Proposed Change as Submitted

Proponent: Janine Snyder, representing PMGCAC (PMGCAC@iccsafe.org); David Collins, representing SEHPCAC (SEHPCAC@iccsafe.org); Edward Kulik (bcac@iccsafe.org)

2015 International Residential Code

Revise as follows:

SECTION 202 DEFINITIONS

[RB] 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.

Assembly Action: None

Committee Reason: Deleting "that which requires a permit" and adding "any" creates a statement that is too broad.

Public Hearing Results

Part IV

Committee Action: None

Committee Reason: Deleting "that which requires a permit" and adding "any" creates a statement that is too broad.

Individual Consideration Agenda

Public Comment 1:

Proponent: 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

SECTION 202 DEFINITIONS

[RB] ALTERATION. Any construction, retrofit or renovation to an existing structure other than repair or addition. Also, any 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.

Commenter's Reason: Alterations can occur regardless of the requirement for a permit. The requirement for a permit is a technical requirement provision covered by Chapter 1 of code. As modified this PC eliminates the incorrect technical language and deletes the addition of the word "any" to eliminate the broad application the committee objected to. The ICC Plumbing, Mechanical and Fuel Gas Code Action Committee was co-proponent of the original proposal and are in support of this public comment.

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 (http://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-bcac/)
NOTE: PART I DID NOT RECEIVE A PUBLIC COMMENT AND IS REPRODUCED FOR INFORMATIONAL PURPOSES ONLY

ADM2-16 Part I
ISPSC: 202

**Proposed Change as Submitted**

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)

2015 International Swimming Pool and Spa Code
Revise as follows:

SECTION 202 DEFINITIONS

[A] ALTERATION. Construction
Any construction or renovation to an existing pool or spa other than repair 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](http://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-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](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.

ADM2-16 Part I:
202- SNYDER13837

**Public Hearing Results**

Part I

Committee Action: Approved as Submitted

Committee Reason: Striking “that requires a permit” from the defined term “alteration” is appropriate since construction that is exempted from permits still has to meet minimum code requirements. For example, a new pool lining may not require a building permit, but it still would be required to meet code requirements. This would also make the ISPSC consistent with the
IBC, IFC, IMC, IEC and IFGC.

Note: The BCAC is listed in the reason statement but this committee did not appear in the proponent line.

Assembly Action: None
**Proposed Change as Submitted**

**Proponent**: Janine Snyder, representing PMGCAC (PMGCAC@iccsafe.org); David Collins, representing SEHPCAC (SEHPCAC@iccsafe.org); Edward Kulik (bcac@iccsafe.org)

2015 International Energy Conservation Code

Revise as follows:

**SECTION C202 DEFINITIONS**

**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 other I-codes 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.

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

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.
Committee Action: Approved as Submitted

Assembly Action: None

NOTE: PART III DID NOT RECEIVE A PUBLIC COMMENT AND IS REPRODUCED FOR INFORMATIONAL PURPOSES ONLY

ADM2-16 Part III
IECC-RE: R202 (IRC: N1101.6)

**Proposed Change as Submitted**

Proponent: Janine Snyder, representing PMGCAC (PMGCAC@iccsafe.org); David Collins, representing SEHPCAC (SEHPCAC@iccsafe.org); Edward Kulik (bcac@iccsafe.org)

2015 International Energy Conservation Code
Revise as follows:

**SECTION R202 DEFINITIONS**

GENERAL DEFINITIONS

**R202 (N1101.6) 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 other I-codes 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. This proposal is submitted by the ICC Plumbing, Mechanical and Fuel Gas Code Action Committee (PMGCAC) and the ICC Sustainability Energy and High Performance Code Action Committee (SEHPCAC). 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.

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ADM2-16 Part III
R202 (N1101.3)
ALTERATION
Snyder13839

Public Hearing Results

Part III
Committee Action: Approved as Submitted

Committee Reason: The committee agreed with the published reason statement. A permit has nothing to do with explanation of an alteration.

Assembly Action: None
Proposed Change as Submitted

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

2015 International Existing Building Code

Revise as follows:

SECTION 202 DEFINITIONS

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

2015 International Swimming Pool and Spa Code

Revise as follows:

SECTION 202 DEFINITIONS

[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 (http://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-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.

ADM4-16 Part I:
202 APPROVED-KULIK13844

Part I

Committee Action: Disapproved

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
Proponent: Edward Kulik, representing Building Code Action Committee (bcac@iccsafe.org) requests Approve as Submitted.

Commenter's Reason: What is considered acceptable in an installation covered by this code should be determined by the person responsible for enforcing the code. Section 104, and the definition of the term "code official", establishes the code official as the person having the authority to enforce and interpret the code. The term "authority having jurisdiction" is not defined in this code. The term "authority having jurisdiction" needs to be removed from the definition of "approved" to avoid any confusion as to who is responsible for making the decision to accept the installation.

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 (http://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-bcac/)
**Proposed Change as Submitted**

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

**2015 International Energy Conservation Code**

Revise as follows:

**SECTION C202 DEFINITIONS**

**APPROVED.** Approval by
 Acceptable to the code official, as a result of investigation and tests conducted by him or her, or by reason of accepted principles or tests by nationally recognized organizations.

**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). 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 (http://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-bcac/)

**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.

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**Public Hearing Results**

**Part II**

**Committee Action:** Approved as Submitted

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

**Assembly Action:** None

**Individual Consideration Agenda**

**Proponent**: William Fay, Energy Efficient Codes Coalition, representing Energy Efficient Codes Coalition; Jeffrey Harris, Alliance to Save Energy, representing Alliance to Save Energy (JeffHarris22@outlook.com); Charlie Haack, ICF International, representing Energy Efficient Codes Coalition; Maureen Guttman, Building Codes Assistance Project, representing Building Codes Assistance Project (mguttman@bcapcodes.org); Harry Misuriello, American Council for an Energy-Efficient Economy, representing Energy Efficient Codes Coalition (misuriello@verizon.net); William Prindle, ICF International, representing Energy Efficient Codes Coalition requests Disapprove.

**Commenter's Reason:** This proposal should be **disapproved** because it removes reasonable guidance from the IECC definition of "approved." While we can appreciate the objective of having common definitions across all the I-Codes wherever sensible, we disagree with the practice of reducing the definitions to the "least common denominator" version. The current definition of "approved" should remain in the IECC residential and commercial sections.

The current definition of "approved" in the IECC makes clear that approval may involve not only a code official's judgment, but also objective tests or nationally-recognized standards. This recognizes the critical role played by standard-setting organizations to facilitate and simplify the role of the code official. Obviously, the code official or authority having jurisdiction maintains the final judgment on whether a building complies with the code or not. But we do not think it is wise to remove these options from the definition (as proposed by ADM4) simply for the sake of matching a definition in another code. If anything, we would prefer to see the more robust definition of the IECC repeated in other codes. We recommend **disapproval** of ADM4.
Committee Action: Approved as Submitted

Assembly Action: None

ADM4-16 Part III
IECC-RE: R202

Proposed Change as Submitted

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

2015 International Energy Conservation Code

Revise as follows:

SECTION R202 DEFINITIONS

APPROVED. Approval by
Acceptable to the code official as a result of investigation and tests conducted by him or her, or by reason of accepted principles or tests by nationally recognized organizations.

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). 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 (http://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-bcac/)

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.

ADM4-16 Part III : R202-KULIK13846

Public Hearing Results

Part III

Committee Action: Approved as Submitted

Committee Reason: The committee agreed with the published reason statement.

Assembly Action: None

Individual Consideration Agenda

Proponent: William Fay, Energy Efficiency Codes Coalition, representing Energy Efficient Codes Coalition; Jeffrey Harris, Alliance to Save Energy, representing Alliance to Save Energy (JeffHarris22@outlook.com); Charlie Haack, ICF International, representing Energy Efficient Codes Coalition; Maureen Gutman, Building Codes Assistance Project, representing Building Codes Assistance Project (mgutman@bcapcodes.org); Harry Misuriello, American Council for an Energy-Efficient Economy, representing Energy Efficient Codes Coalition (misuriello@verizon.net); William Prindle, ICF International, representing Energy Efficient Codes Coalition requests Disapprove.

Commenter's Reason: This proposal should be disapproved because it removes reasonable guidance from the IECC definition of "approved." While we can appreciate the objective of having common definitions across all the I-Codes wherever sensible, we disagree with the practice of reducing the definitions to the "least common denominator" version. The current definition of "approved" should remain in the IECC residential and commercial sections.

The current definition of "approved" in the IECC makes clear that approval may involve not only a code official's judgment, but also objective tests or nationally-recognized standards. This recognizes the critical role played by standard-setting organizations to facilitate and simplify the role of the code official. Obviously, the code official or authority having jurisdiction maintains the final judgment on whether a building complies with the code or not. But we do not think it is wise to remove these options from the definition (as proposed by ADM4) simply for the sake of matching a definition in another code. If anything, we would prefer to see the more robust definition of the IECC repeated in other codes. We recommend disapproval of ADM4.
Proposed Change as Submitted

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

2015 International Building Code
Revise as follows:

SECTION 202 DEFINITIONS

[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:

SECTION 202 DEFINITIONS

[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:

SECTION 202 DEFINITIONS

[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:

SECTION 202 DEFINITIONS

[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:

SECTION 202 DEFINITIONS

[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.
Committee Action: Disapproved
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 Comment 1:
Proponent : Vickie Lovell, InterCode Incorporated, representing Air Movement Control Association International (vickie@intercodeinc.com); Larry Wainright, representing Structural Building Components Association (lwainright@qualtim.com) requests Approve as Modified by this Public Comment.

Further Modify as Follows:

2015 International Building Code
SECTION 202 DEFINITIONS
[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
SECTION 202 DEFINITIONS
[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
SECTION 202 DEFINITIONS
[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
SECTION 202 DEFINITIONS
[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
SECTION 202 DEFINITIONS
[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 where approved as modified at the code development hearings. This public comment seeks to make the same modifications that were approved for Parts II, II 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.

Proponent: David Collins, The Preview Group, Inc., representing The American Institute of Architects (dcollins@preview-group.com) requests Approve as Submitted.

Commenter's Reason: These changes were disapproved in Part I and approved as modified in Part II, III and IV, but should be approved as submitted.

The AIA policy calls for all codes to be developed to be Comprehensive, Coordinated and Contemporary (3C) and these changes are part of an effort to coordinate the codes to use terminology consistently among the ICC codes. We strongly urge the membership to overturn the committee action and bring consistency to what is required for something to be approved.
Committee Action: Approved as Modified

Assembly Action: None

ADM6-16 Part II
IECC-CE: C202

Proposed Change as Submitted

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

2015 International Energy Conservation Code

Revise as follows:

SECTION C202 DEFINITIONS

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.

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.

ADM6-16 Part II: C202 AGENCY-WAINRIGHT13850

Public Hearing Results

Part II

Committee Action: Approved as Modified

Modification:

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.

Committee Reason: This allows options for a certifying agency as opposed to only inspection and testing agencies. The Modification deletes "research reports" because they are not necessarily part of certifications, and the Modification deletes non-standard terminology "accreditation body."

Assembly Action: None

Individual Consideration Agenda

Proponent: David Collins, The Preview Group, Inc., representing The American Institute of Architects (dcollins@preview-group.com) requests Approve as Submitted.

Commenter’s Reason: These changes were approved as modified in Part II and III, but should be approved as submitted. The AIA policy calls for all codes to be developed to be Comprehensive, Coordinated and Contemporary (3C) and these changes are part of an effort to coordinate the codes to use terminology consistently among the ICC codes. We strongly urge the membership to overturn the committee action and bring consistency to what is required for something to be approved. If the IECC has criteria for acceptance they should be in the technical content of the code, not in a definition of approved.

Proponent: William Fay, Energy Efficient Codes Coalition, representing Energy Efficient Codes Coalition; Jeffrey Harris, Alliance to Save Energy, representing Alliance to Save Energy (JeffHarris22@outlook.com); Charlie Haack, ICF International, representing Energy Efficient Codes Coalition; Maureen Guttman, Building Codes Assistance
Project, representing Building Codes Assistance Project (mguttman@bcapcodes.org); Harry Misuriello, American Council for an Energy-Efficient Economy, representing Energy Efficient Codes Coalition (misuriello@verizon.net); William Prindle, ICF International, representing Energy Efficient Codes Coalition requests Approve as Submitted.

**Commenter's Reason:** ADM6 should be approved as submitted, not approved as modified, because the modification adopted by the Committee removes important criteria for entities designated as "approved agencies." The IECC, like other International Codes, provides standardization and consistency across the country. Because building code officials do not have the time or resources to personally test or verify compliance for all building components, the IECC anticipates that certain entities may be approved to undertake testing, certification, or other compliance-related activities. For the sake of uniformity and consistency across jurisdictions, it is important that these agencies be accredited by a nationally-recognized accreditation body before they are allowed to stand in for a local enforcement authority. Having this language in the code will also provide support for building code officials who are presented with an applicant's request to approve an unknown agency's certification of a product. While we believe the vast majority of agencies relied upon by building code officials already meet this criteria, it is important to specifically reference the criteria in the code. We recommend that ADM6 be approved as submitted.

**Proponent:** Vickie Lovell, InterCode Incorporated, representing Air Movement Control Association International (vickie@intercodeinc.com) requests Approve as Modified by Committee.

**Commenter's Reason:** 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. The proposal was modified based on committee input, and this public comment reflects those committee comments. 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.
**Proposed Change as Submitted**

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

**2015 International Energy Conservation Code**

Revise as follows:

**SECTION R202 DEFINITIONS**

**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.

**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.

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**Public Hearing Results**

**Part III**

**Committee Action:** Approved as Modified

**Modification:**

**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.

**Committee Reason:** The modification to strike the last sentence was made because with that language, there is the potential for cost increase (noting that the cost impact for the proposal indicated "will not" increase the cost of construction.) The proposal as-modified was approved because it gives the control of the approved agency in the hands of the code official.

**Assembly Action:** None

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**Individual Consideration Agenda**

**Proponent**: David Collins, representing The American Institute of Architects (dcollins@preview-group.com) requests Approve as Submitted.

**Commenter’s Reason:** These changes were approved as modified in Part II and III, but should be approved as submitted. The AIA policy calls for all codes to be developed to be Comprehensive, Coordinated and Contemporary (3C) and these changes are part of an effort to coordinate the codes to use terminology consistently among the ICC codes. We strongly urge the membership to overturn the committee action and bring consistency to what is required for something to be approved. If the IECC has criteria for acceptance they should be in the technical content of the code, not in a definition.

**Proponent**: William Fay, Energy Efficient Codes Coalition, representing Energy Efficient Codes Coalition; Jeffrey Harris, Alliance to Save Energy, representing Alliance to Save Energy (JeffHarris22@outlook.com); Maureen Guttman, Building Codes Assistance Project, representing Building Codes Assistance Project (mguttman@bcapcodes.org); Harry Misuriello, American Council for an Energy-Efficient Economy, representing
Energy Efficient Codes Coalition (misuriello@verizon.net); Charlie Haack, ICF International, representing Energy Efficient Codes Coalition; William Prindle, ICF International, representing Energy Efficient Codes Coalition requests Approve as Submitted.

Commenter's Reason: ADM6 should be approved as submitted, not approved as modified, because the modification adopted by the Committee removes important criteria for entities designated as "approved agencies." The IECC, like other International Codes, provides standardization and consistency across the country. Because building code officials do not have the time or resources to personally test or verify compliance for all building components, the IECC anticipates that certain entities may be approved to undertake testing, certification, or other compliance-related activities. For the sake of uniformity and consistency across jurisdictions, it is important that these agencies be accredited by a nationally-recognized accreditation body before they are allowed to stand in for a local enforcement authority. Having this language in the code will also provide support for building code officials who are presented with an applicant's request to approve an unknown agency's certification of a product. While we believe the vast majority of agencies relied upon by building code officials already meet this criteria, it is important to specifically reference the criteria in the code. We recommend that ADM6 be approved as submitted.

Proponent: Vickie Lovell, InterCode Incorporated, representing Air Movement Control Association International (vickie@intercodeinc.com) requests Approve as Modified by Committee.

Commenter's Reason: 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. The proposal was modified based on committee input, and this public comment reflects those committee comments. 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.

ADM6-16 Part III
Committee Action: Approved as Modified

Assembly Action: None

ADM6-16 Part IV
IRC: R202

Proposed Change as Submitted

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

2015 International Residential Code
Revise as follows:

SECTION 202 DEFINITIONS

[RB] 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.

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.

ADM6-16 Part IV:
R202
APPROVED-
WAINRIGHT13852

Public Hearing Results

Part IV

Committee Action: Approved as Modified

Modification:

SECTION 202 DEFINITIONS

[RB] 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.

Committee Reason: The modification appropriately got rid of research reports and the requirement for national accreditation when there are regional accreditation agencies.

Assembly Action: None

Individual Consideration Agenda

Proponent: David Collins, The Preview Group, Inc., representing The American Institute of Architects (dcollins@preview-group.com) requests Approve as Submitted.

Commenter's Reason: These changes were disapproved in Part I and approved as modified in Part II, III and IV, but should be approved as submitted.
The AIA policy calls for all codes to be developed to be Comprehensive, Coordinated and Contemporary (3C) and these changes are part of an effort to coordinate the codes to use terminology consistently among the ICC codes. We strongly urge the membership to overturn the committee action and bring consistency to what is required for something to be approved.

Proponent: Vickie Lovell, InterCode Incorporated, representing Air Movement Control Association International (vickie@intercodeinc.com) requests Approve as Modified by Committee.
**Commenter's Reason:** 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. The proposal was modified based on committee input, and this public comment reflects those committee comments. 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.
Proposed Change as Submitted

Proponent: Marcelo Hirschler, representing GBH International (gbhint@aol.com); Jeffrey Shapiro, representing Self (jeff.shapiro@intcodeconsultants.com); Kevin Scott, representing KH Scott & Associates LLC (khscottassoc@gmail.com)

2015 International Building Code
Revise as follows:

SECTION 202 DEFINITIONS

[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:

SECTION 202 DEFINITIONS

[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:

SECTION 202 DEFINITIONS

[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, 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.

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.

ADM9-16 Part I:
202 CHANGE-
HIRSCHLER13857

Public Hearing Results

Part I
Committee Action: Approved as Modified
Modification:
2015 International Building Code

SECTION 202 DEFINITIONS

[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.
[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

SECTION 202 DEFINITIONS

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

Individual Consideration Agenda

Public Comment 1:

Proponent: 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

SECTION 202 DEFINITIONS

[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:

Proponent: 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:
1. A change of occupancy classification, or
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:
1. A change of occupancy classification, or
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.
Proposed Change as Submitted

Proponent: Marcelo Hirschler, representing GBH International (gbhint@aol.com); Jeffrey Shapiro, representing Self (jeff.shapiro@intlcodeconsultants.com); Kevin Scott, representing KH Scott & Associates LLC (khscottassoc@gmail.com)

2015 International Energy Conservation Code

Add new definition as follows:

SECTION C202 DEFINITIONS

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.

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.

Public Hearing Results

Part II

Committee Action: Disapproved
Committee Reason: There is no ambiguity in the code now regarding change of use and change of occupancy.

Assembly Action: None

Individual Consideration Agenda

Public Comment 1:

Proponent: Marcelo Hirschler, representing GBH International (gbhint@aol.com) requests Approve as Modified by this Public Comment.

Modify as Follows:

2015 International Energy Conservation Code

SECTION C202 DEFINITIONS

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.

Commenter’s Reason: The revised definition has been accepted in other I codes. The term is used in chapter 5 (existing buildings) and should correlate with the term accepted in the IEBC.

Public Comment 2:

Proponent: 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.

Modify as Follows:

2015 International Energy Conservation Code
SECTION C202  DEFINITIONS

CHANGE OF OCCUPANCY A change in the use of a building or a portion of a building which results in:
1. A change of occupancy classification,
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 specific occupancy classification change in 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.
Proposed Change as Submitted

Proponent: Marcelo Hirschler, representing GBH International (gbhint@aol.com); Jeffrey Shapiro, representing Self (jeff.shapiro@intlcodeconsultants.com); Kevin Scott, representing KH Scott & Associates LLC (khscottassoc@gmail.com)

2015 International Energy Conservation Code

Revise as follows:

SECTION R202 DEFINITIONS

GENERAL DEFINITIONS

Add new text as follows:

R202 (N1101.6) 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.

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.

Public Hearing Results

Part III

Committee Action: Approved as Submitted

Committee Reason: This definition needs to be consistent across all of the I-codes.

Assembly Action: None

Individual Consideration Agenda

Public Comment 1:

Proponent: Marcelo Hirschler, representing GBH International (gbhint@aol.com) requests Approve as Modified by this Public Comment.

Further Modify as Follows:

2015 International Energy Conservation Code

R202 (N1101.6) 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.

Commenter’s Reason: The committee approved the code proposal as submitted but the definition has been modified in other codes (where it was approved as modified) and the proposed revision from this public comment would make the definition consistent in this code with those approved in other codes, as recommended by the committee.

Public Comment 2:

Proponent: 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.
Modify as Follows:

2015 International Energy Conservation Code

R202 (N1101.6) CHANGE OF OCCUPANCY A change in the use of a building or a portion of a building which results in:
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 specific occupancy classification change in 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.

ADM9-16 Part III
Proposed Change as Submitted

Proponent: Marcelo Hirschler, representing GBH International (gbhint@aol.com); Jeffrey Shapiro, representing Self (jeff.shapiro@intlcdeconsultants.com); Kevin Scott, representing KH Scott & Associates LLC (khscottassoc@gmail.com)

2015 International Residential Code
Add new definition as follows:

SECTION 202 DEFINITIONS

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.

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.

Public Hearing Results

Part IV
Committee Action: Disapproved
Committee Reason: The IRC does not contain "occupancies." The proponent requested disapproval so that they can improve the proposal in the public comment period.

Assembly Action: None

Individual Consideration Agenda

Public Comment 1:

Proponent: 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.

Modify as Follows:

2015 International Residential Code

SECTION 202 DEFINITIONS

CHANGE OF OCCUPANCY. A change in the use of a building or a portion of a building which results in:
1. A change of occupancy classification,
2. A change from one group to another group within an occupancy classification,
3. A change in use within a group for which there is a specific occupancy classification,
change in 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. In the IRC, this term is used in Chapter 10 so it's important that the definition be the same as the IECC definition as addressed in Part III of this code change proposal.
Committee Action: Disapproved

Assembly Action: None

ADM10-16 Part II
IRC: R105.1, R110.1, R202 (New)

Proposed Change as Submitted

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

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 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:

SECTION R202 DEFINITIONS

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 (http://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-bcac/)

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

ADM10-16 Part II:
R105.1-
KULIK13862

Public Hearing Results

Part II

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 Comment 1:

Proponent: 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

SECTION R202 DEFINITIONS

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.

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 (http://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-bcac/)
Committee Action: Disapproved
Assembly Action: None

NOTE: PART I DID NOT RECEIVE A PUBLIC COMMENT AND IS REPRODUCED FOR INFORMATIONAL PURPOSES ONLY

ADM10-16 Part I
IBC: 202; IEBC: 202

Proposed Change as Submitted

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

2015 International Building Code
Revise as follows:

SECTION 202 DEFINITIONS

[A] CHANGE OF OCCUPANCY. A change in the purpose or level of activity within a building or portion of a building that involves a change in application of the requirements of this code. 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 group for a specific occupancy classification.

2015 International Existing Building Code
Revise as follows:

SECTION 202 DEFINITIONS

[A] 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. 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 group for a specific occupancy classification.

