to inspection by the code official and such construction or work shall remain ~~accessible-exposed~~ and ~~exposed-provided with access~~ for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

## 2015 International Wildland-Urban Interface Code

### Revise as follows:

**[A] 109.1.1 General.** Construction or work for which a permit is required by this code shall be subject to inspection by the code official and such construction or work shall remain ~~accessible~~ ~~exposed~~ and ~~exposed-provided with access~~ for inspection purposes until *approved* by the code official.

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

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

Where required by the code official, a survey of the lot shall be provided to verify that the mitigation features are provided and the building or structure is located in accordance with the *approved* plans.

**Reason:** Staff identified a concern with the use of the term "accessible" in these sections because of the potential confusion with use of the defined term "accessible," which requires compliance with Chapter 11 of the IBC. Clearly, that is not the intent of any ICC code, and this proposal is submitted to simply substitute alternative text to eliminate use of the term "accessible" while not changing how the code is intended to apply, which is to require that an inspector be able to readily view and gain access to things that require inspection.

**Cost Impact:** Will not increase the cost of construction

The proposed revision is considered to be editorial and should have no impact on the cost of construction.

### Report of Committee Action Hearings

### Committee Action:

Approved as Modified

### Modify proposal as follows:

#### 2015 International Building Code

**[A] 110.1 General.** Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain ~~exposed-visible~~ and ~~provided-with-access~~ able to be accessed for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or the owner's authorized agent to cause the work to remain ~~exposed-visible~~ and ~~provided-with-access~~ able to be accessed for inspection purposes. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.



## 2015 International Existing Building Code.

**[A] 109.1 General.** Construction or work for which a permit is required shall be subject to inspection by the *code official*, and such construction or work shall remain ~~exposed-visible~~ and ~~provided with access able to be accessed~~ for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain ~~exposed visible~~ and ~~provided with access able to be accessed~~ for inspection purposes. Neither the *code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

## 2015 International Fire Code

**[A] 106.3 Concealed work.** It shall be the duty of the permit applicant to cause the work to remain ~~exposed-visible~~ and ~~provided with access able to be accessed~~ for inspection purposes. Where any installation subject to inspection prior to use is covered or concealed without having first been inspected, the *fire code official* shall have the authority to require that such work be ~~exposed visible~~ and ~~provided with access able to be accessed~~ for inspection. Neither the *fire code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

## 2015 International Fuel Gas Code

**[A] 107.1 General.** The code official is authorized to conduct such inspections as are deemed necessary to determine compliance with the provisions of this code. Construction or work for which a permit is required shall be subject to inspection by the code official, and such construction or work shall remain ~~exposed-visible~~ and ~~provided with access able to be accessed~~ for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

## 2015 International Mechanical Code

**[A] 107.1 General.** The code official is authorized to conduct such inspections as are deemed necessary to determine compliance with the provisions of this code. Construction or work for which a permit is required shall be subject to inspection by the code official, and such construction or work shall remain ~~exposed-visible~~ and ~~provided with access able to be accessed~~ for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

## 2015 International Plumbing Code

**[A] 107.1 General.** The code official is authorized to conduct such inspections as are deemed necessary to determine compliance with the provisions of this code. Construction or work for which a permit is required shall be subject to inspection by the code official, and such construction or work shall remain ~~exposed-visible~~ and ~~provided with access able to be accessed~~ for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain ~~exposed-visible~~ and ~~provided with access able to be accessed~~ for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

## 2015 International Private Sewage Disposal Code

**[A] 107.1.1 Concealed work.** It shall be the duty of the permit applicant to cause the work to remain ~~exposed-visible~~ and ~~provided with access able to be accessed~~ for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

## 2015 International Swimming Pool and Spa Code

**[A] 106.1 General.** Construction or work for which a permit is required shall be subject to inspection by the code official and such construction or work shall remain ~~exposed-visible~~ and ~~provided with access able to be accessed~~ for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

## 2015 International Wildland-Urban Interface Code

**[A] 109.1.1 General.** Construction or work for which a permit is required by this code shall be subject to inspection by the code official and such construction or work shall remain ~~exposed-visible~~ and ~~provided with access able to be accessed~~ for inspection purposes until approved by the code official.

It shall be the duty of the permit applicant to cause the work to remain ~~exposed-visible~~ and ~~provided with access able to be accessed~~ for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

Where required by the code official, a survey of the lot shall be provided to verify that the mitigation features are provided and the building or structure is located in accordance with the *approved* plans.