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 (http://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-bcac/)

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

ADM10-16 Part I
: 202 CHANGE-KULIK13861

Public Hearing Results

Part I

Committee Action: Disapproved
Committee Reason: The committee preferred the option for the definition for "change of occupancy" offered in ADM9. The phrase "change in use" is preferred to "change in purpose" for coordination across the IBC and IEBC.

Assembly Action: None
Proposed Change as Submitted

**Proponent:** Maureen Traxler, City of Seattle Dept of Construction & Inspections (maureen.traxler@seattle.gov); Rebecca Quinn, representing Federal Emergency Management Agency (rcquinn@earthlink.net)

2015 International Building Code
Add new definition as follows:

SECTION 202 DEFINITIONS

[A] EXISTING BUILDING A building erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued. For application of provisions in flood hazard areas, an existing building is any building or structure for which the start of construction commenced before the effective date of the community’s first flood plain management code, ordinance or standard.

2015 International Existing Building Code
Revise as follows:

SECTION 202 DEFINITIONS

[A] EXISTING BUILDING A building erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued. For application of provisions in flood hazard areas, an existing building is any building or structure for which the start of construction commenced before the effective date of the community’s first flood plain management code, ordinance or standard.

**Reason:** The IBC, IEBC and IRC all use the terms "existing building" and "existing structure." However, these code don’t contain definitions of both terms. The IBC defines "existing structure;" and the IRC defines "building, existing." The IEBC has definitions of both terms--"existing building" is defined in the 2015 IEBC and "existing structure" was added in Group A by EB4-15. We reviewed the use of the terms in the codes and concluded that they are used interchangeably, and that including both definitions in each code is the most reasonable way to coordinate the use of the terms for the present and future. The second purpose of this proposal is to incorporate provisions necessary for compliance with federal flood regulations into all of the definitions. Each definition should state how it applies with regard to flood hazard regulations.

**Cost Impact:** Will not increase the cost of construction
This proposal is clarifying definitions which will have no effect on the cost of construction.

Public Hearing Results

Part I

**Committee Action:** Disapproved

**Committee Reason:** There was a concern that by the definition for "existing building" including the phrase "building permit has been issued", someone could use that as a loophole to say once they had a building permit they could use the IEBC for compliance instead of the IBC. It was suggested that the term should also include some language about a certificate of occupancy also occurring before a new building could be considered an existing building. Consistency across codes is important for the terms "existing building" and "existing structure", so this is an issue that needs to be addressed. The definitions being the same for "existing structure" and "existing building" may be more confusing. It was suggest that perhaps only one term should be used across codes.

**Assembly Action:** None

Individual Consideration Agenda

Public Comment 1:
Proponent: Maureen Traxler, representing City of Seattle Dept of Construction & Inspections (maureen.traxler@seattle.gov); Rebecca Quinn, RCQuinn Consulting, Inc., representing RCQuinn Consulting on behalf of Federal Emergency Management Agency; Jonathan Siu (Jon.Siu@seattle.gov) requests Approve as Modified by this Public Comment.

Modify as Follows:

2015 International Building Code

SECTION 202  DEFINITIONS

[A] EXISTING BUILDING A building erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued. For application of provisions in flood hazard areas, an existing building is any building or structure for which the start of construction commenced before the effective date of the community’s first flood plain management code, ordinance or standard.

SECTION 202  DEFINITIONS

[BS] EXISTING STRUCTURE. A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued. For application of provisions in flood hazard areas, an existing structure is any building or structure for which the start of construction commenced before the effective date of the community’s first flood plain management code, ordinance or standard.

2015 International Existing Building Code

SECTION 202  DEFINITIONS

[A] EXISTING BUILDING A building erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued. For application of provisions in flood hazard areas, an existing building is any building or structure for which the start of construction commenced before the effective date of the community’s first flood plain management code, ordinance or standard.

EXISTING STRUCTURE. A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

Commenter’s Reason: The purpose of this code change and comment is to have consistent definitions of “existing building” and “existing structure” in the IBC, IRC, and IEBC. We included both terms because they are used interchangeably in the three codes. The primary objection to the original proposal was the language about what makes a building or structure “existing” for flood regulations. That language currently exist in the 2015 IBC definition of “existing structure” and was added to the definition of “existing structure” for the 2018 IEBC in Group A. This comment would remove that language from all the definitions in all the codes.

FEMA concurs with removal of the sentence pertaining to application of provisions for flood hazard areas. The determination as to whether improvements or repairs for existing buildings in flood hazard areas constitute substantial improvement or repair of substantial damage is made for all existing buildings.

This comment modifies the definition of “existing structure” that was added to the IEBC by EB4-15 in Group A in order to make it consistent with the changes made in this proposal. The IEBC Committee and Group A code changes only had authority to recommend whether the definition should appear in the IEBC. The substance of the definition is a Group B issue.
Proposed Change as Submitted

Proponent: Maureen Traxler, City of Seattle Dept of Construction & Inspections (maureen.traxler@seattle.gov); Rebecca Quinn, representing Federal Emergency Management Agency (rcquinn@earthlink.net)

2015 International Residential Code

Revise as follows:

SECTION 202 DEFINITIONS

[RB] EXISTING BUILDING, EXISTING. Existing building is a building erected prior to the adoption of this code, or one for which a legal building permit has been issued. For application of provisions in flood hazard areas, an existing building is any building or structure for which the start of construction commenced before the effective date of the community’s first flood plain management code, ordinance or standard.

Add new definition as follows:

EXISTING STRUCTURE A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued. For application of provisions in flood hazard areas, an existing structure is any building or structure for which the start of construction commenced before the effective date of the community’s first flood plain management code, ordinance or standard.

Reason: The IBC, IEBC and IRC all use the terms “existing building” and “existing structure.” However, these code don’t contain definitions of both terms. The IBC defines “existing structure;” and the IRC defines “building, existing.” The IEBC has definitions of both terms—“existing building” is defined in the 2015 IEBC and “existing structure” was added in Group A by EB4-15. We reviewed the use of the terms in the codes and concluded that they are used interchangeably, and that including both definitions in each code is the most reasonable way to coordinate the use of the terms for the present and future.

The second purpose of this proposal is to incorporate provisions necessary for compliance with federal flood regulations into all of the definitions. Each definition should state how it applies with regard to flood hazard regulations.

Cost Impact: Will not increase the cost of construction

This proposal is clarifying definitions which will have no effect on the cost of construction.

ADM13-16 Part II:
202 EXISTING-TRAXLER13866

Public Hearing Results

Part II

Committee Action: Disapproved

Committee Reason: This doesn’t belong in a model code. Flood plain administrators and state and local jurisdictions should be making this decision, not the code. A structure is not a structure until it has been issued a Certificate of Occupancy. You can give it a permit, but it is still not a structure until it is completed has a Certificate of Occupancy. Provisions for flood hazard are good in the code, but we need a different definition of “flood hazard” for existing buildings. The language “appropriate code” is confusing.

Assembly Action: None

Individual Consideration Agenda

Public Comment 1:

Proponent: Maureen Traxler, representing City of Seattle Dept of Construction & Inspections (maureen.traxler@seattle.gov); Rebecca Quinn, representing RCQuinn Consulting on behalf of Federal Emergency Management Agency requests Approve as Modified by this Public Comment.

Modify as Follows:

2015 International Residential Code
SECTION 202 DEFINITIONS

[RB] EXISTING BUILDING  A building erected prior to the adoption of this code, or one for which a legal building permit has been issued. For application of provisions in flood hazard areas, an existing building is any building or structure for which the start of construction commenced before the effective date of the community's first flood plain management code, ordinance or standard.

EXISTING STRUCTURE. A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued. For application of provisions in flood hazard areas, an existing structure is any building or structure for which the start of construction commenced before the effective date of the community's first flood plain management code, ordinance or standard.

Commenter's Reason: The purpose of this code change and comment is to have consistent definitions of "existing building" and "existing structure" in the IBC, IRC, and IEBC. We included both terms because they are used interchangeably in the three codes. The primary objection to the original proposal was the language about what makes a building or structure "existing" for flood regulations. That language currently exist in the 2015 IBC definition of "existing structure" and was added to the definition of "existing structure" for the 2018 IEBC in Group A. This comment would remove that language from all the definitions in all the codes.

FEMA concurs with removal of the sentence pertaining to application of provisions for flood hazard areas. The determination as to whether improvements or repairs for existing buildings in flood hazard areas constitute substantial improvement or repair of substantial damage is made for all existing buildings.

This comment modifies the definition of "existing structure" that was added to the IEBC by EB4-15 in Group A in order to make it consistent with the changes made in this proposal. The IEBC Committee and Group A code changes only had authority to recommend whether the definition should appear in the IEBC. The substance of the definition is a Group B issue.

ADM13-16 Part II
ADM26-16 Part I
IBC: 202; IEBC: 202; ISPSC: 202

Proposed Change as Submitted

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

2015 International Building Code
Revise as follows:

SECTION 202 DEFINITIONS

[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:

SECTION 202 DEFINITIONS

[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:

SECTION 202 DEFINITIONS

[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.
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 or 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'.

Individual Consideration Agenda

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

Modify as Follows:

2015 International Building Code

SECTION 202 DEFINITIONS

[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

SECTION 202 DEFINITIONS

[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

SECTION 202 DEFINITIONS

[A] REPAIR. The reconstruction, replacement or renewal of any part of an existing building 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 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.

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

**Commenter's Reason:** ADM26 Part I needs to be approved, either as submitted or as modified, for consistency with ADM26 Part IV.

ADM26 Part I as submitted does 2 things, and the Admin committee's reason for disapproval is unfounded on both of them.

On the question of whether the word "maintenance" belongs in the definition of repair, the committee was apparently unaware of the change already approved to EB26 in Group A, which clarified that repair and maintenance are different. Repair and alteration are also distinct, as a quick look at the IEBC table of contents and definitions will show. This issue is also thoroughly covered by ADM27.

On the question of adding the word "replacement," the committee clearly misread the proposal. ADM26 does not mean to include just any replacement as a repair. It means to include a common sense replacement when that replacement is done to correct damage. All this does is acknowledge that when a piece of equipment, or a beam, or a window is broken, you can just replace it and still call that action a repair (as opposed to a Level 1 alteration), as every sensible code official would do.

ADM26-16 Part I
Proposed Change as Submitted

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

2015 International Energy Conservation Code

Revise as follows:

SECTION C202 DEFINITIONS

REPAIR. The reconstruction, replacement or renewal of any part of an existing building 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.

Public Hearing Results

Part II

Committee Action: Disapproved

Committee Reason: Repair and maintenance should be addressed separately in the code. Replacement of a component is not the same as repair of a component. Disapproval is consistent with the action of other committees.

Assembly Action: None
NOTE: PART III DID NOT RECEIVE A PUBLIC COMMENT AND IS REPRODUCED FOR INFORMATIONAL PURPOSES ONLY

ADM26-16 Part III
IECC-RE: R202

Proposed Change as Submitted

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

2015 International Energy Conservation Code
Revise as follows:

SECTION 202 (N1101.6) DEFINITIONS

REPAIR. The reconstruction, replacement or renewal of any part of an existing building 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.

ADM26-16 Part III: R202
(N1101.6)-REPAIR-
SEARER13886

Public Hearing Results

Part III
Committee Action: Disapproved
Committee Reason: The term "replacement" is used elsewhere in the code. Including "replacement" in this definition completely changes the intent of this definition.
Assembly Action: None
Committee Action: Approved as Modified

Proposed Change as Submitted

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

2015 International Residential Code

Revise as follows:

SECTION 202 DEFINITIONS

[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.
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
ADM27-16 Part I
IBC: 202; IEBC: 202-[A]Repair

Proposed Change as Submitted

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

2015 International Building Code
Revise as follows:

SECTION 202 DEFINITIONS

[A] REPAIR. The reconstruction or renewal of any part of an existing building for the purpose of its maintenance correcting damage or to correct damage restoring the predamage condition.

2015 International Existing Building Code
Revise as follows:

SECTION 202 DEFINITIONS

[A] REPAIR The reconstruction or renewal of any part of an existing building for the purpose of its maintenance correcting damage or to correct damage restoring the predamage condition.

Reason: This proposal coordinates with EB 26, which was approved as submitted in Group A. EB 26 clarified the distinction between maintenance, which preserves an acceptable condition, and repair, which corrects an unacceptable one. To complete this clarification, the word "maintenance" should be removed from definitions of repairs.

This proposal revises the definition of Repair from the IBC and the IEBC.

The same concept -- coordination with EB 26 -- justifies the revision to the definition of Roof Repair. Frankly, the entire definition of Roof Repair could be omitted from the IEBC with no loss of substance because it relies entirely on the definition of Repair, and we are open to that option.

Finally, as staff notes, these defined terms appear in three other I-codes. This proposal focuses on the terms in the IEBC, whose Repair provisions are of course most comprehensive, and in the IEBC because the Structural Committee can handle both codes. It is allowed, and not unusual, for different I-codes to define the same terms differently to suit their own purposes. Nevertheless, if this proposal is approved, we will work with ICC staff to prepare coordinated changes to the other codes through the public comment.

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, for coordination with EB 26.

ADM27-16 Part I:
202 REPAIR-
BONOWITZ13888

Public Hearing Results

Part I
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. This limits repairs to those repairs needed due to damage, where repairs could be also due to age or use. Disapproval of this proposal would also be consistent with the committee disapproval on ADM26 and the coordination between codes approved in ADM25.

Assembly Motion: As Submitted
Online Vote Results:
Support: 31.38% (134) Oppose: 68.62% (293)
Assembly Action: None
Proponent: David Bonowitz, representing National Council of Structural Engineers Associations (dbonowitz@att.net) requests Approve as Submitted.

Commenter's Reason: ADM27 Part I was only disapproved because of a snafu in testimony and the Admin committee's confusion between ADM26 and ADM27. How do we know this? Because 1) the committee's reason for disapproval references ADM26, which is about a completely different concept, and 2) just a few days later the IBC Structural committee approved ADM27 Part II as submitted, without missing a beat.
ADM27 simply completes the work that was started in Group A to clarify the distinction between maintenance and repair. Repair is different from maintenance. The IEBC knows it, the IPMC knows it, and Group A EB26 confirmed it.

In Group A, the IEBC committee approved EB26 as submitted. The ONLY reason we didn't also update the definition of Repair at the same time to match EB26 is that we were not allowed to touch the definition in Group A! But everyone knew that the work of EB26 would have to be completed in Group B. That is what ADM27 does. The IEBC committee gets it. The IBC Structural committee gets it.

The Admin committee didn't quite get it because they were not familiar with the Group A changes -- you can see this in their reason statement, where they make incorrect statements confusing repair and maintenance in contradiction to the already approved Group A EB26 -- and because they got tangled up with ADM26. (Every IEBC user will recognize the Admin committee's mistake: The IEBC clearly distinguishes between repair and alteration. The IPMC clearly distinguishes between maintenance and repair. The committee's reason is simply incorrect.)

Indeed, if we do NOT now correct the Admin committee's mistake, we will leave the IBC and IEBC with conflicting definitions for Repair and Roof Repair. We can avoid this by approving ADM27 Part I as submitted.
NOTE: PART II DID NOT RECEIVE A PUBLIC COMMENT AND IS REPRODUCED FOR INFORMATIONAL PURPOSES ONLY

ADM27-16 Part II
IBC: 202; IEBC: 202-[BS]Roof repair  

Proposed Change as Submitted

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

2015 International Building Code
Revise as follows:

SECTION 202 DEFINITIONS

[BS] ROOF REPAIR. Reconstruction or renewal of any part of an existing roof for the purposes purpose of its maintenance correcting damage or restoring the predamage condition.

2015 International Existing Building Code
Revise as follows:

SECTION 202 DEFINITIONS

[BS] ROOF REPAIR. Reconstruction or renewal of any part of an existing roof for the purposes purpose of its maintenance correcting damage or restoring the predamage condition.

Reason: This proposal coordinates with EB 26, which was approved as submitted in Group A. EB 26 clarified the distinction between maintenance, which preserves an acceptable condition, and repair, which corrects an unacceptable one. To complete this clarification, the word “maintenance” should be removed from definitions of repairs. This proposal revises the definition of Repair from the IBC and the IEBC.

The same concept -- coordination with EB 26 -- justifies the revision to the definition of Roof Repair. Frankly, the entire definition of Roof Repair could be omitted from the IEBC with no loss of substance because it relies entirely on the definition of Repair, and we are open to that option.

Finally, as staff notes, these defined terms appear in three other I-codes. This proposal focuses on the terms in the IEBC, whose Repair provisions are of course most comprehensive, and in the IEBC because the Structural Committee can handle both codes. It is allowed, and not unusual, for different I-codes to define the same terms differently to suit their own purposes. Nevertheless, if this proposal is approved, we will work with ICC staff to prepare coordinated changes to the other codes through the public comment.


Cost Impact: Will not increase the cost of construction
The change is editorial, for coordination with EB 26.

ADM27-16 Part II 
: 202 ROOF-
BONOWITZ13889

Public Hearing Results

Part II

Committee Action: Approved as Submitted

Committee Reason: These revisions to the term "roof repair" in the IBC and the IEBC are consistent with action on Group A code change, all of which clarify the distinctions between repair and maintenance. It is more correct to state that repairs are to correct damage.

Assembly Action: None
Proposed Change as Submitted

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

2015 International Existing Building Code

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 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 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.

Public Hearing Results

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

Individual Consideration Agenda

Public Comment 1:

Proponent: 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

[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 dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress, constructed in accordance with the International Residential Code, and their accessory structures not more than three stories above grade plane in height, shall comply with this code or the International Residential Code.

Commenter's Reason: Proposal ADM31 as submitted is a bit too lax. The approved intent, in concept, is given in the Admin committee's reason statement: "Not mixing codes on the same building will make compliance easier." We agree. If the house
was built under the IRC, then you should be able to do additions, alterations, and repairs under the IRC. But ADM31 as submitted goes a lot farther than that. It would allow ANY house -- even one without conventional framing, or one that violates the conventional framing rules, or is highly deficient, or highly vulnerable to wind or earthquake -- to skip the IEBC and go to the IRC, which has practically no provisions for existing building projects. (IRC R102.7.1 sets a particularly low bar; it prohibits only projects that would *make* the existing house unsafe. If the existing house is already highly deficient, the IRC sets no limits on alterations or additions.)

Our proposed modification is consistent with current IEBC provisions. IEBC 707.2 allows an exemption for "buildings constructed in accordance with the International Residential Code." IEBC 807.4 exempts residential buildings that "comply with the conventional light-frame construction methods of the International Residential Code." This is the right approach.

Again, we agree with the basic intent of ADM31 -- if it was built under the IRC, then it can stay under the IRC -- but the scope of the proposal needs this additional clarification.

(It's worth noting that the Admin committee's reason statement is incorrect where it says "The IEBC does not specifically address one- and two-family homes." The IEBC is perfectly capable of covering one- and two-family dwellings and has done so for years. It includes a number of provisions, including the two exceptions noted above, specifically for dwellings. It even includes two appendices that *only* cover dwellings, Appendix A3 and Appendix C1.)
**Proposed Change as Submitted**

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

**2015 International Building Code**

**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 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 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.

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**Public Hearing Results**

**Committee Action:** Approved 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

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**Individual Consideration Agenda**

**Public Comment 1:**

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

Modify as Follows:

**2015 International Building Code**

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.

ADM32-16
**Proposed Change as Submitted**

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

2015 International Building Code

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 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 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.

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**Public Hearing Results**

**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

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**Individual Consideration Agenda**

**Public Comment 1**:

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

**Modify as Follows**:

2015 International Building Code

[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 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 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 single family dwellings (townhouses)” was changed to “townhouses” by ADM32-16.
**Committee Action:** Approved as Submitted

**Proposed Change as Submitted**

**Proponent:** Gregory Shron, EYA, LLC, representing self (gshron@eya.com); John McLaurin, representing self, representing TBD (jmclaurin@eya.com)

**2015 International Energy Conservation Code**

Revise as follows:

**SECTION R202 DEFINITIONS**

**GENERAL DEFINITIONS**

**R202 (N1101.6) RESIDENTIAL BUILDING.** For this code, includes detached one- and two-family dwellings and multiple single-family dwellings (townhouses) as well as Group R-2, R-3 and R-4 buildings three stories or less in height above grade plane, and multiple single-family dwellings (townhouses) four stories or less in height above grade plane.

**Reason:** The construction of four-story townhouses has become increasingly prevalent in many urban markets across the country. As design professionals and code officials have worked through more and more of these building types, it has become apparent that the *International Building Code* does not provide an ideal regulatory framework for their construction. Given the prevalence of the *International Residential Code* as the model code for one- and two-family dwellings, little focus has been applied over the years to the impact of various sections of the *International Building Code* on the design and construction of these buildings. This results in a series of unintended consequences when turning to the IBC for the design of a four-story townhouse, where code provisions that are not intended to apply to, or don't effectively translate to, the construction of a single-family dwelling create significant impediments for design professionals.

It may be possible to address the mismatch of using the IBC to design and construct single-family attached dwellings by layering exceptions onto the various problematic sections; however, it is more sensible and sustainable to move these buildings to the IRC, which is already carefully developed specifically for their type.

There are two characteristics of four-story townhouse construction that are not adequately addressed by the provisions of the IRC: (1) the structural ramifications of adding a fourth level, and (2) the additional protection offered by an NFPA 13R fire sprinkler system. The Proposal expands the scope of the IRC to include four-story townhouses, conditional upon compliance with the core structural design requirements (Chapters 16-23) of the IBC and the provision of an NFPA 13R fire sprinkler system.

By following this approach, the design of four-story single-family attached dwellings is simplified without any sacrifice of the key building and life safety provisions associated with the current IBC-driven approach.

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

This Proposal is intended to streamline the design, review, approval and construction of increasingly common 4-story townhouses by bringing them under the purview of the IRC, with limited, appropriate references to IBC requirements related to structural design and fire sprinkler protection. There are no new requirements associated with this Proposal; therefore, there is no resulting increase in cost.

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**Public Hearing Results**

**Committee Action:** The revised definition fits well for townhouses as grade plane can easily vary from one unit of the townhouse group to the next unit. It doesn't make sense to force one or two units of a townhouse group to fall under the IECC-Commercial Provisions just because of a slight variation in grade plane elevation of the building.
Assembly Motion: Disapprove
Online Vote Results: Successful
Support: 65.55% (215) Oppose: 34.45% (113)
Assembly Action: Disapproved

Individual Consideration Agenda

Proponent: Marc Nard, Portland Cement Association, representing Portland Cement Association (mnard@cement.org) requests Disapprove.

Commenter's Reason: The proposal would allow a change from the limit of 3 story town houses to 4 in the scope of the IRC – Residential Energy. There was insufficient justification and no fire or structural data provided to support this code change. The code change proposal doesn't go far enough to coordinate the IECC - commercial and the IECC – residential codes. Three of the four parts were unanimously disapproved. If this proposal is approved it will create conflict within the codes. It is important to be consistent with the other committee's actions and disapprove this code change proposal. Disapproving this proposal will help to keep the IRC a stand alone code as it was intended to be.

Proponent: Assembly Motion requests Disapprove.

Commenter's Reason: This code change proposal is on the agenda for individual consideration because the proposal received a successful assembly motion. The assembly action for Disapprove was Successful by a vote of 65.55% (215) to 34.45% (113) by eligible members online during the period of May 11 - May 26, 2016.
NOTE: PART I DID NOT RECEIVE A PUBLIC COMMENT AND IS REPRODUCED FOR INFORMATIONAL PURPOSES ONLY

ADM35-16 Part I

IBC: [A] 101.2

Proposed Change as Submitted

Proponent: Gregory Shron, EYA, LLC, representing self (gshron@eya.com); John McLaurin, representing self, representing TBD (jmclaurin@eya.com)

2015 International Building Code

Revise as follows:

[A] 101.2 Scope. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, 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: Exceptions:

1. 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 not more than three stories above grade plane in height, shall comply with the International Residential Code.

2. Multiple single-family dwellings (townhouses) four stories above grade plane in height with a separate means of egress shall be permitted to be constructed in accordance with the International Residential Code where equipped with a fire sprinkler system in accordance with Section 903.3.1.2 of the International Building Code and where the structural design is in accordance with Chapters 16 through 23 of the International Building Code.

Reason: The construction of four-story townhouses has become increasingly prevalent in many urban markets across the country. As design professionals and code officials have worked through more and more of these building types, it has become apparent that the International Building Code does not provide an ideal regulatory framework for their construction.

Given the prevalence of the International Residential Code as the model code for one- and two-family dwellings, little focus has been applied over the years to the impact of various sections of the International Building Code on the design and construction of these buildings. This results in a series of unintended consequences when turning to the IBC for the design of a four-story townhouse, where code provisions that are not intended to apply to, or don't effectively translate to, the construction of a single-family dwelling create significant impediments for design professionals.

It may be possible to address the mismatch of using the IBC to design and construct single-family attached dwellings by layering exceptions onto the various problematic sections; however, it is more sensible and sustainable to move these buildings to the IRC, which is already carefully developed specifically for their type.

There are two characteristics of four-story townhouse construction that are not adequately addressed by the provisions of the IRC: (1) the structural ramifications of adding a fourth level, and (2) the additional protection offered by an NFPA 13R fire sprinkler system. The Proposal expands the scope of the IRC to include four-story townhouses, conditional upon compliance with the core structural design requirements (Chapters 16-23) of the IBC and the provision of an NFPA 13R fire sprinkler system.

By following this approach, the design of four-story single-family attached dwellings is simplified without any sacrifice of the key building and life safety provisions associated with the current IBC-driven approach.

Cost Impact: Will not increase the cost of construction

This Proposal is intended to streamline the design, review, approval and construction of increasingly common 4-story townhouses by bringing them under the purview of the IRC, with limited, appropriate references to IBC requirements related to structural design and fire sprinkler protection. There are no new requirements associated with this Proposal; therefore, there is no resulting increase in cost.
Committee Action: Disapproved

Committee Reason: In order to allow for 4 story townhouses to be covered in the IRC there needs to be a much broader approach. Supporting documentation to show a complete investigation of fire safety and structural implications would need to be provided.

Assembly Action: None
Proposed Change as Submitted

Proponent: Gregory Shron, EYA, LLC, representing self (gshron@eya.com); John McLaurin, representing self, representing TBD (jmclaurin@eya.com)

2015 International Energy Conservation Code
Revise as follows:

SECTION C202 DEFINITIONS

RESIDENTIAL BUILDING. For this code, includes detached one- and two-family dwellings and multiple single-family dwellings (townhouses) as well as Group R-2, R-3 and R-4 buildings three stories or less in height above grade plane, and multiple single-family dwellings (townhouses) four stories or less in height above grade plane.

Reason: The construction of four-story townhouses has become increasingly prevalent in many urban markets across the country. As design professionals and code officials have worked through more and more of these building types, it has become apparent that the International Building Code does not provide an ideal regulatory framework for their construction.

Given the prevalence of the International Residential Code as the model code for one- and two-family dwellings, little focus has been applied over the years to the impact of various sections of the International Building Code on the design and construction of these buildings. This results in a series of unintended consequences when turning to the IBC for the design of a four-story townhouse, where code provisions that are not intended to apply to, or don’t effectively translate to, the construction of a single-family dwelling create significant impediments for design professionals.

It may be possible to address the mismatch of using the IBC to design and construct single-family attached dwellings by layering exceptions onto the various problematic sections; however, it is more sensible and sustainable to move these buildings to the IRC, which is already carefully developed specifically for their type.

There are two characteristics of four-story townhouse construction that are not adequately addressed by the provisions of the IRC: (1) the structural ramifications of adding a fourth level, and (2) the additional protection offered by an NFPA 13R fire sprinkler system. The Proposal expands the scope of the IRC to include four-story townhouses, conditional upon compliance with the core structural design requirements (Chapters 16-23) of the IBC and the provision of an NFPA 13R fire sprinkler system.

By following this approach, the design of four-story single-family attached dwellings is simplified without any sacrifice of the key building and life safety provisions associated with the current IBC-driven approach.

Cost Impact: Will not increase the cost of construction

This Proposal is intended to streamline the design, review, approval and construction of increasingly common 4-story townhouses by bringing them under the purview of the IRC, with limited, appropriate references to IBC requirements related to structural design and fire sprinkler protection. There are no new requirements associated with this Proposal; therefore, there is no resulting increase in cost.
**Committee Reason:** The text is incorrect with respect to IRC Section R310. The proposal conflicts with ASHRAE 90.1 and conflicts with the code sections that go with the definitions.

<table>
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<th>Assembly Action:</th>
<th>None</th>
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ADM35-16 Part IV
IRC: R101.2, R310.1, R313.1.1

Proposed Change as Submitted

Proponent: Gregory Shron, EYA, LLC, representing self (gshron@eya.com); John McLaurin, representing self, representing TBD (jmclaurin@eya.com)

2015 International Residential Code

Add new text as follows:

R101.2 Scope. The provisions of the International Residential Code for One- and Two-family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

Exceptions:

1. Live/work units located in townhouses and complying with the requirements of Section 419 of the International Building Code shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-Family Dwellings. Fire suppression required by Section 419.5 of the International Building Code where constructed under the International Residential Code for One- and Two-Family Dwellings shall conform to Section P2904.

2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-family Dwellings where equipped with a fire sprinkler system in accordance with Section P2904.

3. Townhouses four stories above grade plane in height with a separate means of egress shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-Family Dwellings where equipped with a fire sprinkler system in accordance with Section 903.3.1.2 of the International Building Code and where the structural design is in accordance with Chapters 16 through 23 of the International Building Code.

R310.1 Emergency escape and rescue opening required. Basements, habitable attics and every sleeping room below the fourth story above grade plane shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exception: Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m²).

R313.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with Section P2904 or NFPA 13D for townhouses not more than three stories above grade plane in height, and in accordance with NFPA 13R for townhouses four stories above grade plane in height.

Reason: The construction of four-story townhouses has become increasingly prevalent in many urban markets across the country. As design professionals and code officials have worked through more and more of these building types, it has become apparent that the International Building Code does not provide an ideal regulatory framework for their construction.

Given the prevalence of the International Residential Code as the model code for one- and two-family dwellings, little focus has been applied over the years to the impact of various sections of the International Building Code on the design and construction of these buildings. This results in a series of unintended consequences when turning to the IBC for the design of a four-story townhouse, where code provisions that are not intended to apply to, or don’t effectively translate to, the construction of a single-family dwelling create significant impediments for design professionals.

It may be possible to address the mismatch of using the IBC to design and construct single-family attached dwellings by layering exceptions onto the various problematic sections; however, it is more sensible and sustainable to move these buildings to the IRC, which is already carefully developed specifically for their type.

There are two characteristics of four-story townhouse construction that are not adequately addressed by the provisions of the IRC: (1) the structural ramifications of adding a fourth level, and (2) the additional protection offered by an NFPA 13R fire sprinkler system. The Proposal expands the scope of the IRC to include four-story townhouses, conditional upon compliance with the core structural design requirements (Chapters 16-23) of the IBC and the provision of an NFPA 13R fire sprinkler system.
By following this approach, the design of four-story single-family attached dwellings is simplified without any sacrifice of the key building and life safety provisions associated with the current IBC-driven approach.

**Cost Impact:** Will not increase the cost of construction
This Proposal is intended to streamline the design, review, approval and construction of increasingly common 4-story townhouses by bringing them under the purview of the IRC, with limited, appropriate references to IBC requirements related to structural design and fire sprinkler protection. There are no new requirements associated with this Proposal; therefore, there is no resulting increase in cost.

**Public Hearing Results**

**Part IV**

**Committee Action:** Disapproved

**Committee Reason:** The committee disapproved ADM25-16 Part II based on prior action to disapprove ADM25-16 Part I by the Admin Committee. Other changes to the IRC would need to be made to coordinate properly with other story/height related requirements in the code.

**Assembly Action:** None
Proposed Change as Submitted

Proponent: Stephen Thomas, Colorado Code Consulting, LLC, representing Colorado Chapter ICC
(sthomas@coloradocode.net)

2015 International Residential Code

Revise as follows:

R101.2 Scope. The provisions of the International Residential Code for One- and Two-family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

Exceptions:

1. Live/work units located in townhouses and complying with the requirements of Section 419 of the International Building Code shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-family Dwellings. Fire suppression required by Section 419.5 of the International Building Code where constructed under the International Residential Code for One- and Two-family Dwellings shall conform to Section P2904.

2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-family Dwellings where equipped with a fire sprinkler system in accordance with Section P2904 this code.

3. A care facility with five or fewer persons receiving custodial care within a dwelling unit shall be permitted to be constructed in accordance with this code.

4. A care facility with five or fewer persons receiving medical care within a dwelling unit shall be permitted to be constructed in accordance with this code.

5. A care facility for five or fewer persons receiving care that are within a single-family dwelling are permitted to be constructed in accordance with this code.

Reason: There are four locations in the IBC that permits an occupancy to be constructed under the IRC. However, when you go to the scope of the IRC, the scoping section does not have anything that relates to those uses and the cross reference. Therefore, we have provided language that is consistent with the IBC language to properly scope the requirements for the IRC. Without these scoping items, there is no connection between the IBC and the IRC as it is intended to be. The cross referenced section in the IBC and the type of care is as follows:

Item 3 covers persons receiving "custodial care". (308.3.4 & 308.6.4)
Item 4 covers persons receiving "medical care". (308.4.2)
Item 5 covers persons just receiving care. (310.5.1)

The second part of this change is to eliminate unneeded language in the existing items 1 & 2. There is no reason that a section in the IRC should reference the "International Residential Code". Therefore, we have replaced the words with the the term, "this code". This is consistent with language elsewhere in the IRC. We also eliminated the language regarding the fire sprinkler system since the IRC requires fire sprinkler systems in new buildings already. This is redundant language and is not necessary.

Cost Impact: Will not increase the cost of construction
This change is a clarification of existing requirements and does not affect the cost of construction.

Committee Action: Approved as Submitted

Committee Reason: This proposal provides clarification as to what is permitted to be constructed under the code and makes a connection between the IBC and the IRC that is now missing.

Assembly Action: None
Individual Consideration Agenda

Public Comment 1:

Proponent: Jeffrey Shapiro, representing IRC Fire Sprinkler Coalition (jeff.shapiro@intlcodeconsultants.com) requests Approve as Modified by this Public Comment.

Modify as Follows:

2015 International Residential Code

R101.2 Scope. The provisions of the International Residential Code for One- and Two-family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

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

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

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

Commenter's Reason: The five additional occupancy conditions that are permitted to use the IRC based on the scope exception are only permitted when the a fire sprinkler system is provided. This is clearly conveyed in the IBC text that sends code users to the IRC, and the IRC text should be correlated to have the same caveat.

The argument “the IRC already requires sprinklers so restating the restriction in the scope is unnecessary” is not valid and ignores the fact that leaving this text out of the IRC actually creates a conflict with the IBC. The intent of the IBC is to only allow these occupancies to use the IRC when sprinklers are provided. If a local jurisdiction does not adopt the IRC sprinkler requirement, the IBC does not allow use of the IRC for these occupancies. Without correlating text in the IRC, the IRC scope suggests that these occupancies can still be built under the IRC even if sprinklers aren’t present, which the IBC prohibits.

In no case have I ever heard a legislative body specifically discuss amending the IRC to allow care facilities or live/work units to be exempted from having fire sprinklers when adoption of the IRC sprinkler requirements is contested.
**Proponent:** Edward Kulik, representing Building Code Action Committee (bcac@icc-safe.org); Kevin Scott (khscottassoc@gmail.com)

**2015 International Building Code**

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 hazardous 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 hazardous 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](http://www.icc-safe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-bcac/)

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

This proposal merely clarifies the intent of the code.

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**Public Comment Results**

**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.

**Note:** The first sentence of the reason statement should be deleted.

**Assembly Action:** None

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**Individual Consideration Agenda**

**Public Comment 1:**

**Proponent:** Edward Kulik, representing Building Code Action Committee (bcac@icc-safe.org) requests Approve as Modified by this Public Comment.

**Modify as Follows:**

**2015 International Building Code**

**[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 actives, 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 (http://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-bcac/)

ADM40-16
Proposed Change as Submitted

Proponent: Donald Surrena, representing National Association of Home Builders (dsurrena@nahb.org)

2015 International Energy Conservation Code
Revise as follows:

C101.3 Intent. This code shall regulate the design and construction of buildings for the effective net energy use and conservation of energy over the useful life of each building. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this objective. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

Reason: This modification is to clarify that the IECC intends that designers, builders, and code officials consider the net energy needed for a building to operate. There has to be consideration for on-site generated energy. The code already acknowledges on-site renewable energy in C406 and R401.2.1 as a means to conserve energy. The intent should acknowledge the inclusion of renewables and their net results.

Cost Impact: Will not increase the cost of construction
This proposal only clarifies that the IECC consider the net energy needed for a building to operate as designed in addition to a means to conserve that energy.

Public Hearing Results

Part I
Committee Action: Disapproved
Committee Reason: Gross energy use is also important. This proposal reduces the intended scope of the code. This conflicts with the performance path provisions. The code does not regulate net energy now. We don't want to encourage the use of renewables as trade-offs for energy efficient building provisions. Solar PV can be viewed as temporary, compared to the building served, especially where the PV system is leased. Energy conservation is not just about fossil fuels and the grid; it is about conserving all energy, regardless of its source.

Assembly Action: None

Individual Consideration Agenda

Proponent: Steven Orlowski, representing Building Owners and Managers Association International (sorlowski@boma.org); Donald Surrena (dsurrena@nahb.org) requests Approve as Submitted.

Commenter's Reason: The IECC continues to move towards the objective of achieving a level of building performance that conserves energy use, while at the same time preparing buildings to produce an equal amount of on-site energy to offset the off-site energy needed to operate the building systems. BOMA believes that this change will help the code by setting a clearer path for the intent of the IECC, which is to focus on establishing provisions to maximize the efficient net energy use of the building. The committee commented in its disapproval, that they did not want to encourage energy efficiency trade-offs or to promote systems that could be deemed temporary on-site renewable energy sources. If the goal is to ultimately have energy efficient buildings that have net-zero impact on the environment and lessen its dependence on the grid, the first step is to acknowledge that on-site renewable energy sources must be taken into consideration.

Proponent: Donald Surrena, National Association of Home Builders, representing National Association of Home Builders (dsurrena@nahb.org) requests Approve as Submitted.

Commenter's Reason: This proposal actually opens the scope to clarify that the IECC intends, designers, builders, and code
officials, consider the net energy needed for a building to operate. The path to “Net-Zero” cannot exist
without acknowledgment of onsite generation of energy. There is not a conflict with performance, the code already
acknowledges on-site renewable energy in C406 and R401.2.1 as a means to conserve energy. The intent of the code should
clearly and definitively acknowledge the inclusion of renewables and their net results. The term “Net Energy”, acknowledges all
systems and factors that impact the final outcome of energy use. The IECC acknowledges ASHRAE 90.1 as an alternative to
the IECC and equal in its conservation levels, ASHRAE 90.1 in its purpose states one of its objectives is the utilization of on-
site, renewable energy so should the IECC. This proposal should be Approves as Submitted.
Committee Action: Approved as Submitted

Assembly Motion: Disapprove

Online Vote Results: Successful
Support: 57.58% (190) Oppose: 42.42% (140)

Assembly Action: Disapproved

ADM42-16 Part II : R101.3- SURRENA13763

Proposed Change as Submitted

Proponent: Donald Surrena, representing National Association of Home Builders (dsurrena@nahb.org)

2015 International Energy Conservation Code

Revise as follows:

R101.3 (N1101.2) Intent. This code shall regulate the design and construction of buildings for the effective net energy use and conservation of energy over the useful life of each building. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this objective. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

Reason: This modification is to clarify that the IECC intends that designers, builders, and code officials consider the net energy needed for a building to operate. There has to be consideration for on-site generated energy. The code already acknowledges on-site renewable energy in C406 and R401.2.1 as a means to conserve energy. The intent should acknowledge the inclusion of renewables and their net results.

Cost Impact: Will not increase the cost of construction
This proposal only clarifies that the IECC consider the net energy needed for a building to operate as designed in addition to a means to conserve that energy.

Public Hearing Results

Part II

Committee Action: Approved as Submitted

Committee Reason: This change is a step in the right direction towards evaluating a building for its net energy use.

Assembly Motion: Disapprove
Online Vote Results: Successful
Support: 57.58% (190) Oppose: 42.42% (140)
Assembly Action: Disapproved

Individual Consideration Agenda

Proponent: Steven Orlowski, representing Building Owners and Managers Association International (sorlowski@boma.org) requests Approve as Submitted.

Commenter’s Reason: The IECC continues to move towards the objective of achieving a level of building performance that conserves energy use, while at the same time preparing buildings to produce an equal amount of on-site energy to offset the off-site energy needed to operate the building systems. BOMA believes that this change will help the code by setting a clearer path for the intent of the IECC, which is to focus on establishing provisions to maximize the efficient net energy use of the building. The committee commented in its disapproval, that they did not want to encourage energy efficiency trade-offs or to promote systems that could be deemed temporary on-site renewable energy sources. If the goal is to ultimately have energy efficient buildings that have net-zero impact on the environment and lessen its dependence on the grid, the first step is to acknowledge that on-site renewable energy sources must be taken into consideration.

Proponent: Jay Crandell, P.E., ARES Consulting, representing Foam Sheathing Committee of the American Chemistry Council (jcrandell@aresconsulting.biz) requests Disapprove.

Commenter’s Reason: ADM42 should be disapproved for a number of reasons. It was disapproved by the commercial energy committee and disapproval was also supported by a successful floor motion. Net energy use is not defined and can be
used in ways to erode or harm the energy conservation purpose and provisions of the code. For example, it could be used as a means to trade off the long-term energy conservation provisions of the code for an uncertain and largely unregulated application of any type of on-site energy production. There are no means to enforce its appropriate use on matters such as efficacy of the onsite energy production system, continuity of its operation, maintenance, and replacement. Thus, it could result in actual increases in off-site energy use, especially when used to trade-off the energy conservation provisions of the code which this proposal appears to allow without restriction. While on-site renewable energy production can be of benefit when used to complement energy conservation, this proposal will allow it to be used for harm and will place code officials in the difficult position of attempting to prevent misuse of and interpret the meaning of an ill-defined intent of the code.

Proponent: William Fay, Energy Efficient Codes Coalition, representing Energy Efficient Codes Coalition; Jeffrey Harris, Alliance to Save Energy, representing Alliance to Save Energy (JeffHarris22@outlook.com); Maureen Guttman, Building Codes Assistance Project, representing Building Codes Assistance Project (mguttman@bcapcodes.org); Harry Misuriello, American Council for an Energy-Efficient Economy, representing Energy Efficient Codes Coalition (misuriello@verizon.net); Charlie Haack, ICF International, representing Energy Efficient Codes Coalition; William Prindle, ICF International, representing Energy Efficient Codes Coalition requests Disapprove.

Commenter's Reason: ADM42 Part 2 should be disapproved because it inserts an ambiguous, controversial term, “net energy use,” into the intent of the IECC that could be construed by some to alter the whole paradigm of what the IECC has traditionally regulated—namely the efficiency of the building's total energy use and conservation, regardless of the source of that energy. Shifting the scope of the IECC from regulating the use and conservation of energy to the “net energy use” of buildings could substantially and unnecessarily broaden the scope of the IECC beyond its core mission of energy conservation to include energy generation/production and create considerable uncertainty for building code officials. In addition, there is no definition of “net energy” in the IECC, nor is there any generally-accepted definition in the building industry. Recognizing these problems, Part 1 of this proposal was correctly recommended for disapproval by the Commercial IECC Code Development Committee, and a floor motion recommending disapproval was successful as to Part 2. The Commercial IECC Code Development Committee got it right on this one as they explained in their reason statement the basis for their recommendation of disapproval:

Gross energy use is also important. This proposal reduces the intended scope of the code. This conflicts with the performance path provisions. The code does not regulate net energy now. We don't want to encourage the use of renewables as trade-offs for energy efficient building provisions. Solar PV can be viewed as temporary, compared to the building served, especially where the PV system is leased. Energy conservation is not just about fossil fuels and the grid; it is about conserving all energy, regardless of its source.

The proponent claims that the intent of the proposal is to recognize on-site energy production "as a means to conserve energy." This logic is wrong for several reasons:

- The proposed change is not limited to renewable energy generation. Although the proponent mentions renewable energy, this is a red herring. The proposal simply refers to "net energy use." This raises the issue of whether non-renewable sources of energy generation (such as a gas generator) could also be considered and counted as an offset against the home's energy use.
- Even if on-site energy production is from solar or another renewable energy source, this does not actually conserve energy. A home that relies upon renewable energy for 50% of its energy use does not use 50% less energy. Its "net energy use" is still 100%, irrespective of how much of that energy comes from renewable resources or fossil fuel-based resources. The only way to reduce energy use is through efficiency and conservation.
- "Net energy use" or "net metering" mean different things in different places. Without massive amounts of battery storage, on-site electricity generation does not mean a home is "off grid." In the vast majority of PV installations, for example, the home is still connected to the electric grid and is still entitled to receive 100% of its electricity from a utility. Indeed, the timing of electricity generated by solar PV, for example, often does not coincide with peak usage times for the utility or home. At night, for example, there is no electricity being produced. During other times, some or all of the PV output is sold back to the utility for a bill credit. In states where net metering is recognized, a homeowner might "bank" excess kWh generated during the middle of the day, and receive credit for that energy at night, when the PV is offline. Should this excess energy be "netted out," even though the home is still literally "using" energy?
- The proposed change opens the door to setting requirements for renewable electric generation in future editions of the residential IECC. Although the proponent clearly wants renewable electricity production to be considered only for purposes of "trade-offs," this addresses only one side of the equation. If the code scope is expanded as proposed, the other issue that will need to be addressed in the future is whether some minimum amount of on-site power production should be required in the code or at least included in the baseline for any trade-off mechanism.
The proposed expansion and modification of the intent of the IECC raises a host of complicated issues without providing any guidance as to how to address them. It is based on a fundamental confusion between energy conservation and energy generation – two measures that cannot be simply traded off against each other. The residential provisions of the IECC and its predecessor, the Model Energy Code, have always focused on energy conservation, not energy production. In fact, the code is widely recognized in federal and state law as exclusively a conservation/efficiency code. Renewable energy production issues are better dealt with in other contexts. If it is deemed desirable that code requirements be established regarding renewable generation, these requirements should be established in other codes and not as part of the IECC or IRC's energy efficiency requirements. We urge voters to reject this change and disapprove ADM42 Part 2.

Proponent: Lauren Urbanek, representing NRDC (lurbanek@nrdc.org) requests Disapprove.

Commenter's Reason: This proposal should be disapproved.

The proposal changes the code by replacing "effective" use with "net energy" use in the intent section of the code. The proponent's reasoning is that the code must allow consideration of on-site generated energy.

While NRDC is in favor of credit for a limited amount of on-site generation in the ERI path of the code, this change is not an appropriate way to get to that goal. Considering only the net energy use of a building can be extremely misleading. While the proponent mentions renewable generation in their reason statement, there is nothing in this change that would limit generation to only renewable generation. In reality, this change in language would open the code to allow credit for any form of on-site generation, including fossil-fuel powered generation or temporary generation -- at the expense of energy efficiency improvements.