**Committee Reason:** The floor modification, Hirschler 1, changed 'exposed' to 'visible'. There was a concern that some items being exposed would be a safety issue. There was also the concern that something could be exposed, but an inspector still could not see the item. Therefore, 'visible' is a clearer indication of the end result desired.

The committee added the modification to change "provided with access" to "able to be accessed". The concern was that the proposed language could be read to require the contractor to provide ladders to allow for an inspector to be able to inspect items in the ceiling or on the roof. The revised language would allow for the contractor and inspector to work together.

The revised proposal will eliminate "accessible", which could be interpreted to require access for persons with disabilities. Since this section deals with inspections rather than building accessibility, this deletion is appropriate.

**Assembly Action:**

**None**

<b>Final Action Results</b>
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**ADM82-16 Part I**

**AM**

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## Code Change No: **ADM87-16**

### Original Proposal

**Section(s):** IBC: 110.3.6 (New); IEBC: 109.3.6 (New)

**Proponent:** Dennis Richardson, American Wood Council, representing American Wood Council (drichardson@awc.org)

### 2015 International Building Code

**Add new text as follows:**

**110.3.6 Weather exposed balcony and walking surface waterproofing.** Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall be subject to inspection.

**Exception:** Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

### 2015 International Existing Building Code

**Add new text as follows:**

**109.3.6 Weather exposed balcony and walking surface waterproofing.** Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall be subject to inspection.

**Exception:** Where special inspections are provided in accordance with Section 1705.1.1, Item 3 of the *International Building Code*.

**Reason:** Detailed inspections are needed to ensure the performance of the impervious moisture barrier used with exposed balconies and walking surfaces. As an exception, Section 1705.1.1 item 3 of the current code allows the building official to require special inspections of: "Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in this code or in standards referenced by this code." This would be acceptable in lieu of inspections performed by the building department staff when utilized by the building official.

**Cost Impact:** Will not increase the cost of construction

This will not increase the cost of construction as Section 110.3.8 currently requires "other inspections" to ascertain compliance with the code. The proposal also gives the existing option of special inspections in 1705.1.1 item 3 as an exception to this provision.

### Report of Committee Action Hearings

**Committee Action:**

**As Submitted**

**Committee Reason:** This would address inspection of the requirements referenced in what was passed in ADM77. With the number of failures occurring on balconies due to water infiltration and failure, this area warrants careful consideration. The construction in this area involves multiple materials and trades, so inspections would reduce the hazard. The proposed language would allow for special inspections.

**Assembly Action:**

**None**

**Public Comments**

*Public Comment 1:*

**David Bonowitz, representing National Council of Structural Engineers Associations (dbonowitz@att.net) requests Approve as Modified by this Public Comment.**

**Modify as follows:**

**2015 International Existing Building Code**

**109.3.6 Weather exposed balcony and walking surface waterproofing.** Where the scope of work involves a balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall be subject to inspection.

**Exception:** Where special inspections are provided in accordance with Section 1705.1.1, Item 3 of the *International Building Code*.

**Commenter's Reason:** This comment modifies the approved proposal to make it fit within the IEBC. The IEBC works through triggers. Certain provisions only apply when those trigger conditions are met. In this case, the intent is not to require inspection of the IMB on \*every\* existing building project, but only on those projects where the intended scope of work would touch the balcony or exposed walking surface in question.

*Public Comment 2:*

**Jonathan Siu, representing Washington Association of Building Officials Technical Code Development Committee (Jon.Siu@seattle.gov); Maureen Traxler, representing WA Assn of Bldg Officials Code Committee (maureen.traxler@seattle.gov) requests Approve as Modified by this Public Comment.**

**Modify as follows:**

**2015 International Building Code**

**110.3.6 Weather exposed balcony and walking surface waterproofing.** Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be subject to inspection-concealed until inspected and approved.

**Exception:** Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

**2015 International Existing Building Code**

**109.3.6 Weather exposed balcony and walking surface waterproofing.** Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be subject to inspection-concealed until inspected and approved.

**Exception:** Where special inspections are provided in accordance with Section 1705.1.1, Item 3 of the *International Building Code*.

**Commenter's Reason:** This is an editorial change that rewrites the new inspection to read more like the other required inspections.

**Final Action Results**

**ADM87-16**

**AMPC1, 2**