Furthermore, the term "net energy" is not defined in the code and is highly open to interpretation. A home with its own power generation – even if it is renewable power generation – is almost never truly off the grid. What happens if the generation source produces less energy than expected? What if the homeowner removes the generation source as soon as they move into the home, or in the case of a fossil fuel generator, doesn't ever need to use it? A number of states do not allow for net energy metering, which makes this situation rife with uncertainty and potential confusion. This proposal creates an overarching definition change which is more appropriate to consider in the context of specific non-administrative proposals.

Conservation of energy is not only about conservation of fossil fuels; it's about conserving energy and resources and money regardless of the energy generation source. The Commercial IECC Code Development Committee disapproved an-almost identical proposal for the Commercial section of the code, stressing the importance of gross energy consumption and the reduction of intended scope of the code. An assembly motion for disapproval successfully passed the assembly action online voting. In order to ensure that efficiency and conservation are prioritized in the building code and continue to provide benefits for consumers for years to come, this proposal must be disapproved.

Proponent: Assembly Motion requests Disapprove.

Commenter's Reason: This code change proposal is on the agenda for individual consideration because the proposal received a successful assembly motion. The assembly action for Disapprove was Successful by a vote of 57.58% (190) to 42.42% (140) by eligible members online during the period of May 11 - May 26, 2016.

ADM42-16 Part II
Committee Action: Disapproved

Assembly Action: None

ADM43-16 Part I
IECC-CE: C101.3

Proposed Change as Submitted

**Proponent**: Steven Rosenstock, representing Edison Electric Institute (srosenstock@eei.org)

**2015 International Energy Conservation Code**

Revise as follows:

C101.3 Intent. This code shall regulate the design and construction of buildings for the effective use, conservation, and production of energy over the useful life of each building. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this objective. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

**Reason**: PART 1 - In Section C406.1, one of the options to comply with the "additional efficiency package options" is to add an on-site supply of renewable energy in accordance with Section C406.5. Renewable energy systems are a form of energy production, not energy conservation. As a result, the code is now starting to regulate energy production, since there is a minimum requirement in C406.5, and this change should be reflected in the intent of the code.

PART 2 - This proposal updates the intent to show that the IECC is now starting to regulate energy production. For example, Appendix RB contains requirements for solar-ready provisions installed on single-family homes and townhouses. In Section 406, the Energy Rating Index Compliance Alternative, renewable energy production can be used to obtain a better score. Therefore, the code is now starting to regulate renewable energy systems that are installed in residential facilities. Renewable energy systems are a form of energy production, not building energy use. The production of renewable energy does not conserve the amount of energy a building or system or appliance will use. The intent of the code should be updated to account for the recent code changes.

**Cost Impact**: Will not increase the cost of construction
This proposal clarifies the intent of the code, and does not add any new code requirements that would increase the cost of construction.

ADM43-16 Part I:
C101.3- ROSENSTOCK13752

Public Hearing Results

Part I

Committee Action: Disapproved

Committee Reason: The code regulates the use of energy and limits the amount of energy a building can consume, without regard for the source of such energy.

Assembly Action: None

Individual Consideration Agenda

Proponent: Steven Rosenstock, representing Edison Electric Institute (srosenstock@eei.org) requests Approve as Submitted.

Commenter's Reason: Renewable energy production is already part of the IECC-Commercial, and CE-294 added a new appendix for solar ready zones. It should be shown in the Intent.
In Section C406, Additional Efficiency Package Options, Option 4 is on-site supply (production) of renewable energy in accordance with Section C406.5. If a building owner chooses this option, the code official has to ensure that the system provides at least 0.50 Watts / square foot of conditioned floor area or provide not less than 3% of the energy used within the building for mechanical, service water heating, and lighting systems regulated in Chapter 4. In other words, the code official already has to enforce energy production, if chosen, in Section C406.
CE 294, which was approved as submitted 12-0, is a new appendix in the commercial code. If adopted by a local jurisdiction, the code official will have to enforce the following provisions that are related to energy production:
XA103.1 General. A solar ready zone shall be located on the roof of buildings that are five stories or less in height above grade plane, and are oriented between 110 degrees and 270 degrees of true north or have low-slope roofs. Solar ready zones shall comply with Sections XA103.2 through XA103.8.

Exceptions:
1. A building with a permanently installed on-site renewable energy system.
2. A building with a solar ready zone that is shaded for more than 70 percent of daylight hours annually.
3. A building where the licensed design professional certifies that the incident solar radiation available to the building is not suitable for a solar ready zone.
4. A building where the licensed design professional certifies that the solar zone area required by Section XA103.3 cannot be met because of extensive rooftop equipment, skylights, vegetative roof areas or other obstructions.

XA103.2 Construction document requirements for solar ready zone. Construction documents shall indicate the solar ready zone.

XA103.3 Solar ready zone area. The total solar ready zone area shall be not less than 40% of the roof area calculated as the horizontally projected gross roof area less the area covered by skylights, occupied roof decks, vegetative roof areas and mandatory access or set back areas as required by the International Fire Code. The solar ready zone shall be a single area or smaller separated sub-zone areas. Each sub-zone shall be not less than 5 feet in width in the narrowest dimension.

XA103.4 Obstructions. Solar ready zones shall be free from obstructions, including pipes, vents, ducts, HVAC equipment, skylights, and roof mounted equipment.

XA103.5 Roof loads and documentation. A collateral dead load of not less than 5 pounds per square foot (5 psf) shall be included in the gravity and lateral design calculations for the solar ready zone. The structural design loads for roof dead load and roof live load shall be indicated on the construction documents.

XA103.6 Interconnection pathway. Construction documents shall indicate pathways for routing of conduit or piping from the solar ready zone to the electrical service panel or service hot water system.

XA103.7 Electrical service reserved space. The main electrical service panel shall have a reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric". The reserved space shall be positioned at the end of the panel that is opposite from the panel supply conductor connection.

XA103.8 Construction documentation certificate. A permanent certificate, indicating the solar ready zone and other requirements of this section, shall be posted near the electrical distribution panel, water heater or other conspicuous location by the builder or registered design professional.
Committee Action: Disapproved
Assembly Action: None

2015 International Energy Conservation Code

Proposed Change as Submitted

Proponent: Steven Rosenstock, representing Edison Electric Institute (srosenstock@eei.org)

2015 International Energy Conservation Code

Revise as follows:

R101.3 (N1101.2) Intent. This code shall regulate the design and construction of buildings for the effective use, conservation, and production of energy over the useful life of each building. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this objective. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

Reason: PART 1 - In Section C406.1, one of the options to comply with the "additional efficiency package options" is to add an on-site supply of renewable energy in accordance with Section C406.5. Renewable energy systems are a form of energy production, not energy conservation. As a result, the code is now starting to regulate energy production, since there is a minimum requirement in C406.5, and this change should be reflected in the intent of the code.
PART 2 - This proposal updates the intent to show that the IECC is now starting to regulate energy production.

For example, Appendix RB contains requirements for solar-ready provisions installed on single-family homes and townhouses. In Section 406, the Energy Rating Index Compliance Alternative, renewable energy production can be used to obtain a better score. Therefore, the code is now starting to regulate renewable energy systems that are installed in residential facilities.

Renewable energy systems are a form of energy production, not building energy use. The production of renewable energy does not conserve the amount of energy a building or system or appliance will use. The intent of the code should be updated to account for the recent code changes.

Cost Impact: Will not increase the cost of construction

This proposal clarifies the intent of the code, and does not add any new code requirements that would increase the cost of construction.

Public Hearing Results

Part II
Committee Action: Disapproved
Committee Reason: Production of energy is not appropriate to be in the code.
Assembly Action: None

Individual Consideration Agenda

Proponent: Steven Rosenstock, representing Edison Electric Institute (srosenstock@eei.org) requests Approve as Submitted.

Commenter's Reason: Based on the results of the spring Committee Action Hearings, renewable energy production will still be part of Section R406 and Appendix RB for "Solar Ready Provisions" will still be part of the IECC-Residential. In both cases, code officials will have to enforce provisions that deal only with energy production. Therefore, it should be part of the intent.
Proposed Change as Submitted

Proponent: Donald Surrena (dsurrena@nahb.org)

2015 International Energy Conservation Code

Revise as follows:

C101.3 Intent. This code shall regulate the design and construction of buildings for the effective use and conservation of energy over the useful life of each building. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this objective. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

Reason: This term has no practical benefit to the intent and is ambiguous as to how it will be interpreted. It is a term that is used in a green code or above code program. The term does not belong in a minimum code.

Cost Impact: Will not increase the cost of construction
This is clarifying language and will not increase the cost of construction.

Public Hearing Results

Part I

Committee Action: Disapproved

Committee Reason: The proposal could have unintended consequences regarding the philosophical direction of the code. The AHJ looks at the cost analysis to determine if a code provision should be implemented. Components that have longevity carry more weight that short-lived components. The code is concerned with the life of the building, not just for today.

Assembly Motion: As Submitted

Online Vote Results: Failed
Support: 44.1% (142) Oppose: 55.9% (180)

Assembly Action: None

Individual Consideration Agenda

Proponent: Marc Nard, representing Portland Cement Association (mnard@cement.org) requests Approve as Submitted.

Commenter's Reason: This code change will delete “over the useful life of each building” from Section C103 Intent. This current language is ambiguous and is subject to be interpreted differently by different people. The term useful is not good mandatory code language and needs to be removed from the code. Keeping this terminology could increase cost beyond a reasonable payback period.

Proponent: Donald Surrena, National Association of Home Builders, representing National Association of Home Builders (dsurrena@nahb.org) requests Approve as Submitted.

Commenter's Reason: The term in C101.3 Intent, “Over the useful life of the building” is ambiguous and without a defined meaning. It adds unnecessary confusion and offers no practical benefit to code enforcement. The committee's reason statement shows how differently it can be interpreted. There are no cost implications, if there were all components of a building must be considered for as long as the building exists, whatever that is. That is impractical and not how the code is used. There is nothing in the code that is limited or required to last for any duration of time. This term is one that is used in Green Codes and does not belong in a minimum energy code. This proposal was passed by the Residential Committee. This term has different meanings to the designer, builder, building official, owner and lastly to the lawyers. This term should come out of the
IECC, please approve As Submitted.
Proposed Change as Submitted

Proponent: Donald Surrena (dsurrena@nahb.org)

2015 International Energy Conservation Code

Revise as follows:

R101.3 (N1101.2) Intent. This code shall regulate the design and construction of buildings for the effective use and conservation of energy over the useful life of each building. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this objective. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

Reason: This term has no practical benefit to the intent and is ambiguous as to how it will be interpreted. It is a term that is used in a green code or above code program. The term does not belong in a minimum code.

Cost Impact: Will not increase the cost of construction

This is clarifying language and will not increase the cost of construction.

Public Hearing Results

Committee Action: Approved as Submitted
Committee Reason: The proposal was approved as submitted based on the published reason statement.

Assembly Motion: Disapprove
Online Vote Results:
Support: 53.9% (152) Oppose: 46.1% (130)
Assembly Action: Disapproved

Individual Consideration Agenda

Proponent: Marc Nard, representing Portland Cement Association (mnard@cement.org) requests Approve as Submitted.

Commenter's Reason: This code change will delete "over the useful life of each building" from Section C103 Intent. The language is ambiguous and is subject to be interpreted differently by different people. The term useful is not good mandatory code language and needs to be removed from the code. Keeping this terminology could increase cost beyond a reasonable payback period.

Proponent: Jay Crandell, P.E., ARES Consulting, representing Foam Sheathing Committee of the American Chemistry Council (jcrandell@aresconsulting.biz) requests Disapprove.

Commenter's Reason: The ADM45 proposal should be disapproved for a number of reasons. It was disapproved by the commercial energy committee and a floor motion to challenge this decision failed. Conversely, a floor motion to disapprove the residential committee's decision was successful. The commercial energy committee's reasons for disapproval are persuasive: "The proposal could have unintended consequences regarding the philosophical direction of the code. The AHJ looks at the cost analysis to determine if a code provision should be implemented. Components that have longevity carry more weight that short-lived components. The code is concerned with the life of the building, not just for today." The "useful life" language in the code serves an extremely important role in a minimum code because it prevents the code from being short-sighted in its provisions that will have long-term effects on the consumer, the market, energy resources, and the environment. It is not an ambiguous concept. It is a clear and necessary principle with important implications.
Proponent: William Fay, Energy Efficient Codes Coalition, representing Energy Efficient Codes Coalition; Jeffrey Harris, Alliance to Save Energy, representing Alliance to Save Energy (JeffHarris22@outlook.com); Maureen Guttman, Building Codes Assistance Project, representing Building Codes Assistance Project (mguttman@bcapcodes.org); Harry Misuriello, American Council for an Energy-Efficient Economy, representing Energy Efficient Codes Coalition (misuriello@verizon.net); Charlie Haack, ICF International, representing Energy Efficient Codes Coalition; William Prindle, ICF International, representing Energy Efficient Codes Coalition requests Disapprove.

Commenter's Reason: ADM45 Part 2 should be disapproved because it proposes to remove an important touchstone for the regulation of energy conservation in buildings. The central focus of the IECC, like all building codes, should be on protecting the public – in particular, the owner and occupants of the building. The current intent of the IECC, in establishing energy efficiency requirements, focuses not only on the use and conservation of energy on the first day or the first year of the building's operation, but on the operation of the building over its useful lifetime. ADM45 would remove that long-term focus from the intent.

This proposal has been rejected during previous code cycles and should be rejected again as a rollback to the code. Part 1 of this proposal was also correctly recommended for disapproval by the Commercial IECC Code Development Committee, and a floor motion recommending disapproval as to Part 2 was also successful.

Decisions made today about homes and buildings under construction will impact the owners and occupants of buildings for decades. And because the IECC is a national model energy code, the scope and requirements of the IECC can have a lasting impact on homes across the country. The nation's buildings have been estimated to account for a substantial amount of the energy used – over 40% of total energy use and over 70% of electricity use. How buildings perform not only on day one, but over a useful lifetime of 50 or 70 or 100 years, will make a huge difference on energy use, cost, comfort, resilience, affordability, and the environment. Clearly, the lifetime of various efficiency measures must be considered in determining what requirements should be established and whether such requirements are reasonable and cost-effective.

The Commercial IECC Code Development Committee explained their reason for recommending disapproval, which equally applies to the residential energy code:

- The proposal could have unintended consequences regarding the philosophical direction of the code. The AHJ looks at the cost analysis to determine if a code provision should be implemented. Components that have longevity carry more weight than short-lived components. The code is concerned with the life of the building, not just for today.

For these reasons, we recommend keeping the current language of the intent and disapproval of ADM45 Part 2.

Proponent: Shaunna Mozingo, representing Colorado Chapter of ICC Energy Code Development Committee (smozingo@coloradocode.net) requests Disapprove.

Commenter's Reason: So do you just have to conserve energy the date you get our CO and not long term? This wording helps the code official on enforcement in giving and explanation of why things like equipment sizing and good insulation installation, etc are important and in the code. These things have to conserve energy over the life of the building. The entire code is written with concern for the life of the building and this wording needs to remain in this section.

Proponent: Lauren Urbanek, representing NRDC (lurbanek@nrdc.org) requests Disapprove.

Commenter's Reason: This proposal should be disapproved.

The proposal changes the code by removing language from the intent section that specifies that the code regulates the design and construction of buildings for the effective use and conservation of energy “over the useful life of each building." This language is important in order to ensure that the code remains a tool for saving energy and, most importantly, protecting and serving the needs of homeowners over the long-term.

The proponent argues that this language has no practical benefit to the intent of the code. That is not true – in fact, the benefit of having this language in the code is completely practical, as it makes it clear that energy-saving upgrades with longer
payback periods are acceptable.

The proponent says this is proposal is “clarifying language,” but in reality removing the language creates confusion, as it could imply that we are only interested in how the building performs on its first day of operation. That is inappropriate and means that builders could install and take credit for extremely short-lived efficiency measures at the expense of long-term improvements that save homeowners energy and money for years into the future.

The proponent also does not like this language because it is “used in a green code or an above-code program.” That is irrelevant to the issue at hand. Regardless of whether a home is built to comply with the residential IECC standard or an above-code program, the purpose of a home is to provide a place for people to live for decades, if not centuries, into the future. Therefore, it is crucial that efficiency upgrades also be considered over the same timeframe for when that home will be useful.

The Commercial IECC Code Development Committee disapproved an identical proposal for the Commercial section of the code. An assembly motion for disapproval successfully passed the assembly action online voting. This proposal has been rejected during previous code development cycles and should continue to be disapproved.

Proponent: Assembly Motion requests Disapprove.

Commenter’s Reason: This code change proposal is on the agenda for individual consideration because the proposal received a successful assembly motion. The assembly action for Disapprove was Successful by a vote of 53.9% (152) to 46.1% (130) by eligible members online during the period of May 11 - May 26, 2016.
Committee Action: Disapproved
Assembly Action: None

ADM46-16 Part I
IECC-CE: C102.1.1

Proposed Change as Submitted

Proponent: Donald Surrena, representing National Association of Home Builders (dsurrena@nahb.org; Craig Conner, representing self (craig.conner@mac.com)

2015 International Energy Conservation Code
Revise as follows:

C102.1.1 Above code programs. The code official or other authority having jurisdiction shall be permitted to deem a national, state or local energy efficiency program to exceed the energy efficiency required by this code. Buildings approved in writing by such an energy efficiency program shall be considered to be in compliance with this code. The requirements identified as “mandatory” in Chapter 4 shall be met.

Reason:
Surrena: The key element of an above-code energy program is that it must meet or exceed the energy-efficiency requirements of the IECC. Requiring such a program to also meet the detailed prescriptive requirements labeled as “mandatory” in the IECC defeats the purpose of performance-based above-code programs. Above code programs are often 10% or more above the minimum requirement for compliance. If required to meet the mandatory requirements also renders the above code program too cost prohibitive to use. Requiring all "Mandatory" to be met is saying "OK you've picked a program that by itself is more efficient than the base IECC by itself. Now do more and add more materials and costs that were not needed to exceed the code." Why do the above code program at all?

Conner: The key element of an above code program is that it must meet or exceed the energy efficiency requirements of the IECC. Requiring such a program to also meet the detailed prescriptive requirements labeled as "mandatory" in the IECC defeats the purpose of a performance based above code program. This code change proposal will allow flexibility in the methodology used for any above code program to meet or exceed the minimum energy efficiency requirements of the IECC. This change corrects the erroneous use of the term "mandatory". The word "shall" and the concept of "mandatory" is woven throughout the I-codes. It is important that the energy code use "shall" correctly. The IRC definition of SHALL: "The term, when used in this code, is construed to mean "mandatory".

Cost Impact: Will not increase the cost of construction
Surrena: This proposal will allow above code programs to function as they were intended and lower their cost.
Conner: Allowing approved programs to recognize buildings that are at or above the energy efficiency in the IECC helps take the workload off code enforcement staff. It also gives those constructing buildings an option for code approval, including an option that might recognize their innovative construction. Both will tend to reduce costs.

ADM46-16 Part I:
C102.1.1-
SURRENA13766

Public Hearing Results

Part I
Committee Action: Disapproved
Committee Reason: Above code programs contain minimum requirements, therefore it is not appropriate to eliminate the mandatory requirements of the code. The code has mandatory requirements for HVAC, air leakage, service water heating, lighting, etc. and there should not be an across-the-board deletion of such requirements. The current text provides a base to build upon and if the program does not include the mandatory requirements, there is nothing that the AHJ can require.

Assembly Action: None

Individual Consideration Agenda

Proponent: Marc Nard, representing Portland Cement Association (mnard@cement.org) requests Approve as Submitted.
Commenter's Reason: The current code language does not allow for innovative strategies in construction to be taken advantage of. An example would be Passive solar systems with a single pane of glass on an indirect gain system. Requiring such a program to also meet the detailed prescriptive requirements labeled as “mandatory” in the IECC defeats the purpose of a performance based program. The language as proposed would give the code official the flexibility to allow an alternative energy-efficiency program.
Committee Action: Approved as Submitted

Assembly Motion: Disapprove

Online Vote Results: Successful
Support: 56.86% (174) Oppose: 43.14% (132)

Assembly Action: Disapproved

ADM46-16 Part II:
R102.1.1-
SURRENA13767

2015 International Energy Conservation Code

Proposed Change as Submitted

Proponent: Donald Surrena, representing National Association of Home Builders (dsurrena@nahb.org; Craig Conner, representing self (craig.conner@mac.com)

2015 International Energy Conservation Code

Revise as follows:

R102.1.1(N1101.4) Above code programs. The code official or other authority having jurisdiction shall be permitted to deem a national, state or local energy-efficiency program to exceed the energy efficiency required by this code. Buildings approved in writing by such an energy-efficiency program shall be considered to be in compliance with this code. The requirements identified as “mandatory” in Chapter 4 shall be met.

Reason: The key element of an above-code energy program is that it must meet or exceed the energy-efficiency requirements of the IECC. Requiring such a program to also meet the detailed prescriptive requirements labeled as “mandatory” in the IECC defeats the purpose of performance-based above-code programs. Above code programs are often 10% or more above the minimum requirement for compliance. If required to meet the mandatory requirements also renders the above code program too cost prohibitive to use. Requiring all “Mandatory” to be met is saying “OK you've picked a program that by itself is more efficient than the base IECC by itself. Now do more and add more materials and costs that were not needed to exceed the code.” Why do the above code program at all?

Cost Impact: Will not increase the cost of construction
This proposal will allow above code programs to function as they were intended and lower their cost.

ADM46-16 Part II:
R102.1.1-
SURRENA13767

Public Hearing Results

Part II

Committee Action: Approved as Submitted

Committee Reason: The code official decides that a building exceeds the chosen alternative energy-efficiency program. The last sentence of the section is unnecessary as the alternative energy-efficiency program will have everything that is needed.

Assembly Motion: Disapprove
Online Vote Results: Successful
Support: 56.86% (174) Oppose: 43.14% (132)

Assembly Action: Disapproved

Individual Consideration Agenda

Proponent: Marc Nard, representing Portland Cement Association (mnard@cement.org) requests Approve as Submitted.

Commenter’s Reason: The current code language does not allow for innovative strategies in construction to be taken advantage of. An example would be Passive solar systems with a single pane of glass on an indirect gain system. Requiring such a program to also meet the detailed prescriptive requirements labeled as “mandatory” in the IECC defeats the purpose of a performance based program. The language as proposed would give the code official the flexibility to allow an alternative energy-efficiency program.

Proponent: William Fay, Energy Efficient Codes Coalition, representing Energy Efficient Codes Coalition; Jeffrey Harris, Alliance to Save Energy, representing Alliance to Save Energy (JeffHarris22@outlook.com); Maureen Guttman, Building Codes Assistance Project, representing Building Codes Assistance Project (mguttman@bcapcodes.org); Harry Misuriello, American Council for an Energy-Efficient Economy, representing
Energy Efficient Codes Coalition (misuriello@verizon.net); Charlie Haack, ICF International, representing Energy Efficient Codes Coalition; William Prindle, ICF International, representing Energy Efficient Codes Coalition requests Disapprove.

Commenter's Reason: ADM46 Part 2 should be disapproved because it represents a code rollback by removing the long-standing requirement that alternative code compliance programs (referred to in the code as "above code programs") meet the mandatory provisions of the IECC. The requirement that above code programs meet all mandatory measures of the code has been in the code since above code programs were first permitted as a compliance path many years ago. It has been consistently—and correctly—recognized that mandatory requirements are mandatory for good reason and should apply to all methods of code compliance.

This proposal to weaken the requirements for "above code programs" has been offered in previous code development cycles and has been consistently rejected over many years. Part 1 of this proposal was also correctly recommended for disapproval by the Commercial IECC Code Development Committee, and a floor motion recommending disapproval as to Part 2 was also successful.

The primary reasons we recommend disapproval are as follows:

- The code requirements marked “mandatory” (as compared to those which can be traded-off) have been carefully selected and debated at length in the ICC Code Development Process, and they are required for all standard compliance options — prescriptive, performance, and ERI. Above code programs are no different.
- The IECC correctly recognizes the high value of certain key provisions, such as equipment sizing, envelope air tightness, and fenestration performance as important to energy conservation irrespective of the compliance path selected. The IECC recognizes that these provisions affect other important aspects of home performance such as usability, resiliency, comfort, and electrical peak demand.
- Voluntary “above code” or “green” building standards or rating systems may not have any mandatory requirements at all. As these alternatives are increasingly used, it is more important than ever to make sure that homes built to these alternatives meet (at a minimum) all of the mandatory provisions of the IECC.

In sum, we recommend disapproval of ADM46 in order to maintain some level of consistent good practice, energy efficiency, and sustained homeowner value across all compliance options in the IECC.

Proponent: Assembly Motion requests Disapprove.

Commenter's Reason: This code change proposal is on the agenda for individual consideration because the proposal received a successful assembly motion. The assembly action for Disapprove was Successful by a vote of 56.86% (174) to 43.14% (132) by eligible members online during the period of May 11 - May 26, 2016.
**Proposed Change as Submitted**

**Proponent:** Marcelo Hirschler, representing GBH International (gbhint@aol.com); Jeffrey Shapiro, representing Self (jeff.shapiro@intlcodeconsultants.com); Kevin Scott (khscottassoc@gmail.com)

**2015 International Fire Code**

Revise as follows:

[A] 102.3 Change of use or occupancy. Changes

A change in occupancy shall not be made unless 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

**Exception:** Where approved by the fire code official, the use or occupancy of an existing structure, a change of occupancy shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups permitted without conforming to all of complying with the requirements of this code and the International Building Code for those groups, provided the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.

**Reason:** The revision to IFC Section 102.3 correlates with and uses the revised definition of “change of occupancy”, made in an associated proposal for all applicable codes. Otherwise, the IFC is essentially re-defining the term “change of occupancy” in Section 102.3. Thus, by referencing the definition, this clarifies that changes in use that don't trigger an occupancy re-classification (for example converting an S occupancy to include high-piled storage, modifying the types or quantities of hazardous materials, converting a business to a dry-cleaning operation or many other special uses of an occupancy covered in Chapter 6 and Chapters 20-67) will still trigger application of applicable IFC requirements.

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

This revision is regarded as a clarification of existing code application and is not expected to impact the cost of construction.

**Public Hearing Results**

Committee Action: Approved as Modified

**Modification:**

2015 International Fire Code

[A] 102.3 Change of use or occupancy. A change in occupancy shall not be made unless the use or occupancy is made to comply with the requirements of this code and the International Existing Building Code.

**Exception:** Where approved by the fire code official, a change of occupancy shall be permitted without complying with all of the requirements of this code and the International Existing Building Code, provided the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.

**Committee Reason:** The Hirshler 1 modification to add “all” is a clarification that all of the requirements are applicable. The committee modification to change the IBC reference to IEBC is an appropriate reference given the deletion of Chapter 34 from the IBC.

The changes to the language and structure of this section is a good clarification for understanding a change of occupancy and coordinates the IFC with the other codes that deal with change of occupancy.

**Assembly Action:** None

**Individual Consideration Agenda**

Proponent: Jeffrey Shapiro, International Code Consultants, representing Self (jeff.shapiro@intlcodeconsultants.com) requests Disapprove.
Commenter's Reason: Based on changes made to the "change of occupancy" definition under ADM9-16, I can no longer support ADM49 because it can be interpreted to improperly change the intended application of the IFC for changes in building use that don't trigger a revised occupancy classification. I was a co-sponsor of the original proposal.

ADM49-16
Proposed Change as Submitted

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

2015 International Fire Code

Revise as follows:

[A] 102.5 Application of residential code. Where structures are designed and constructed in accordance with the International Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.7 of this code shall apply.

2. Administrative Where the International Residential Code references the International Fire Code, administrative, operational and maintenance provisions of this code shall apply.

Reason: The original intent of this provision, approved in the 07/08 cycle, was to clear up the vagueness in how the IRC and the IFC interact and how they apply to one- and two-family dwellings and townhouses. A public comment was submitted and approved at the final action hearing which resulted in the current code text. Unfortunately, instead of clearly defining where the scope of the IFC ends and the scope of the IRC begins, the current language has created more controversy over which code regulates the construction, design and maintenance of interior features in one- and two-family dwellings and townhouses.

One of the significant problems with the current language is found in the last sentence of Item 1, regarding the construction permits required by Section 105.7. All of the required construction permits that would apply to these types of structures, as indicated in this section, are already addressed within the scope of the International Residential Code. The commentary to Section R101.1 specifically states that the intent of the IRC is to be a "stand-alone residential code that establishes minimum regulations for one- and two-family dwellings and townhouses." The IFC commentary to Section 102.5 further emphasizes this concept by stating "The IRC is designed and intended for use as a stand-alone code for the construction of detached one- and two-family dwellings and townhouses not more than three stories in height. As such, the construction of detached one- and two-family dwellings and townhouses is regulated exclusively by the IRC and not subject to the provision of any other I-Codes, other than to the extent specifically referenced." The intent of providing a stand-alone residential code is that there is no need for duplicative construction or permitting requirements within the I-Codes that would require a builder or homeowner to go out and get separate permits under the IRC and IFC for the same scope of work. Approval of this proposal will ensure the intent of the IRC scope, as a stand-alone construction document, is maintained while ensuring that the exterior fire protection features are still regulated under the scope of the IFC.

Cost Impact: Will not increase the cost of construction

This change is editorial in nature and does not change or create any technical requirements. It is for clarification that the provisions of the IRC are within that document.

Public Hearing Results

Committee Action: Approved as Submitted

Committee Reason: The IRC is a stand alone code. The only place that the IFC is applicable to the IRC is when the IRC references the IFC directly. This new language will help clarify that intent.

Assembly Action: None

Individual Consideration Agenda

Proponent: Michael O'Brian representing Fire Code Action Committee (fcac@iccsafe.org); Jeff Hugo, representing National Fire Sprinkler Association (hugo@nfsa.org); Robert Davidson, Davidson Code Concepts, LLC, representing Self (rjd@davidsoncodeconcepts.com) requests Disapprove.
**Commenter's Reason:** This proposal was intended to correct an overlap in jurisdiction applying to the construction of dwellings falling under the scope of the IRC. Unfortunately, as proposed and approved by the committee, the strike out in Item 1 removes the authority of the fire code official and the application of the IFC for interior systems or exterior systems when there are construction activities that the IRC requires the application of the IFC. Examples include Section M1904 for gaseous hydrogen systems; Section M2201.7 for abandoned tanks; Section R324.2 for solar thermal systems and Section G2412.2 for LPG systems. The strikeout broke a necessary application of the IFC that the IRC relies upon with its own language.

Of equal importance is the modification to Item 2. This section of the code applies to administrative, operational and maintenance issues, i.e., what activity occurs at the property not related to the construction of the building. As the community, subdivision, development, buildings ages, the activities that occur in the residential dwellings often develop or creep to a degree that would require maintenance enforcement and may operational permits. Wok Live Units and Lodging Houses are just two examples of occupancy use that fire codes routinely apply to. The IRC only handles construction materials and methods and points to the IFC for the continued occupancy of dwellings in Section R102.7. If a homeowner decides to start performing autobody repairs in an attached garage, potentially including spray painting operations, that would be a serious violation necessary to be actionable under the IFC. If a dwelling includes a hydrogen fuel cell system or an energy storage system there are maintenance requirements contained within and enforced through the fire code.

The modified language appears to be a regulatory circle by modifying the language to require reference by the IRC and with the IRC pointing to the IFC in Section R102.7 as a condition of occupying existing structures. There is a potential conflict by R102.7 including the phrase “or as otherwise required by the building official”, what if the building official decides the IFC is not applicable? It further creates confusion because the casual user may look for maintenance references within the technical portion of the IRC pointing to the IFC and there are none.

By voting disapproval, the text reverts to the current edition that gives the fire code official authority to require operational permits from the IFC for systems specifically referenced by the IRC and continues the application of the IFC for operational and maintenance issues that can occur within regulated dwellings.

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/cs/fire-code-action-committee-fcac/)
**Proposed Change as Submitted**

**Proponent**: Stephen Thomas, Colorado Code Consulting, LLC, representing Colorado Chapter ICC (sthomas@coloradocode.net)

**2015 International Residential Code**

Revise as follows:

**R102.7 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Property Maintenance Code*, the *International Property Maintenance Code* or the *International Fire Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

**Reason:** The International Existing Building Code (IEBC) has language that references the International Residential Code (IRC). Therefore, it makes sense that the IRC references back to the IEBC. The IRC references the IFC and the IPMC because those two codes have references back to the IRC. This is the same kind of requirement. The IRC is referenced in the Existing Building Code a total of 50 times. It is our position that if the IEBC was not intended to apply to IRC buildings, those cross references should not be included in the code. We are just completing the cross reference between the two codes.

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

This just cleans up the cross reference between the two codes. Therefore, there should be no increase in cost.

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**Public Hearing Results**

Committee Action: Disapproved

Committee Reason: The IRC is intended to be and should remain a stand-alone code as much as possible. If you need to get guidance from other codes, you are provided that opportunity through the IRC already.

Assembly Action: None

**Individual Consideration Agenda**

Proponent: Stephen Thomas, Colorado Co, representing Colorado Chapter ICC (sthomas@coloradocode.net) requests Approve as Submitted.

**Commenter’s Reason:** The purpose of this change is to complete the cross reference between the IRC and the IEBC. The IEBC has 50 different references back to the IRC. Those cross references include flood resistant construction, safety glazing, window fall protection, emergency escape and rescue openings, energy conservation and electrical requirements. The committee stated that the IRC is a stand alone code and should remain that way. This change maintains the separation between the codes. However, it provides the user with the information that the IEBC has language referencing the IRC, just like it does for the IPMC and the IFC. It is important that the user knows that there are other codes that apply to buildings regulated by the IRC.
Proposed Change as Submitted

Proponent: Robert Schwarz, representing EnergyLogic, Inc. (robby@nrglogic.com)

2015 International Energy Conservation Code

Revise as follows:

C103.1 General. Construction documents, technical reports, compliance reports, and other supporting data shall be submitted in one or more sets with each application for a permit. The construction documents and technical reports shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the code official is authorized to require necessary construction documents to be prepared by a registered design professional.

Exception: The code official is authorized to waive the requirements for construction documents or other supporting data if the code official determines they are not necessary to confirm compliance with this code.

Reason: It is not clear in the code that compliance reports are required for permitting for each pathway in the code. This small addition makes it clear. In addition, compliance reports are not construction reports or tech reports such as a soil engineering report, so do not have to be created by a design professional. This additional language demonstrates that compliance reports do not have to be created by design professional, which positively impacts the ability for builders to use alternate means of compliance with the code because they do not need to get a design professional involved. Lastly, this additional language offers a more cost effective option for builders to demonstrate compliance with the code because design professionals are not required to be used for the creation of the compliance reports.

Cost Impact: Will not increase the cost of construction

There would be no cost impact associated with this proposed definition. In fact, this additional language offers a more cost effective option for builders to demonstrate compliance with the code because design professionals are not required to be used for the creation of the compliance reports.

Public Hearing Results

Part I

Committee Action: Disapproved

Committee Reason: The revised text is inconsistent with the exception and inconsistent with state license laws.

Assembly Action: None

Individual Consideration Agenda

Proponent: Robert Schwarz, representing EnergyLogic, Inc. (robby@nrglogic.com) requests Approve as Submitted.

Commenter’s Reason:

- I believe that the Committee did not understand the purpose of the code change proposal. RESCheck software creates a compliance report which should not be construed as a technical document such as a soils engineering report or a section of the construction documents such as a floor plan or structural detail on an architectural drawing. Compliance reports, for the different pathways through the code, are created by Energy Raters, insulation contractors, HVAC contractors and others that are not “registered design professionals”. There is no licensing requirement to be inconsistent with. The inconsistency comes when code jurisdictions require compliance reports only be created by registered design professionals. This small addition to the language makes it clear that this other distinct type of code required report is needed to demonstrate compliance for permitting but does not need to be created by a registered design professional. As the code is written “Other supporting data” and the reports listed can be construed to need to be created by a registered design professional. Adding one crucial report category does not make a laundry list as suggested by the committee. This language makes it more clear and defined.
Proposed Change as Submitted

Proponent: Robert Schwarz, representing EnergyLogic, Inc. (robbi@nrglogic.com)

2015 International Energy Conservation Code

Revise as follows:

R103.1 General. Construction documents, technical reports, compliance reports, and other supporting data shall be submitted in one or more sets with each application for a permit. The construction documents and technical reports shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the code official is authorized to require necessary construction documents to be prepared by a registered design professional.

Exception: The code official is authorized to waive the requirements for construction documents or other supporting data if the code official determines they are not necessary to confirm compliance with this code.

Reason: It is not clear in the code that compliance reports are required for permitting for each pathway in the code. This small addition makes it clear. In addition, compliance reports are not construction reports or tech reports such as a soil engineering report, so do not have to be created by a design professional. This additional language demonstrates that compliance reports do not have to be created by design professional, which positively impacts the ability for builders to use alternate means of compliance with the code because they do not need to get a design professional involved. Lastly, this additional language offers a more cost effective option for builders to demonstrate compliance with the code because design professionals are not required to be used for the creation of the compliance reports.

Cost Impact: Will not increase the cost of construction

There would be no cost impact associated with this proposed definition. In fact, this additional language offers a more cost effective option for builders to demonstrate compliance with the code because design professionals are not required to be used for the creation of the compliance reports.

Committee Action: Disapproved

Committee Reason: "and other supporting data" covers anything that the code official might require. The code doesn't need a laundry list. The code official figures out what is needed.

Assembly Action: None

Public Hearing Results

Part II

Committee Action: Disapproved

Committee Reason: "and other supporting data" covers anything that the code official might require. The code doesn't need a laundry list. The code official figures out what is needed.

Assembly Action: None

Individual Consideration Agenda


Commenter's Reason: I believe that the Committee did not understand the purpose of the code change proposal. RESCheck software creates a compliance report which should not be construed as a technical document such as a soils engineering report or a section of the construction documents such as a floor plan or structural detail on an architectural drawing. Compliance reports, for the different pathways through the code, are created by Energy Raters, insulation contractors, HVAC contractors and others that are not "registered design professionals". There is no licensing requirement to be inconsistent with. The inconsistency comes when code jurisdictions require compliance reports only be created by registered design professionals. This small addition to the language makes it clear that this other distinct type of code required report is needed to demonstrate compliance for permitting but does not need to be created by a registered design professional. As the code is written "Other supporting data" and the reports listed can be construed to need to be created by a registered design professional. Adding one crucial report category does not make a laundry list as suggested by the committee. This language makes it more clear and defined.

ADM54-16 Part II
Proposed Change as Submitted

Proponent: Richard Davidson, representing Self

2015 International Building Code
Revise as follows:

[A] 104.1 General. The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Policies shall be in written form and be available to the public on request. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

2015 International Existing Building Code
Revise as follows:

[A] 104.1 General. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of this code. Policies shall be in written form and be available to the public on request. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

2015 International Fire Code
Revise as follows:

[A] 104.1 General. The fire code official is hereby authorized and directed to enforce the provisions of this code. The fire code official shall have the authority to render interpretations of this code and to adopt policies, rules, and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code. Policies shall be in written form and be available to the public on request. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

2015 International Fuel Gas Code
Revise as follows:

[A] 104.1 General. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Policies shall be in written form and be available to the public on request. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

2015 International Mechanical Code
Revise as follows:

[A] 104.1 General. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Policies shall be in written form and be available to the public on request. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

2015 International Plumbing Code
Revise as follows:

[A] 104.1 General. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Policies shall be in written form and be available to the public on request. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

2015 International Private Sewage Disposal Code
Revise as follows:
[A] 104.1 General. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Policies shall be in written form and be available to the public on request. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

2015 International Property Maintenance Code
Revise as follows:

[A] 104.1 General. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Policies shall be in written form and be available to the public on request. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

2015 International Swimming Pool and Spa Code
Revise as follows:

[A] 104.1 General. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Policies shall be in written form and be available to the public on request. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

2015 International Wildland-Urban Interface Code
Revise as follows:

[A] 104.1 Powers and duties of the code official General. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of this code. Policies shall be in written form and be available to the public on request. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

[A] 104.2 Interpretations, rules and regulations. The code official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance to the intent and purpose of this code. A copy of such rules and regulations shall be filed with the clerk of the jurisdiction and shall be in effect immediately thereafter. Additional copies shall be available for distribution to the public.

Reason: If policies aren't in writing, they can be made up on a whim. It is good business practice for uniformity and for the public to know what those policies are. It can also help the building official remember what his policies are. The editorial changes to the IFC and IWUC are just for consistency with verbiage found in the other codes. There are no changes in requirements. The IWUC already required the policies in writing.

Cost Impact: Will not increase the cost of construction
This is a clarification of administration duties and will have no impacts on construction costs.

ADM55-16 Part I : [A] 104.1- DAVIDSON13687

Public Hearing Results

Part I
Committee Action: Approved as Submitted

Committee Reason: Putting information in writing is already done as best practice. This provides vital information for the contractor and provides transparency and protection for the process. The phrase “in written format” would allow for electronic formats. This is not intended to prohibit direct communication between the code official and the contractor during an inspections. Adding this new sentence and the other modification across all the codes improves consistency in application.
Assembly Action: None

Individual Consideration Agenda

Public Comment 1:

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

Modify as Follows:

2015 International Fire Code

[A] 104.1 General. The fire code official is hereby authorized and directed to enforce the provisions of this code. The fire code official shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code. Policies shall be in written form and be available to the public on request. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

Commenter’s Reason: The proposed change to the IFC reverts the IFC text back to what appears in the 2015 edition. It is impractical to expect that the fire code official can enforce every provision of the code in every existing and new building in a jurisdiction, and stating that the fire code official is directed to do this in the IFC is just fodder for a lawsuit anytime a non-compliant condition is associated with a loss. The change that was made to delete “rules and regulations” was inappropriate, given that the following sentence continued to retain this text, yet the added text that followed did not. This text has been in the IFC, with similar preceding text in legacy codes, for many years, and there has been no evidence presented to justify making a change beyond a one paragraph opinion.

Public Comment 2:

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

Modify as Follows:

2015 International Wildland-Urban Interface Code

[A] 104.1 General. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall be in compliance with the intent, rules and purpose of this code. Policies shall be in written form and be available to the public on request. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

[A] 104.2 Interpretations, rules and regulations.

A copy of such policies, procedures, rules and regulations developed in accordance with Section 104.1 shall be filed with the clerk of the jurisdiction and shall be in effect immediately thereafter.

Commenter’s Reason: It is impractical to expect that the code official responsible for WUIC enforcement can enforce every provision of the code in every existing and new building in a jurisdiction affected by this code, and stating that the code official is directed to do this in the WUIC is just fodder for a lawsuit anytime a non-compliant condition is associated with a loss. There has been no evidence presented to justify making the proposed change beyond a one paragraph opinion. Suggested revisions better improve correlation of terminology with similar provisions in the IFC.

Proponent: Lee Kranz, City of Bellevue, WA, representing Washington Association of Building Officials (lkranz@bellevuewa.gov) requests Disapprove.

Commenter’s Reason: WABO TCD is opposed to ADM55-16 because we feel it limits the building official’s ability to render interpretations. This is because every time a new interpretation is made the building official may be called into question as to why there is no “written” policy on the issue thereby rendering the interpretation invalid and not legal because it was not in writing. We agree that policies should be memorialized in writing, which we assume to be common administrative practice with the majority building officials, but as proposed, it creates a potential for a legal decisions that were not intended. It should be noted that the proposed code change does not specify a timeline as to how long the building official has to create the written policy thereby opening more areas of dispute and acrimony. One other aspect of the proposal that creates confusion is that it
only applies to policies and not to interpretations and procedures which are included in the preceding sentence along with policies. Policies and procedures are closely related and one may be confused with the other. Interpretations may also be confused with policies or procedures so if there is a need for written policies, should it not also apply to interpretations and procedures?

Building codes, by their nature, are written policies so there is at least some potential for this proposal to blur the lines of whether a written policy is crossing over into the realm of being written code. We believe that building officials understand the importance of knowing when it is necessary to write policies so there is no reason to put it in the code. This code change is ambiguous, over burdensome, unnecessary and will lead to contentious debates with no added value.
Proposed Change as Submitted

Proponent: Richard Davidson, representing Self

2015 International Residential Code

Revise as follows:

R104.1 General. The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in conformance with the intent and purpose of this code. Policies shall be in written form and be available to the public on request. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

Reason: If policies aren’t in writing, they can be made up on a whim. It is good business practice for uniformity and for the public to know what those policies are. It can also help the building official remember what his policies are. The editorial changes to the IFC and IWUIC are just for consistency with verbaige found in the other codes. There are no changes in requirements. The IWUIC already required the policies in writing.

Cost Impact: Will not increase the cost of construction

This is a clarification of administration duties and will have no impacts on construction costs.
R104.1 General. Construction or work for which a permit is required shall be subject to inspection by the code official or code official, his or her designated agent, or approved agency, and such construction or work shall remain accessible and exposed 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 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, product, system or building component required to allow inspection to validate compliance with this code.

R104.2 Required inspections. The code official or his or her designated agent, or approved agency, upon notification, shall make the inspections set forth in Sections R104.2.1 through R104.2.5.

R104.2.1 Footing and foundation insulation. Inspections associated with footings and foundations shall verify compliance with the code as to R-values, footing and/or foundation insulation R-values, location, thickness, depth of burial and protection of insulation as required by the code and approved, approved plans and specifications.

R104.2.2 Framing and rough-in inspection. Inspections at framing and rough-in shall be made before application of interior finish and shall verify compliance with the code as to types correct type of insulation and corresponding R-values and their correct location and proper installation, of insulation, the correct fenestration properties (U-factor and SHGC) and proper installation, VT, and air leakage controls properly installed as required by the code and approved plans and specifications.

R104.2.3 Plumbing rough-in inspection. Inspections at plumbing rough-in shall verify compliance with the type of insulation, the R-values, the protection required, controls, and air leakage as required by the code and approved, approved plans and specifications as to types of insulation and corresponding R-values and protection, and required control.

R104.2.4 Mechanical rough-in inspection. Inspections at mechanical rough-in shall verify compliance with the installed HVAC equipment for the correct type and size, controls, insulation R-values, system and damper air leakage, minimum fan efficiency, energy recovery and economizer as required by the code and approved approved plans and specifications as to installed HVAC equipment type and size, required controls, system insulation and corresponding R-value, system air leakage control, programmable thermostats, dampers, whole house ventilation, and minimum fan efficiency.

Exception: Systems serving multiple dwelling units shall be inspected in accordance with Section C104.2.4.

R104.2.5 Final inspection. The building shall have a final inspection and shall not be occupied until approved. The final inspection shall include verification of the installation and proper operation of all required building systems, building controls, equipment and controls and their proper operation and the documentation verifying activities associated with required number of high efficiency lamps and fixtures, building commissioning have been conducted in accordance with Section C408.

Reason: How this section is currently written it appears that if an inspection is not performed when listed in the order or at the inspection listed below they would not be compliant with the code. Several of those listed inspections required would not normally been installed or completed at the time that these are being required in these sections. The inspections that are listed are not inspections that would be required by the IECC. These inspections would be required by the IBC, IMC, IPC, and IRC. The Inspection section titles have been changed to reflect items and requirements that are found in the IECC.

Our Theme: A Code for the End User

Is the code section completely understandable to the end user?
Is the code section or requirement easy to find?
Is the code requirement even doable in the real world?
Will the code requirement really save energy or only on paper?

Cost Impact: Will not increase the cost of construction
This is just a rewording of existing sections for clarity. There are no changes in the code requirements and therefore, no impact to the cost of construction.

**Public Hearing Results**

**Part II**

**Committee Action:** Disapproved

**Committee Reason:** This is much too detailed for a code official's purposes.

**Assembly Action:** None

**Individual Consideration Agenda**

**Public Comment 1:**

Proponent: Hope Medina, representing self (hmedina@coloradocode.net) requests Approve as Modified by this Public Comment.

**Modify as Follows:**

2015 International Energy Conservation Code

**R104.1 General.** Construction or work for which a permit is required shall be subject to inspection by the code official, his or her designated agent, or approved agency, and such construction or work shall remain accessible and exposed 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, product, system or building component required to allow inspection to validate compliance with this code.

**Commenter's Reason:** This public comment is to address an error in cdpACCESS when it was originally submitted that had omitted the word "not".

The intent of the section is to correct the language in these sections. How it is written currently it appears that the inspections must be performed at the phase of construction that was set up for residential building, plumbing, and mechanical. It is not set up for when things would be inspected for energy items. The titles have been corrected to reflect the type of inspections that would reflect the requirements of the energy code.
SECTION C104 INSPECTIONS

C104.1 General. Construction or work for which a permit is required shall be subject to inspection by the code official or his or her designated agent, or approved agency, and such construction or work shall remain accessible and exposed 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 be invalid. 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, product, system or building component required to allow inspection to validate compliance with this code.

C104.2 Required inspections. The code official, or his or her designated agent, or approved agency, upon notification, shall make the inspections set forth in Sections C104.2.1 through C104.2.6.

C104.2.1 Footing and foundation inspection. Inspections associated with footings and foundations shall verify compliance with the code as to R-value footing and/or foundation insulation R-value, location, thickness, depth of burial and protection of insulation as required by the code and approved approved plans and specifications.

C104.2.2 Framing and rough-in inspection. Inspections at framing and rough-in shall be made before application of interior finish and shall verify compliance with the code as to types correct type of insulation and corresponding R, the R-values and their correct location and proper installation; of insulation, the correct fenestration properties (U-factor, SHGC and VT) and proper installation, air leakage controls are properly installed as required by the code and approved plans and specifications.

C104.2.3 Plumbing rough-in inspection. Inspections at plumbing rough-in shall verify compliance the type of insulation, the R-values, the protection required, controls, and heat traps as required by the code and approved approved plans and specifications as to types of insulation and corresponding R-values and protection, required controls, and required heat traps.

C104.2.4 Mechanical rough-in inspection. Inspections at mechanical rough-in shall verify compliance the installed HVAC equipment for the correct type and size, controls, insulation R-values, system and damper air leakage, minimum fan efficiency, energy recovery and economizer as required by the code and approved approved plans and specifications as to installed HVAC equipment type and size; required controls, system insulation and corresponding R-value; system and damper air leakage; and required energy recovery and economizers.

C104.2.5 Electrical rough-in inspection. Inspections at electrical rough-in shall verify compliance lighting systems controls, components, and meters as required by the code and approved approved plans and specifications as to installed lighting systems, components and controls, and installation of an electric meter for each dwelling unit.

C104.2.6 Final inspection. The building shall have a final inspection and shall not be occupied until approved. The final inspection shall include verification of the installation and proper operation of all required building controls, and documentation verifying activities associated with required building commissioning have been conducted and findings of noncompliance corrected. Buildings, or portions thereof, shall not be considered for a final inspection until the building commissioning report has been submitted and is in accordance with Section C408.2.4.}

<table>
<thead>
<tr>
<th>Proponent:</th>
<th>Hope Medina, representing Colorado Chapter of ICC (<a href="mailto:hmedina@coloradocode.net">hmedina@coloradocode.net</a>)</th>
</tr>
</thead>
</table>

The inspections that are listed are inspections that would be required by the IECC. These inspections would be required by the IBC, IMC, IPC, and IRC. The Inspection section titles have been changed to reflect items and requirements that are found in the IECC.

Our Theme: A Code for the End User

Is the code section completely understandable to the end user?
Is the code section or requirement easy to find?
Is the code requirement even doable in the real world?
Will the code requirement really save energy or only on paper?

Cost Impact: Will not increase the cost of construction
This is just rewording an existing section

ADM56-16 Part I
: C104.1-
MEDINA13744

Public Hearing Results

Part I

Committee Action: Approved as Modified

Modification:

C104.1 General. Construction or work for which a permit is required shall be subject to inspection by the code official or his or her designated agent, or approved agency, and such construction or work shall remain accessible and exposed 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, product, system or building component required to allow inspection to validate compliance with this code.

Committee Reason: This provides appropriate language and cleanup for this code and correlates with the ICC base codes. The Modification corrects an error made by omitting the word "not."

Assembly Action: None
Proposed Change as Submitted

Proponent: Hope Medina, representing Colorado Chapter of ICC (hmedina@coloradocode.net)

2015 International Energy Conservation Code

Revise as follows:

SECTION C104 INSPECTIONS

C104.1 General. Construction or work for which a permit is required shall be subject to inspection by the code official or his or her designated agent, or approved agency, and such construction or work shall remain accessible and exposed 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 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, product, system or building component required to allow inspection to validate compliance with this code.

C104.2 Required Energy inspections. The code official or Requirements of this code shall pass inspection prior to issuance of a certificate of occupancy for the building. Inspections shall be performed by the code official, his or her designated agent, upon notification, shall make the inspections set forth in Sections C104.2.1 through C104.2.6 or approved agency.

Delete without substitution:

C104.2.1 Footing and foundation inspection. Inspections associated with footings and foundations shall verify compliance with the code as to R-value, location, thickness, depth of burial and protection of insulation as required by the code and approved plans and specifications.

C104.2.2 Framing and rough-in inspection. Inspections at framing and rough-in shall be made before application of interior finish and shall verify compliance with the code as to types of insulation and corresponding R-values and their correct location and proper installation; fenestration properties (U-factor, SHGC and VT) and proper installation; and air leakage controls as required by the code and approved plans and specifications.

C104.2.3 Plumbing rough-in inspection. Inspections at plumbing rough-in shall verify compliance as required by the code and approved plans and specifications as to types of insulation and corresponding R-values and protection; required controls; and required heat traps.

C104.2.4 Mechanical rough-in inspection. Inspections at mechanical rough-in shall verify compliance as required by the code and approved plans and specifications as to insulated HVAC equipment type and size; required controls, system insulation and corresponding R-value; system and damper air leakage; and required energy recovery and economizers.

C104.2.5 Electrical rough-in inspection. Inspections at electrical rough-in shall verify compliance as required by the code and approved plans and specifications as to installed lighting systems, components and controls; and installation of an electric meter for each dwelling unit.

C104.2.6 Final inspection. The building shall have a final inspection and shall not be occupied until approved. The final inspection shall include verification of the installation and proper operation of all required building controls, and documentation verifying activities associated with required building commissioning have been conducted and findings of noncompliance corrected. Buildings, or portions thereof, shall not be considered for a final inspection until the code official has received a letter of transmittal from the building owner acknowledging that the building owner has received the Preliminary Commissioning Report as required in Section C408.2.4.

Reason: We are requiring for more energy efficient building to be built, but we have over complicated or require the wrong type of inspection to be performed. This change will require for energy inspection to be performed when required. This change allows for the required inspections to be performed, but does not become a laundry list that must be maintained with each cycle.

Our Theme: A Code for the End User

Is the code section completely understandable to the end user?
Is the code section or requirement easy to find?
Is the code requirement even doable in the real world?
Will the code requirement really save energy or only on paper?
Part I

Committee Action: Disapproved

Committee Reason: The various inspection sections should not be removed because such sections indicate that these inspections need to be performed. Focusing only on energy could cause inspection problem for things such as footings. The current text has not caused enforcement problems.

Assembly Motion: As Modified

Online Vote Results: Failed
Support: 42.56% (103) Oppose: 57.44% (139)

Assembly Action: None

Online Floor Modification:

**C104.1 General.** Construction or work for which a permit is required shall be subject to inspection by the code official or his or her designated agent, or approved agency, and such construction or work shall remain accessible and exposed 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, product, system or building component required to allow inspection to validate compliance with this code.

**Individual Consideration Agenda**

Public Comment 1:

Proponent: Hope Medina, representing self (hmedina@coloradocode.net) requests Approve as Modified by this Public Comment.

Modify as Follows:

2015 International Energy Conservation Code

**C104.1 General.** Construction or work for which a permit is required shall be subject to inspection by the code official or his or her designated agent, or approved agency, and such construction or work shall remain accessible and exposed 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, product, system or building component required to allow inspection to validate compliance with this code.

Commenter's Reason: This public comments corrects issues with the sections of the code for inspections. This code is different than what would be required for building, mechanical, or plumbing inspections these disciplines have an established set of inspections. Energy is forever evolving to accommodate for innovative technology to assist in achieving energy efficiency.

ADM57-16 Part I
Proposed Change as Submitted

Proponent: Hope Medina, representing Colorado Chapter of ICC (hmedina@coloradocode.net)

2015 International Energy Conservation Code

SECTION R104 INSPECTIONS

Revise as follows:

R104.1 General. Construction or work for which a permit is required shall be subject to inspection by the code official or his or her designated agent, or approved agency, and such construction or work shall remain accessible and exposed 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 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, product, system or building component required to allow inspection to validate compliance with this code.

R104.2 Required inspections. The code official or

Requirements of this code shall pass inspection prior to issuance of a certificate of occupancy for the building. Inspections shall be performed by the code official, his or her designated agent, upon notification, shall make the inspections set forth in Sections R104.2.1 through R104.2.5 or approved agency.

Delete without substitution:

R104.2.1 Footing and foundation inspection. Inspections associated with footings and foundations shall verify compliance with the code as to R-value, location, thickness, depth of burial and protection of insulation as required by the code and approved plans and specifications.

R104.2.2 Framing and rough-in inspection. Inspections at framing and rough-in shall be made before application of interior finish and shall verify compliance with the code as to types of insulation and corresponding R-values and their correct location and proper installation; fenestration properties (U-factor and SHGC) and proper installation; and air leakage controls as required by the code and approved plans and specifications.

R104.2.3 Plumbing rough-in inspection. Inspections at plumbing rough-in shall verify compliance as required by the code and approved plans and specifications as to types of insulation and corresponding R-values and protection, and required control.

R104.2.4 Mechanical rough-in inspection. Inspections at mechanical rough-in shall verify compliance as required by the code and approved plans and specifications as to installed HVAC equipment type and size, required controls, system insulation and corresponding R-value, system air leakage control, programmable thermostats, dampers, whole house ventilation, and minimum fan efficiency.

* Exception: Systems serving multiple dwelling units shall be inspected in accordance with Section C104.2.4.

R104.2.5 Final inspection. The building shall have a final inspection and shall not be occupied until approved. The final inspection shall include verification of the installation of all required building systems, equipment and controls and their proper operation and the required number of high efficacy lamps and fixtures.

Reason: We are requiring for more energy efficient building to be built, but we have over complicated or require the wrong type of inspection to be performed. This change will require for energy inspection to be performed when required. This change allows for the required inspections to be performed, but does not become a laundry list that must be maintained with each cycle.

Our Theme: A Code for the End User

Is the code section completely understandable to the end user?
Is the code section or requirement easy to find?
Is the code requirement even doable in the real world?
Will the code requirement really save energy or only on paper?

Cost Impact: Will not increase the cost of construction
This is not a new requirement.
Public Hearing Results

Part II

Committee Action: Disapproved
Committee Reason: Consistent with prior action on ADM56 Part II. The proposed requirements are much too detailed for a code official's purposes.

Assembly Motion: As Modified
Online Vote Results: Failed
Support: 38.79% (83) Oppose: 61.21% (131)
Assembly Action: None

Online Floor Modification:
Revise as follows:

R104.1 General. Construction or work for which a permit is required shall be subject to inspection by the code official or his or her designated agent, or approved agency, and such construction or work shall remain accessible and exposed 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, product, system or building component required to allow inspection to validate compliance with this code.

Individual Consideration Agenda

Public Comment 1:

Proponent: Hope Medina, representing self (hmedina@coloradocode.net) requests Approve as Modified by this Public Comment.

Modify as follows:

2015 International Energy Conservation Code

R104.1 General. Construction or work for which a permit is required shall be subject to inspection by the code official or his or her designated agent, or approved agency, and such construction or work shall remain accessible and exposed 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, product, system or building component required to allow inspection to validate compliance with this code.

Commenter's Reason: This public comments corrects issues with the sections of the code for inspections. This code is different than what would be required for building, mechanical, or plumbing inspections these disciplines have an established set of inspections. Energy is forever evolving to accommodate for innovative technology to assist in achieving energy efficiency.

ADM57-16 Part II
Proposed Change as Submitted

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

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 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. 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: 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.

Public Hearing Results

Part IV

Committee Action: Disapproved

Committee Reason: The proposal is redundant with information already contained in the code and, therefore, is unnecessary.

Assembly Action: None

Individual Consideration Agenda

Proponent: Theresa Weston, DuPont Protective Solutions, representing DuPont Building Innovations (theresa.a.weston@dupont.com) requests Approve as Submitted.

Commenter's Reason: As stated in the original proposal reason statement this will bring better consistency between the codes. This is especially true now that the other three parts of this proposal were approved in the Committee Hearings. The language from the IBC that is proposed to be included in the IRC will provide enhanced guidance on consideration of alternative materials, design and methods and will aid new product and system innovation and code compliance processes.
Proposed Change as Submitted

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

2015 International Building Code
Revise as follows:

[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
Revise as follows:

[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 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 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, 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 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.
Proposed Change as Submitted

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

2015 International Energy Conservation Code

Revise as follows:

SECTION C102 ALTERNATE MATERIALS—METHOD, DESIGN AND METHODS OF CONSTRUCTION, DESIGN OR INSULATING SYSTEMS AND EQUIPMENT

C102.1 General. This code is not intended to prevent the use or installation of any material, or to prohibit any design or method of construction, design or insulating system not specifically prescribed herein by this code, provided that any such construction alternative has been approved. An alternative material, design or insulating system has been method of construction shall be approved by where the code official as meeting 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.

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.
NOTE: PART III DID NOT RECEIVE A PUBLIC COMMENT AND IS REPRODUCED FOR INFORMATIONAL PURPOSES ONLY

ADM58-16 Part III
IECC-RE: R102.1

Proposed Change as Submitted

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

2015 International Energy Conservation Code

Revise as follows:

SECTION R102 ALTERNATIVE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION AND EQUIPMENT

R102.1 General. 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 code official shall be permitted to approve an alternative material, design or method of construction 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.

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.

ADM58-16 Part III: R102-
MEADOWS13742

Public Hearing Results

Part III

Committee Action: Approved as Modified

Modification:

R102.1 General. 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. Compliance with the specific performance-based 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.

Committee Reason: The modification was made because without a standard in place, quality is nebulous to define.
The proposal as modified was approval because this is a good list of things that could be thought about during review of an alternative.

Assembly Action: None
Proposed Change as Submitted

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

2015 International Building Code
Revise as follows:

[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 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 reviewed by the building official. To be approved, the building official shall 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. 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
Revise as follows:

[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 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 reviewed by the code official. To be approved, the code official shall 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. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons the alternative was not approved.

2015 International Fire Code
Revise as follows:

[A] 104.9 Alternative materials and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any 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 alternative material, design, or method of construction where shall be reviewed by the fire code official. To be approved, the fire code official shall 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, 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, methods, appliances and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any 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 reviewed by the code official. To be approved, the code official shall 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. 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 and appliances. The provisions of this code are not intended to prevent the installation of any material or to prohibit any 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 reviewed by the code official. To be approved, the code official shall 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. 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, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any 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 reviewed by the code official. To be approved, the code official shall 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. 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, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any 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 reviewed by the code official. To be approved, the code official shall 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. 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, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any 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 reviewed by the code official. To be approved, the code official shall 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. 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, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any 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 reviewed by the code official. To be approved, the code official shall 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.

2015 International Wildland-Urban Interface Code
Revise as follows:

[A] 105.3 Alternative materials or methods. The code official, in concurrence with approval from the building official and fire chief, is authorized to approve alternative materials or methods. To be approved, provided that the code official finds the code official shall find 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, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. 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 official shall respond in writing, stating the reasons 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.

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**Public Hearing Results**

Part I

**Committee Action:** Disapproved

**Committee Reason:** The committee felt that the additional words were not needed. That the code official determines equivalency for alternative means is clear in the current text.

**Assembly Action:** None

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**Individual Consideration Agenda**

**Public Comment 1:**

Proponent: 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 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. 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 or the owner's authorized agent. To be approved, 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. 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. The approved fire code official, An, shall have the authority to approve an alternative material, design, or method of construction shall be reviewed by upon application of the fire code official, owner or the owner's authorized agent. To be approved, or the owner's authorized agent. The code 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. 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**

[A] 104.9 Alternative materials and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. The approved fire code official, An, shall have the authority to approve an alternative material, design, or method of construction shall be reviewed by upon application of the fire code official, owner or the owner's authorized agent. The fire code 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. 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.

2016 ICC PUBLIC COMMENT AGENDA
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 fire code official shall respond in writing, stating the reasons why the alternative was not approved.

2015 International Fuel Gas Code

[A] 105.2 Alternative materials, methods, appliances and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. The approved code official, or the owner’s authorized agent, shall have the authority to approve an alternative material, design, or method of construction. The code official shall respond in writing, stating the reasons why the alternative was not approved.

2015 International Mechanical Code

[A] 105.2 Alternative materials, methods, equipment and appliances. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. The approved code official, or the owner’s authorized agent, shall have the authority to approve an alternative material, design, or method of construction. The code official shall respond in writing, stating the reasons why the alternative was not approved.

2015 International Plumbing Code

[A] 105.2 Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. The code official shall have the authority to approve an alternative material, design, or method of construction. The code official shall respond in writing, stating the reasons why the alternative was not approved.

2015 International Private Sewage Disposal Code

[A] 105.2 Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An authorized agent shall have the authority to approve an alternative material, design, or method of construction. The code official shall respond in writing, stating the reasons why the alternative was not approved.

2015 International Property Maintenance Code

[A] 105.2 Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An authorized agent shall have the authority to approve an alternative material, design, or method of construction. The code official shall respond in writing, stating the reasons why the alternative was not approved.
[A] 104.9 Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. The code official shall have the authority to approve an alternative material, design, or method of construction in concurrence with approval from the building official and fire chief. To be approved, the code 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, durability and safety.

2015 International Wildland-Urban Interface Code

[A] 105.3 Alternative materials or methods. The code official, in concurrence with approval from the building official and fire chief, shall have the authority to approve an alternative material, design, or method of construction upon application of the owner or the owner's authorized agent. The code 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. 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 official shall respond in writing, stating the reasons 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 sections on Modifications and will improve consistency on how 'non-standard' is addressed by the code.
Proposed Change as Submitted

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

2015 International Energy Conservation Code

Revise as follows:

C102.1 General. This code is not intended to prevent the use of any material, method of construction, design or insulating system not specifically prescribed herein, provided that such construction, design or insulating system has been approved by the code official as meeting the intent of this code.

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.

Public Hearing Results

Committee Action: Disapproved

Committee Reason: The definition of "approved" already covers what this proposal attempts.

Assembly Action: None

Individual Consideration Agenda

Public Comment 1:

Proponent: 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 Energy Conservation Code

C102.1 General. This code is not intended to prevent the use of any material, method of construction, design or insulating system not specifically prescribed herein, provided that such system has been reviewed by the code official as meeting the intent of this code.

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

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

2015 International Energy Conservation Code

Revise as follows:

R102.1 General. 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 where shall be reviewed by the code official, finds. To be approved, the code official shall 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, at least not less than the equivalent of that prescribed in this code.

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.

Public Hearing Results

Part III

Committee Action: Disapproved

Committee Reason: The additional language adds no value to the section.

Assembly Action: None

Individual Consideration Agenda

Public Comment 1:

Proponent: 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 Energy Conservation Code

R102.1 General. 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 reviewed by the code official, finds. To be approved, the code 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.

Commenter's Reason: This proposal clarifies the process for evaluating and approving alternatives. The inserted languages is taken from the code sections on Modifications and will improve consistency on how 'non-standard' is addressed by the code.
**Committee Action:** Disapproved  
**Assembly Action:** None

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**Proposed Change as Submitted**

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

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 alternative material, design, or method of construction shall be approved where reviewed by the building official. To be approved, the building official shall 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.

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**Public Hearing Results**

**Part IV**

**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

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**Individual Consideration Agenda**

Public Comment 1:

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

Modify 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. The approved building official shall have the authority to approve an alternative material, design, or method of construction shall be reviewed by the building official upon application of the owner. To be approved, 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.
2015 International Building Code

Proposed Change as Submitted

Proponent: Homer Maiel, PE, representing ICC Tri-Chapter (Peninsula, East Bay, Monterey Bay) (hmaiel@gmail.com)

Revise as follows:

[A] 105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:
1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11 m²).
2. Fences not over 7 feet (2134 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:
1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:
1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:
1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or...
2015 International Existing Building Code

Revise as follows:

[A] 105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

**Building:**

1. Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and that are not part of an accessible route.
2. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
3. Temporary motion picture, television, and theater stage sets and scenery.
4. Shade cloth structures constructed for nursery or agricultural purposes, and not including service systems.
5. **Outdoor swings and other playground equipment accessory to detached one- and two-family dwellings.**
6. Window awnings supported by an exterior wall of Group R-3 or Group U occupancies.
7. Movable cases, counters, and partitions not over 69 inches (1753 mm) in height.

**Electrical:**

**Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

**Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for power supply, the installations of towers, and antennas.

**Temporary testing systems:** A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

**Gas:**

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

**Mechanical:**

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

**Plumbing:**

1. The stopping of leaks in drains, water, soil, waste, or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work, and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

**Reason:** In 2012 IBC, children's playground structures were taken out of malls and placed in a stand-alone Section 424. In there it is mentioned that; "playground structures installed inside all occupancies covered by this code...". That meant even one- and two-family dwellings. However, Section 105.2 was left unchanged and did not distinguish that between outdoor or indoor structures. Hereby, "outdoor" is added to Section 105.2 to maintain the consistency with Section 424.

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

This is an editorial correlation, so there will be no change to construction requirements.

ADM66-16 Part I:

[A] 105.2-

MAIEL13729

Public Hearing Results
Part I

Committee Action: Disapproved

Committee Reason: The change to no permits required to 'outdoor' swings could be read to require a building permit to install a porch swing. That is unreasonable.

Assembly Action: None

Individual Consideration Agenda

Proponent: Homer Maiel, PE, representing ICC Tri-Chapter (Peninsula, East Bay, Monterey Bay) requests Approve as Submitted.

Commenter's Reason: Part I: In 2012 IBC, children's playground structures were taken out of malls and placed in a stand-alone Section 424. In there it is mentioned that: "...playground structures installed inside all occupancies covered by this code...". That meant even one- and two-family dwellings. However, Section 105.2 was left unchanged and did not distinguish that between outdoor or indoor structures. Hereby, "outdoor" is added to Section 105.2 to maintain the consistency with Section 424. In disapproving this proposal in Louisville, the committee had stated that this proposal will require porch swings to have a permit as well. The porch swings have always been considered as porch furniture and the intent is not to require permit for those pieces of furniture.
Proposed Change as Submitted

Proponent: Homer Maiel, PE, representing ICC Tri-Chapter (Peninsula, East Bay, Monterey Bay) (hmaiel@gmail.com)

2015 International Residential Code

Revise as follows:

R105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²).
2. Fences not over 7 feet (2134 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling do not serve the exit door required by Section R311.4.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or
**Committee Action:** Disapproved
**Assembly Action:** None

ADM66-16 Part II:
R105.2-
MAIEL13730

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**Public Hearing Results**

**Part II**

**Committee Action:** Disapproved

**Committee Reason:** As in the IBC provisions the hazards that are trying to be addressed are primarily related to the flammability of plastics in indoor play structures, which we do not get in IRC buildings.

**Assembly Action:** None

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**Individual Consideration Agenda**

**Proponent:** Homer Maiel, PE, representing ICC Tri-Chapter (Peninsula, East Bay, Monterey Bay (hmaiel@gmail.com) requests Approve as Submitted.

**Commenter's Reason:** In the 2012 IBC, children's playground structures were taken out of malls and placed in a stand-alone Section 424. In there it is mentioned that; "..playground structures installed inside all occupancies covered by this code...". That meant even one- and two-family dwellings. However, Section 105.2 was left unchanged and did not distinguish that between outdoor or indoor structures. Hereby, "outdoor" is added to Section 105.2 to maintain the consistency with Section 424. In disapproving this proposal in Louisville, the committee had stated that; "As in the IBC provisions the hazards that are trying to be addressed are primarily related to the flammability of plastics in indoor play structures, which we do not get in IRC buildings." The reasoning that residential occupancy do not have plastic indoor play structures is not accurate. Many large houses have installed these play structures that exceed the criteria in Section 424 (height over 10' and area over 150 sq. ft.) that warrent compliance with Section 424 of IBC.
Proposed Change as Submitted

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

2015 International Residential Code

Revise as follows:

R105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures, other than garages, provided that the floor area does not exceed 200 square feet (18.58 m²).
2. Fences not over 7 feet (2134 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling do not serve the exit door required by Section R311.4.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of
water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

**Reason:** The IRC exception for building permits being required was increased from allowing a maximum of 120 sq. foot to a maximum of 200 sq. foot for a Residential Accessory structure with the intent to allow larger storage sheds than in the past due to the fact that they typically have a limited fuel load and rarely had structural corrections at the time of inspection. The exemption as written has allowed a larger size capable of fitting typical passenger cars and has caused confusion and misinterpretation and now some code officials are interpreting this to mean that a private garage is also exempt from permits. This is creating increased hazards due to the increased fuel loads associated with personal vehicles being stored in these structures without the intended fire separation when the accessory structures are detached but directly adjacent to dwellings, dwelling sleeping rooms etc. The same potential fire hazard occurs when the detached garage structures are being placed directly on or near the property line.

This code change would provide clarification to the existing code language.

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 (http://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-bcac/)

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

This proposal is meant to clarify the existing requirements; therefore it is not intended to increase the cost of construction.

**ADM68-16 :**

R105.2-

KULIK11031

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**Public Hearing Results**

**Committee Action:** Disapproved

**Committee Reason:** This proposal is ambiguous and subject to local interpretations without a definition for "garage." A shed must meet the requirements of the code even if a permit is not required. You could have the same risks in a shed that you would in a garage.

**Assembly Action:** None

**Individual Consideration Agenda**

**Public Comment 1:**

Proponent: 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

R105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

**Building:**

1. One-story detached accessory structures, other than garages, provided that the floor area does not exceed 200-180 square feet (18.58 16.72 m²). 
2. Fences not over 7 feet (2134 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling do not serve the exit door required by Section R311.4.

Electrical:
1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:
1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:
1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:
1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Commenter's Reason: In response to the committees concerns that the proposed change potentially created confusion by introducing the term "garage" without a definition for that term, the proposal has been modified by addressing the issue by size. A 200 square foot detached garage would be in many cases a practical minimum size to fit an automobile in functionally. By reducing the 200 sq ft to 180 sq ft will effectually clarify application of the permit exemption to accessory structures other than detached garages which was the original intent.

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 (http://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-code-action-committee-bcac/)
Proposed Change as Submitted

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 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 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.

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.

Committee Action: Approved as Submitted

Assembly Action: None
Individual Consideration Agenda

Public Comment 1:

Proponent: 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;
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.
Committee Action: Disapproved

Assembly Action: None

2015 International Residential Code

Add new text as follows:

**R106.1.4 Information on fire-resistance ratings.** For buildings and structures utilizing a wall or floor/ceiling assembly required to have a fire-resistance rating tested in accordance with ASTM E 119 or UL 263, the tested assembly design used to meet the required fire resistance for each wall or floor/ceiling assembly required to have a fire-resistance rating shall be provided.

**Reason:** This proposal is intended to make it easier for field inspectors to verify that required floor and wall assemblies are installed as required by code—specifically in Sections R302.2 and R302.3.

The wording of this new section is based on Section 106.1.3.

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

There is no added cost of construction, because Section R106.1.1 already requires construction documents to “show in detail” that the work proposed “will conform to the provisions of this code”. The proposed language clarifies this provision and does not require additional fire-resistance ratings for walls or floor/ceiling assemblies.

**Public Hearing Results**

Committee Action: Disapproved

Committee Reason: The proponent asked for disapproval so that they could improve the proposal during the public comment period. As written, there are some things missing from the proposal, such as protection of structure.

Assembly Action: None

**Individual Consideration Agenda**

**Public Comment 2:**

Proponent: Gary Lampella, National Association of Home Builders, representing National Association of Home Builders (glampella@nahb.org); Jonathan Humble, American Iron and Steel Institute, representing American Iron and Steel Institute (jhumble@steel.org) requests Approve as Modified by this Public Comment.

Modify as Follows:

2015 International Residential Code

**R106.1.4 R106.1.5 Information on fire-resistance ratings Fire-resistance rated construction information.** For buildings and structures utilizing a wall or floor/ceiling assembly required to have a fire-resistance rating tested in accordance with ASTM E 119 or UL 263, the tested assembly design used to meet the required fire resistance for each wall or floor/ceiling assembly required to have a fire-resistance rating shall be provided identified on the construction documents.

**Commenter’s Reason:** This proposal will expedite plan review and inspections by providing the required fire-resistive assemblies and their construction details on the construction drawings. The proposal is intended to make it easier for field inspectors to verify that the required fire-resistive floor/ceiling assemblies and wall assemblies are installed as required by the code—specifically Sections R302.1, R302.2 and R302.3.
Committee Action: Disapproved

Committee Reason: The proposal is not clear on how much information would be required in the drawings to show the fire stops. There could be hundreds of different penetrations - is this every conduit and wire or just each type? What would be used for the fire stop system may not be decided until after the project has started construction. This is already addressed in Chapter 7 of the

ADM76-16
IBC: 107.2.3 (New); IEBC: 106.2.3 (New); IFC: 105.4.2.2 (New)

Proposed Change as Submitted

Proponent: Tony Crimi, International Firestop Council (tcrimi@sympatico.ca)

2015 International Building Code
Add new text as follows:

107.2.3 Fire and smoke resistant joints and penetrations Construction documents shall describe the required fire resistant joint systems and penetration firestop systems in sufficient detail to determine compliance with Sections 714 and 715, and shall be approved prior to the start of installation. The construction documents shall indicate how required fire resistance will be maintained at through penetrations, membrane penetrations, joints or voids.

2015 International Existing Building Code
Add new text as follows:

106.2.3 Fire and smoke resistant joints and penetrations Construction documents shall describe the required fire resistant joint systems and penetration firestop systems in sufficient detail to determine compliance with Sections 714 and 715 of the International Building Code, and shall be approved prior to the start of installation. The construction documents shall indicate how required fire resistance will be maintained at through penetrations, membrane penetrations, joints or voids.

2015 International Fire Code
Add new text as follows:

105.4.2.2 Fire and smoke resistant joints and penetrations Construction documents shall describe the required fire resistant joint systems and penetration firestop systems in sufficient detail to determine compliance with Sections 714 and 715 of the International Building Code, and shall be approved prior to the start of installation. The construction documents shall indicate how required fire resistance will be maintained at through penetrations, membrane penetrations, joints or voids.

Reason: When firestopping details conforming to the code (i.e. tested systems) are not required on construction documents, it is common for inexperienced installers to simply make a “best-effort”, without referencing or conforming to a tested and listed design. The intent is to avoid such poor and inadequate installation practices by requiring that the selected firestop systems be clearly identified on the construction documents. Fire resistance rated systems, are critical components to a building, and should be given at least the same level of attention in the code as already exists for fire sprinkler systems, fire alarm systems, means of egress, structural, and other similar system. This code change addresses the need to identify on construction documents how fire and smoke resistant joints and penetrations are to be protected. The inclusion of these particular elements on construction documents is critically important to building fire safety.

This proposed language was developed from similar code sections contained in
1) legacy code sections SBC (Section 104.2.4, SBC 1999), UBC (Section 106.3.3, 706.1, and 710.2.3, 1997 UBC) and NBC (Section 703.1 and 703.2,1999 NBC),
2) Section 91.106.3.3.1 of the 2014 Los Angeles City Building Code and
3) IBC 110.3.6 Inspections-Fire and smoke resistant joints and penetrations.

Cost Impact: Will not increase the cost of construction

The process of identifying appropriate systems for protection of penetrations and joints already needs occur at some point in the process of preparing for installation or inspection of these systems. This proposal only moves the process to the front end, where it is most appropriate, and could save time, aggravation and cost.

ADM76-16 :
107.2.3 (NEW)-
CRIMI13128

Public Hearing Results
code with more specific requirements.

Assembly Action: None

**Individual Consideration Agenda**

**Public Comment 1:**

Proponent: Tony Crimi, representing International Firestop Council (tcrimi@sympatico.ca) requests Approve as Modified by this Public Comment.

Modify as Follows:

2015 International Building Code

107.2.3 Fire and smoke resistant joints and penetrations  Construction documents shall describe Prior to the start of installation, documentation that describes the required fire resistant joint systems and penetration firestop systems in sufficient detail to determine compliance with Sections 714 and 715, and shall be submitted and approved prior to the start of installation. The construction documents documentation shall indicate how required fire resistance will be maintained at through penetrations, membrane penetrations, joints or voids, where the following are present:

1. Through penetrations and membrane penetrations of horizontal assemblies and fire resistance-rated wall assemblies.
2. Joints in or between fire-resistance-rated walls, floor/ceiling assemblies and roofs or roof/ceiling assemblies.
3. Voids at the intersection of a floor assembly and an exterior curtain wall.

**Commenter's Reason:** Identifying appropriate systems for protection of penetrations and joints needs occur early enough in the Construction process to provide time and information needed for installation or inspection of these systems. This proposal only moves the activity closer to the front end, where it is most appropriate, and could save time, aggravation and cost. The intent is to avoid inadequate installation and inspection by requiring that the selected firestop and joint systems be clearly identified on the construction documents. Similar requirements existed in several of the legacy Codes.

In their comments, the Committee posed some logistical questions. This public comment modifies the original proposal to clarify that the required information can be submitted during the document review phase, but still prior to the time of installation. It is really not desirable to be overly specific about the type of information required to be submitted (e.g. Listing documents, Engineering Judgements, materials specifications etc.) in order to provide sufficient flexibility, while still ensuring proper planning and communications to Installers and Inspectors. The committee also mentioned that this is already addressed in Chapter 7 of the Code. In fact, Chapter 7 does not specify when this information is required, and provides no guidance as to what specific information is needed.

Fire resistance rated systems, are critical components to a building, and should be given the same level of attention in the code as already exists for fire sprinkler systems, fire alarm systems, means of egress, structural, and other similar system. This code change addresses the need to identify on construction documents how fire and smoke resistant joints and penetrations are to be protected. The inclusion of these particular elements on construction documents is critically important to building fire safety.
Committee Action: Approved as Submitted

Assembly Action: None

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.

Public Hearing Results

Committee Action: Approved 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 Comment 1:

Proponent: 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.

**Proponent:** Rebecca Baker, representing Jefferson County, CO / Colorado Chapter of the International Code Council requests Disapprove.

**Commenter's Reason:** Irrigation for landscaping is beyond the scope of the code. In addition, when construction documents are not adequate, the authority exists to require additional documentation.

ADM77-16
Proponent: Jonathan Wilson, National Center for Healthy Housing, representing National Center for Healthy Housing (jwilson@nchh.org)

2015 International Building Code
Revise as follows:

[A] 107.2 Construction documents. Construction documents shall be in accordance with Sections 107.2.1 through 107.2.6 107.2.7.

Add new text as follows:

107.2.7 Certifications where painted surfaces are disturbed. Where repair, alteration, or addition being performed in a Group R-2, R-3, or R-4 occupancy built before 1978 is covered by the Lead Renovation, Repair, and Painting rule at 40 CFR 745 or a state program authorized by that rule, and will disturb painted surfaces, the construction documents shall include a copy of the firm's certificate to conduct the disturbance activities under the applicable rule.

Exception: The occupancy is not a target housing or child-occupied facility as defined by 40 CFR Part 745.

2015 International Existing Building Code
Revise as follows:

[A] 106.2 Construction documents. Construction documents shall be in accordance with Sections 106.2.1 through 106.2.6 106.2.6.

Add new text as follows:

106.2.6 Certifications where painted surfaces are disturbed. Where repair, alteration, or addition being performed in a Group R-2, R-3, or R-4 occupancy built before 1978 is covered by the Lead Renovation, Repair, and Painting rule at 40 CFR 745 or a state program authorized by that rule, and will disturb painted surfaces, the construction documents shall include a copy of the firm's certificate to conduct the disturbance activities under the applicable rule.

Exception: The occupancy is not a target housing or child-occupied facility as defined by 40 CFR Part 745.

Reference standards type:
Add new standard(s) as follows:


Reason: Since April 22, 2010, renovations performed for compensation in child-occupied facilities and housing built before 1978 must comply with federal requirements at 40 Code of Federal Regulations (CFR) Part 745 Subpart E, known as the Renovation, Repair and Painting (RRP) rules. While it was not a consensus process, the Environmental Protection Agency (EPA) adopted the rule in 2008 after considering more than 750 public comments, completing a detailed cost-benefit analysis, and demonstrating that the rule would result in a net benefit to society. As of December 31, 2014, 14 states (Alabama, Delaware, Georgia, Iowa, Kansas, Massachusetts, Mississippi, North Carolina, Oklahoma, Oregon, Rhode Island, Utah, Washington, and Wisconsin) have adopted equivalent regulations and are responsible for administering the requirements. In the remaining 36 states, EPA is responsible for compliance and enforcement.

As of December 31, 2014, more than 130,000 firms have been certified by EPA or a state to perform work covered by the RRP rule. More than 500,000 individuals have been certified to supervise the work on behalf of these lead-safe certified renovation firms. With these numbers, property owners have reasonable access to sufficient lead-safe certified renovation firms and certified renovators.

EPA has taken aggressive action to enforce the RRP rule. In 2014 alone, EPA took action against 61 renovators, as well as one home improvement chain, requiring compliance with the rule, and collecting more than $500,000 in fines. The 14 EPA-authorized states have taken additional enforcement actions.

These enforcement actions highlight two challenges. First, people in the homes and child-occupied facilities were not adequately protected from lead hazards, especially lead in dust. Children are most vulnerable to lead because exposure can cause permanent harm to their brain development. Second, renovators who are certified and complying with the rule are put at a serious competitive disadvantage against those who ignore or are unaware of the requirements.

Rather than focusing on enforcement, a better approach is to prevent the violations through education and planning and to level the playing field for the hundreds of thousands of renovators that consistently comply with the RRP rule. While state and local building code officials have no direct responsibilities to ensure compliance with these federal and state requirements, their role in administering the International Existing Building Code (IEBC) as required by Section 101.3 to “achieve compliance with
minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings is critical to educating contractors and identifying potential compliance problems so that children's health is protected. Similar provisions in the International Building Code (IBC) and the International Residential Code (IRC) make safeguard the public health, safety and general welfare a priority.

This proposal modifies the IEBC and IBC, by adding new sections 106.2.6 and 107.2.7 respectively that require permit applicants who are conducting activities covered by the rule to include, with their other construction documents, a copy of their lead-safe certified renovator certificate. It would only apply to Group R-2, R-3, and R-4 occupancies built before 1978 that are within the scope of the rule. An exception in the section makes clear that the requirement would only apply in child-occupied facilities, such as child-care centers, and housing other than those without a separate bedroom (known as zero-bedroom dwellings). It also modifies sections 106.2.6 of the IEBC and 107.2 of the IBC to include the new section.

To the IRC, it modifies section R106.1.1 to require permit applicants who are conducting activities covered by the rule to include, with the other construction documents, a copy of their lead-safe certified renovator certificate.

By requiring the documentation as part of the permitting process, renovators are alerted to the RRP requirements so that they can obtain the necessary training and certification before undertaking the work. They will also be reminded of their work practice compliance requirements under the RRP rule. This provision asks the code official to confirm that the person has submitted a copy of the certificate provided by EPA or the state. It does not ask the code official to enforce the federal rule. Because it is not a technical requirement, it is appropriate to include in Chapter 1 for administrative requirements.

This oversight will help to level the playing field between contractors who are complying with the rule and those who are under-pricing and undercutting their competitors by not complying with the law, whether intentionally or out of ignorance. By merely asking an applicant for the missing documents, the code official can influence those not following the law into compliance before the work even starts.

Compliance is important because renovation of painted surfaces in pre-1978 housing is a significant source of lead dust that poisons children. The dangers associated with lead poisoning are well known: serious health effects, detrimental effects on cognitive and behavioral development, with serious personal and social consequences that may persist throughout their lifetime.

There is no safe level of lead exposure for children; even low levels of lead exposure can damage intelligence.

Bibliography:

Cost Impact: Will not increase the cost of construction

Renovators are already required to comply with the RRP rule. This proposal will simply require that the construction documentation submitted to the building code official include the certificate demonstrating that the firm is a lead-safe certified renovation firm. Under the rule, the renovation firm is required to possess these certifications at the work site. Therefore, including them in the construction documentation should not affect construction costs.

The economic benefits from this rule are substantial. Authorizing a code official to be able to ask for the certificates should prompt property owners to select the certified renovation firms that can provide the necessary documents. To become certified, the renovators had to complete a training course successfully and demonstrate that they have the knowledge to perform the work safely. The firms and the renovators also committed to complying with the rule.

The renovations performed by certified individuals and firms should be done more safely. Consistent with the rule, they will avoid making excessive lead-contaminated dust, contain the dust they incidentally make, clean up any dust residues, and pass a wipe test they administer. In justifying the rule, the EPA demonstrated that these methods will result in fewer children with high levels of lead in their blood. As a result, children are less likely to suffer harm from lead-contaminated dust.
The rule may actually lower the costs of construction by avoiding the costs of expensive clean-ups when a renovation firm lacking the training and certification creates lead-contaminated dust that remains after the renovations are done. Once dust is spread throughout a home, it is difficult and expensive to clean up.

Analysis: A review of the standard(s) proposed for inclusion in the code, 40 CFR Part 745, with regard to the ICC criteria for referenced standards (Section 3.6 of CP#28) will be posted on the ICC website on or before April 1, 2016.

ADM78-16 Part I:
[A] 106.2-
WILSON13772

Public Hearing Results

Part I

Committee Action: Disapproved

Committee Reason: The requirements in this proposal are outside the scope of code enforcement. The code official should not be asked to enforce federal requirements in 40 CFR Part 745. If the states and EPA are enforcing this, why add this onto the code office? The code office staff would have to learn the program to see if documentation was needed or not. How and where to apply this standard appropriately is not within the expected knowledge base for a code official. How would a code official verifying the first built date for existing buildings? There appears to be a conflict between the proposal and the trigger language in the federal law. The proposed language does not require enforcement, just certification, but the code official has no controls over contractor certification. Therefore, this is adding a layer of bureaucracy with no gain to safety in the building. The exception is unclear as to what types of dwellings would not have to comply with the base requirement. Perhaps it would be better to provide an exception that stated single room occupancies and housing for the elderly as explained in the testimony. There was a question as to if there was viable and easily available testing for existing sites. There is a related change, ADM85.

Assembly Motion: As Submitted
Online Vote Results: Failed
Support: 17.31% (58) Oppose: 82.69% (277)
Assembly Action: None

Individual Consideration Agenda

Proponent: Jonathan Wilson, National Center for Healthy Housing, representing National Center for Healthy Housing (jwilson@nchh.org); Tom Neltner, Environmental Defense Fund, representing Environmental Defense Fund, Inc. (tneltner@edf.org) requests Approve as Submitted.

The requirements in this proposal are outside the scope of code enforcement. The code official should not be asked to enforce federal requirements in 40 CFR Part 745. If the states and EPA are enforcing this, why add this onto the code office? Response: The proposal in no way asks the code official to enforce the federal requirements. That was made clear in the justification for the proposal and in testimony by EPA enforcement representatives. The proposal asks the code official to confirm that the contractor submitting an application for a building renovation permit has a valid EPA or State issued RRP certification if the work is to be at a pre-1978 residence (formally, a pre-1978 Group R-2, R-3, or R-4 occupancy), and the work will disturb painted surfaces.

The code office staff would have to learn the program to see if documentation was needed or not. How and where to apply this standard appropriately is not within the expected knowledge base for a code official. Response: Hundreds of thousands of renovators have learned what work is covered by the rule and which is not. The applicability section is less than 500 words. EPA's Small Business Compliance Guide summarizes the key applicability requirements in one page (see attached). It is relatively simple, especially compared to the complexity of the building code and the many other required construction documents. We recognize that code officials would need to become familiar with the requirements, but they would need to do so only at a high level, and, given the known risk of long-term harm to children's health, learning about them is reasonable for these professionals.
How would a code official verify the first built date for existing buildings? Response: The code official does not need to know the precise date of construction. The only issue is whether the building was constructed before 1978. Even in cases of uncertainty about the building's age, it is usually clear whether the building is pre-1978 or it is post-1977. A contractor seeking a permit should know the actual or approximate date because the renovation requirements often involve knowing the code in effect when the building was constructed. If the contractor does not have any knowledge of the building age, then the code official would presume that it is built before 1978. Should there be a question about the date's being pre-1978, the code official should be able to confirm it from internal records.

There appears to be a conflict between the proposal and the trigger language in the federal law. Response: The proposal was written to be slightly narrower in scope than the federal rule to keep it simpler for the code official. The proposed language does not require enforcement, just certification, but the code official has no controls over contractor certification. Response: Correct, the proposal does not require enforcement of the federal requirement by code officials. The code official simply needs to confirm that the contractor is qualified to do the work properly and safely by ensuring the contractor has a lead-safe renovator certificate.

Therefore, this is adding a layer of bureaucracy with no gain to safety in the building. Response: A certified contractor has committed to following the federal law and will use supervisors and workers who have been trained to use lead-safe work practices. Compared to renovations performed by contractors who are not certified, the work is more likely to be done in a manner that does not create lead hazards that threaten children with long-term harm from lead poisoning. This proposal also levels the playing field for those contractors who do follow the law. We are asking code officials to play their traditional role of evaluating renovations that require a permit so they will not harm residents. It is not adding another layer of bureaucracy, but using an existing process to protect children - the very purpose of the codes.

The exception is unclear as to what types of dwellings would not have to comply with the base requirement. Perhaps it would be better to provide an exception that stated single room occupancies and housing for the elderly as explained in the testimony. Response: The definitions are in the referenced code. It seems more straightforward to simply reference the definition; this avoids confusion about any differences in wording between the referenced code and this proposal.

There was a question as to if there was viable and easily available testing for existing sites. Response: Not applicable. Testing is not within the scope of the proposal, only submission of a copy of a certification document is.

There is a related change, ADM85. Response: We are not submitting public comment on ADM85.

ADM78-16 Part II is essentially the same as Part I. The committee raised a concern on Part II that was not explicitly raised in Part I. For completeness, we include our response below to Part II.

The standard referenced does not meet the requirements of CP #28 and these requirements should not be covered under code enforcement. Response: The current International Residential Code incorporates by reference regulations from four federal regulatory agencies:

- Three from the Consumer Product Safety Commission (CPSC);
- Three from the U.S. Department of Commerce;
- One from the U.S. Department of Transportation; and
- Two from the Federal Emergency Management Agency.

The proposal would add one rule from the Environmental Protection Agency. While it was not a consensus process, the Environmental Protection Agency (EPA) adopted the rule in 2008 after considering more than 750 public comments, completing a detailed cost-benefit analysis, and demonstrating that the rule would result in a net benefit to society. The process was rigorous and meets the requirements of CP#28.

The states agree. As of July 20, 2016, 14 states (Alabama, Delaware, Georgia, Iowa, Kansas, Massachusetts, Mississippi, North Carolina, Oklahoma, Oregon, Rhode Island, Utah, Washington, and Wisconsin) have adopted equivalent regulations and are responsible for administering those regulations. In the remaining 36 states, EPA is responsible for compliance and enforcement.
Proposed Change as Submitted

Proponent: Jonathan Wilson, National Center for Healthy Housing, representing National Center for Healthy Housing (jwilson@nchh.org)

2015 International Residential Code

Revise as follows:

R106.1.1 Information on construction documents. Construction documents shall be drawn upon suitable material. Electronic media documents are permitted to be submitted where approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. Where repair, alteration, or addition being performed in an occupancy built before 1978 is covered by the Lead Renovation, Repair, and Painting rule at 40 CFR 745 or a state program authorized by that rule, and will disturb painted surfaces, the construction documents shall include a copy of the firm’s certificate to conduct the disturbance activities under the applicable rule.

Reference standards type:
Add new standard(s) as follows:


Reason: Since April 22, 2010, renovations performed for compensation in child-occupied facilities and housing built before 1978 must comply with federal requirements at 40 Code of Federal Regulations (CFR) Part 745 Subpart E, known as the Renovation, Repair and Painting (RRP) rules. While it was not a consensus process, the Environmental Protection Agency (EPA) adopted the rule in 2008 after considering more than 750 public comments,1 completing a detailed cost-benefit analysis, and demonstrating that the rule would result in a net benefit to society.2 As of December 31, 2014, 14 states3 (Alabama, Delaware, Georgia, Iowa, Kansas, Massachusetts, Mississippi, North Carolina, Oklahoma, Oregon, Rhode Island, Utah, Washington, and Wisconsin) have adopted equivalent regulations and are responsible for administering the requirements. In the remaining 36 states, EPA is responsible for compliance and enforcement.

As of December 31, 2014, more than 130,000 firms have been certified by EPA or a state to perform work covered by the RRP rule.4 More than 500,000 individuals have been certified to supervise the work on behalf of these lead-safe certified renovation firms. With these numbers, property owners have reasonable access to sufficient lead-safe certified renovation firms and certified renovators.

EPA has taken aggressive action to enforce the RRP rule. In 2014 alone, EPA took action against 61 renovators, as well as one home improvement chain, requiring compliance with the rule, and collecting more than $500,000 in fines.5 The 14 EPA-authorized states have taken additional enforcement actions.

These enforcement actions highlight two challenges. First, people in the homes and child-occupied facilities were not adequately protected from lead hazards, especially lead in dust. Children are most vulnerable to lead because exposure can cause permanent harm to their brain development.6 Second, renovators who are certified and complying with the rule are put at a serious competitive disadvantage against those who ignore or are unaware of the requirements.

Rather than focusing on enforcement, a better approach is to prevent the violations through education and planning and to level the playing field for the hundreds of thousands of renovators that consistently comply with the RRP rule. While state and local building code officials have no direct responsibilities to ensure compliance with these federal and state requirements, their role in administering the International Existing Building Code (IEBC) as required by Section 101.3 to “achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings” is critical to educating contractors and identifying potential compliance problems so that children’s health is protected. Similar provisions in the International Building Code (IBC) and the International Residential Code (IRC) make safeguard the public health, safety and general welfare a priority.

This proposal modifies the IEBC and IBC, by adding new sections 106.2.6 and 107.2.7 respectively that require permit applicants who are conducting activities covered by the rule to include, with their other construction documents, a copy of their lead-safe certified renovator certificate. It would only apply to Group R-2, R-3, and R-4 occupancies built before 1978 that are within the scope of the rule. An exception in the section makes clear that the requirement would only apply in child-occupied facilities, such as child-care centers, and housing other than those without a separate bedroom (known as zero-bedroom dwellings). It also modifies sections 106.2.6 of the IEBC and 107.2 of the IBC to include the new section.

To the IRC, it modifies section R106.1.1 to require permit applicants who are conducting activities covered by the rule to include, with the other construction documents, a copy of their lead-safe certified renovator certificate.
By requiring the documentation as part of the permitting process, renovators are alerted to the RRP requirements so that they can obtain the necessary training and certification before undertaking the work. They will also be reminded of their work practice compliance requirements under the RRP rule. This provision asks the code official to confirm that the person has submitted a copy of the certificate provided by EPA or the state. It does not ask the code official to enforce the federal rule. Because it is not a technical requirement, it is appropriate to include in Chapter 1 for administrative requirements.

This oversight will help to level the playing field between contractors who are complying with the rule and those who are under-pricing and undercutting their competitors by not complying with the law, whether intentionally or out of ignorance. By merely asking an applicant for the missing documents, the code official can influence those not following the law into compliance before the work even starts.

Compliance is important because renovation of painted surfaces in pre-1978 housing is a significant source of lead dust that poisons children. The dangers associated with lead poisoning are well known: serious health effects, detrimental effects on cognitive and behavioral development, with serious personal and social consequences that may persist throughout their lifetime.6

There is no safe level of lead exposure for children; even low levels of lead exposure can damage intelligence.6

**Bibliography:**

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

Renovators are already required to comply with the RRP rule. This proposal will simply require that the construction documentation submitted to the building code official include the certificate demonstrating that the firm is a lead-safe certified renovation firm. Under the rule, the renovation firm is required to possess these certifications at the work site. Therefore, including them in the construction documentation should not affect construction costs.

The economic benefits from this rule are substantial. Authorizing a code official to be able to ask for the certificates should prompt property owners to select the certified renovation firms that can provide the necessary documents. To become certified, the renovators had to complete a training course successfully and demonstrate that they have the knowledge to perform the work safely. The firms and the renovators also committed to complying with the rule.

The renovations performed by certified individuals and firms should be done more safely. Consistent with the rule, they will avoid making excessive lead-contaminated dust, contain the dust they incidentally make, clean up any dust residues, and pass a wipe test they administer. In justifying the rule, the EPA demonstrated that these methods will result in fewer children with high levels of lead in their blood. As a result, children are less likely to suffer harm from lead-contaminated dust.

The rule may actually lower the costs of construction by avoiding the costs of expensive clean-ups when a renovation firm lacking the training and certification creates lead-contaminated dust that remains after the renovations are done. Once dust is spread throughout a home, it is difficult and expensive to cleanup.

**Analysis:** A review of the standard(s) proposed for inclusion in the code, 40 CFR Part 745, with regard to the ICC criteria for referenced standards (Section 3.6 of CP#28) will be posted on the ICC website on or before April 1, 2016.


**Public Hearing Results**

**Part II**

Committee Action: Disapproved

Committee Reason: The standard referenced does not meet the requirements of CP #28 and these requirements should not be covered under code enforcement.

Assembly Action: None

**Individual Consideration Agenda**

Proponent: Tom Neltner (tneltner@edf.org) requests Approve as Submitted.

Commenter's Reason: Response to Committee comments:

The standard referenced does not meet the requirements of CP #28 and these requirements should not be covered under code enforcement. Response: We addressed this issue in the proposal. The current International Residential Code incorporates by reference regulations from four federal regulatory agencies:

- Three from the Consumer Product Safety Commission (CPSC);
- Three from the U.S. Department of Commerce;
- One from the U.S. Department of Transportation; and
- Two from the Federal Emergency Management Agency.

The proposal would add one rule from the Environmental Protection Agency. While it was not a consensus process, the Environmental Protection Agency (EPA) adopted the rule in 2008 after considering more than 750 public comments, completing a detailed cost-benefit analysis, and demonstrating that the rule would result in a net benefit to society. The process was rigorous and meets the requirements of CP#28.

The states agree. As of July 20, 2016, 14 states (Alabama, Delaware, Georgia, Iowa, Kansas, Massachusetts, Mississippi, North Carolina, Oklahoma, Oregon, Rhode Island, Utah, Washington, and Wisconsin) have adopted equivalent regulations and are responsible for administering those regulations. In the remaining 36 states, EPA is responsible for compliance and enforcement.

ADM78-16 Part II is essentially the same as Part I. In its review of Part I, the committee raised different concerns. For completeness, we include our responses to those concerns below:

The requirements in this proposal are outside the scope of code enforcement. The code official should not be asked to enforce federal requirements in 40 CFR Part 745. If the states and EPA are enforcing this, why add this onto the code office? Response: The proposal in no way asks the code official to enforce the federal requirements. That was made clear in the justification for the proposal and in testimony by EPA enforcement representatives. The proposal asks the code official to confirm that the contractor submitting an application for a building renovation permit has a valid EPA or State issued RRP certification if the work is to be at a pre-1978 residence (formally, a pre-1978 Group R-2, R-3, or R-4 occupancy), and the work will disturb painted surfaces.

The code office staff would have to learn the program to see if documentation was needed or not. How and where to apply this standard appropriately is not within the expected knowledge base for a code official. Response: Hundreds of thousands of renovators have learned what work is covered by the rule and which is not. The applicability section is less than 500 words. EPA's Small Business Compliance Guide summarizes the key applicability requirements in one page (see attached). It is relatively simple, especially compared to the complexity of the building code and the many other required construction documents. We recognize that code officials would need to become familiar with the requirements, but they would need to do so only at a high level, and, given the known risk of long-term harm to children's health, learning about them is reasonable for these professionals.

How would a code official verify the first built date for existing buildings? Response: The code official does not need to know the precise date of construction. The only issue is whether the building was constructed before 1978. Even in cases of uncertainty about the building's age, it is usually clear whether the building is pre-1978 or it is post-1977. A contractor seeking a permit should know the actual or approximate date because the renovation requirements often involve knowing the code in effect when the building was constructed. If the contractor does not have any knowledge of the building age, then the code official would presume that it is built before 1978. Should there be a question about the date's being pre-1978, the code official should be able to confirm it from internal records.
There appears to be a conflict between the proposal and the trigger language in the federal law. Response: The proposal was written to be slightly narrower in scope than the federal rule to keep it simpler for the code official.

The proposed language does not require enforcement, just certification, but the code official has no controls over contractor certification. Response: Correct, the proposal does not require enforcement of the federal requirement by code officials. The code official simply needs to confirm that the contractor is qualified to do the work properly and safely by ensuring the contractor has a lead-safe renovator certificate.

Therefore, this is adding a layer of bureaucracy with no gain to safety in the building. Response: A certified contractor has committed to following the federal law and will use supervisors and workers who have been trained to use lead-safe work practices. Compared to renovations performed by contractors who are not certified, the work is more likely to be done in a manner that does not create lead hazards that threaten children with long-term harm from lead poisoning. This proposal also levels the playing field for those contractors who do follow the law. We are asking code officials to play their traditional role of evaluating renovations that require a permit so they will not harm residents. It is not adding another layer of bureaucracy, but using an existing process to protect children - the very purpose of the codes.

The exception is unclear as to what types of dwellings would not have to comply with the base requirement. Perhaps it would be better to provide an exception that stated single room occupancies and housing for the elderly as explained in the testimony. Response: The definitions are in the referenced code. It seems more straightforward to simply reference the definition; this avoids confusion about any differences in wording between the referenced code and this proposal.

There was a question as to if there was viable and easily available testing for existing sites. Response: Not applicable. Testing is not within the scope of the proposal, only submission of a copy of a certification document is.

There is a related change, ADM85. Response: We are not submitting public comment on ADM85.


ADM78-16 Part II
Committee Action: Approved as Submitted

Proposed Change as Submitted

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.

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 Hearing Results

Public Comment 1:

Proponent: 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.
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:**

**Proponent:** 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.

**Proponent:** Rebecca Baker, representing Jefferson County, CO / Colorado Chapter of the International Code Council (bbaker@co.jefferson.co.us) requests Disapprove.

**Commenter's Reason:** Irrigation for landscaping is beyond the scope of the code. In addition, the authority currently exists to make additional inspections or to require special inspections.
Proposed Change as Submitted

Proponent: Robert DeVries, representing Nu Wool Company (rdevries@nuwool.com)

2015 International Building Code

Revise as follows:

[A] 110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or his or her an agent of the permit holder wherein the same fails to comply with this code. The notification shall include specific reference to the code chapter and section numbers in violation in writing. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

2015 International Existing Building Code

Revise as follows:

[A] 109.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or his or her an agent of the permit holder wherein the same fails to comply with this code. The notification shall include specific reference to the code chapter and section numbers in violation in writing. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

2015 International Fire Code

Revise as follows:

[A] 106.2.2 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the fire code official. The fire code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or his or her an agent of the permit holder wherein the same fails to comply with this code. The notification shall include specific reference to the code chapter and section numbers in violation in writing. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the fire code official.

2015 International Fuel Gas Code

Revise as follows:

[A] 107.2.3 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or his or her an agent of the permit holder wherein the same fails to comply with this code. The notification shall include specific reference to the code chapter and section numbers in violation in writing. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

2015 International Mechanical Code

Revise as follows:

[A] 107.2.3 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or his or her an agent of the permit holder wherein the same fails to comply with this code. The notification shall include specific reference to the code chapter and section numbers in violation in writing. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

2015 International Plumbing Code

Revise as follows:

[A] 107.2.3 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or his or her an agent of the permit holder wherein the same fails to comply with this code. The notification shall include specific reference to
the code chapter and section numbers in violation in writing. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

2015 International Private Sewage Disposal Code
Revise as follows:

[A] 107.4 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or his or her an agent of the permit holder wherein the same fails to comply with this code. The notification shall include specific reference to the code chapter and section numbers in violation in writing. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

2015 International Swimming Pool and Spa Code
Revise as follows:

[A] 106.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or his or her an agent of the permit holder wherein the same fails to comply with this code. The notification shall include specific reference to the code chapter and section numbers in violation in writing. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

2015 International Wildland-Urban Interface Code
Revise as follows:

[A] 109.1.2.3 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or his or her an agent of the permit holder wherein the same fails to comply with this code. The notification shall include specific reference to the code chapter and section numbers in violation in writing. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

Reason:
Many building officials do put code violations in writing as part of their routine inspection process but not all do. It is not required unless a Notice of Violation or a Stop Work Order is written. Having the inspection violations in writing will allow the permit holder to see exactly what corrections need to be made and reduce communication errors. Citing the chapter and section will also aid the permit holder in finding the correct method to achieve compliance.

Cost Impact:
Will not increase the cost of construction
This is communication between the code official and the contractor and will have no change in construction requirements.

Individual Consideration Agenda

Proponent: Robert DeVries, representing Nu Wool Co INC (rdevries@nuwool.com) requests Approve as Submitted.

Commenter's Reason: I respectfully disagree with the committee's decision to disapprove Part 1 of ADM88-16. The comment was made that the code official should be able to talk to the contractor, which is true. However you have two
entities with very different schedules and more time would be wasted attempting to connect than simply writing down the violations. Would it not save police officers significant time if all they had to do was hand you a notice of a traffic violation and not be specific about the infringement? The officer is right with the driver so isn’t verbal communication significant? Which form of communication is most open to interpretation? Verbal instructions or written?

As the committee that approved of this change for the IRC pointed out; this proposal improves communication by having violations described in writing. It is often difficult for builders to know what to address without proper description and, specifically what section of the code is being violated.

Accepting Part 1 of ADM88-16 will bring consistency of this subject across all codes.

Sincerely,

Robert De Vries
Proposed Change as Submitted

Proponent: Robert DeVries, representing Nu Wool Company (rdevries@nuwool.com)

2015 International Residential Code

Revise as follows:

R109.4 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. The notification shall include specific reference to the code chapter and section numbers in violation in writing. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

Reason: Many building officials do put code violations in writing as part of their routine inspection process but not all do. It is not required unless a Notice of Violation or a Stop Work Order is written. Having the inspection violations in writing will allow the permit holder to see exactly what corrections need to be made and reduce communication errors. Citing the chapter and section will also aid the permit holder in finding the correct method to achieve compliance.

Cost Impact: Will not increase the cost of construction
This is communication between the code official and the contractor and will have no change in construction requirements.

Public Hearing Results

Part II

Committee Action: Approved as Submitted

Committee Reason: This proposal improves communication by having violations described in writing. It is often difficult for builders to know what to address without proper description and, specifically, what section of the code is being violated.

Assembly Action: None

Individual Consideration Agenda

Proponent: Rebecca Baker, representing Jefferson County, CO / Colorado Chapter of the International Code Council (bbaker@co.jefferson.co.us) requests Disapprove.

Commenter's Reason: The proposal requires the inspector write down the chapter and specific code section of non-complying items found during an inspection. This will slow inspections. Additionally, Part I was disapproved, and to maintain consistency across the codes, this also needs to be disapproved.
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| AMCA Air Movement and Control Association International |  |  |
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| **Standard Reference Number** | **Title**                        | **Referenced in Code(s):** |
| 2016                                      | Test Method for Louvers Impacted by Windborne Debris | IBC |
| 550-2009                                  | Test Method for High Velocity Wind Driven Rain Resistant Louvers | IMC |

| ANCE Association of the Electric Sector |  |  |
|----------------------------------------|---------------------------------|  |
| **Standard Reference Number** | **Title**                        | **Referenced in Code(s):** |

| ANSI American National Standards Institute |  |  |
|-------------------------------------------|---------------------------------|  |
| **Standard Reference Number** | **Title**                        | **Referenced in Code(s):** |
| ANSI EL 21-2012                          | Entertainment Technology—Temporary Structures Used for Technical Production of Outdoor Entertainment Events | IFC |

| APA APA-The Engineered Wood Association |  |  |
|-----------------------------------------|---------------------------------|  |
| **Standard Reference Number** | **Title**                        | **Referenced in Code(s):** |
| ANSI/AP A 190.1-48 2017               | Structural Glued Laminated Timber | IBC IRC |
| ANSI/APA PRP 210-492014               | Standard for Performance-Rated Engineered Wood Siding | IBC IRC |
| ANSI 117-4845                         | Standard Specification for Structured Glued Laminated Timber of Softwood Species | IBC |
| APA E30-415                           | Engineered Wood Construction Guide | IRC |
| APA PDS Supplement 5-4P 16            | Design and Fabrication of All- Plywood Beams (revised 2015) | IBC |
| EWS APA R540-2013                     | Builders Tips: Proper Storage and Handling of Glulam Beams | IBC |
| EWS APA S475-2013                     | Glued Laminated Beam Design Tables | IBC |
| EWS APA S560-451-14                   | Field Notching and Drilling of Glued Laminated Timber Beams | IBC |
| EWS APA T300-2016                     | Glulam Connection Details | IBC |
| EWS APA V440-2017                     | Product Guide - Glulam | IBC |
| EWS APA V450-01                       | Glulam in Residential Construction - Western Edition | IBC |

| APSP The Association of Pool & Spa Professionals |  |  |
|---------------------------------------------------|---------------------------------|  |
| **Standard Reference Number** | **Title**                        | **Referenced in Code(s):** |

| ASABE American Society of Agricultural & Biological Engineers |  |  |
|-------------------------------------------------------------|---------------------------------|  |
| **Standard Reference Number** | **Title**                        | **Referenced in Code(s):** |
| EP-486.2 OCT 2012                                           | Shallow Post and Pier Foundation Design | IBC |
| EP-599.2 JUL 2016                                          | Design Requirements and Bending Properties for Mechanically Laminated Wood Assemblies | IBC |

<p>| ASCE American Society of Civil Engineers |  |  |
|-----------------------------------------|---------------------------------|  |
| <strong>Standard Reference Number</strong> | <strong>Title</strong>                        | <strong>Referenced in Code(s):</strong> |
| ASCE 5-12 is now TMS 402                | Building Code Requirements for Masonry Structures now a TMS standard | IBC IEC |
| ASCE 5-12 is now TMS 602                | Specifications for Masonry Structures now a TMS Standard | IBC IEC |</p>
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**ASHRAE**

American Society of Heating, Refrigerating and Air Conditioning Engineers

**ASME**

The American Society of Mechanical Engineers
## ASSE

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**AWC**

**American Wood Council**

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**AWCI**

**The Association of the Wall & Ceiling Industries International**

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**AWPA**

**American Wood Protection Association**

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**DASMA Doors and Access Systems Manufacturers Association International**

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**DOC United States Department of Commerce**

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<td>Application and Finishing of Gypsum Panel Products</td>
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<td>GA-253-2017</td>
<td>Application of Gypsum Sheathing</td>
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<td><strong>IAPMO International Association of Plumbing and Mechanical Officials</strong></td>
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<td><strong>IIAR International Institute of Ammonia Refrigeration</strong></td>
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<td>Addendum to Equipment Safe Design and Installation of Closed-Circuit Ammonia Mechanical Refrigerating Systems</td>
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### IKECA

**Standard Reference Number** | **Title** | **Referenced in Code(s):**
--- | --- | ---
C10-2014 | IKECA C10, Standard for the Methodology for Cleaning Commercial Kitchen Exhaust Systems | IFC

### ISEA

**Standard Reference Number** | **Title** | **Referenced in Code(s):**
--- | --- | ---
ANSI/ISEA Z285.1 | Emergency Eyewash and Shower Equipment | IPC

### MSS

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SP-42-2010a | Corrosion Resistant Gate, Globe, Angle and Check Valves with Flanged and Butt Weld Ends (Classes 150, 300 & 600) | IPC IRC
SP-70-2011a | Gray Iron Gate Valves, Flanged and Threaded Ends | IPC IRC
SP-71-2011a | Swing Check Valves, Flanged and Threaded Ends | IPC IRC
SP-72-2010a | Ball Valves with Flanged or Butt-Welding Ends for General Service | IPC IRC
SP-78-2011a | Cast Iron Plug Valves, Flanged and Threaded Ends | IPC IRC
SP-80-2011a | Bronze Gate, Globe, Angle and Check Valves | IPC IRC
SP-110-2010a | Ball Valves, Threaded, Socket Welding, Solder Joint, Grooved and Flared Ends | IPC IRC

### NAAMM

**Standard Reference Number** | **Title** | **Referenced in Code(s):**
--- | --- | ---
FP 1001 | Guide Specifications for Design of Metal Flag Poles, Fourth Edition | IBC

### NEMA

**Standard Reference Number** | **Title** | **Referenced in Code(s):**
--- | --- | ---
MG1-1993 | Motors and Generators | IECC-C
Z505 | ANSI/NEMA Color Chart | ISPSC
250-1994 | Enclosures for Electrical Equipment (1000 Volts Maximum) | IFC

### NFPA

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10-14 | Standard for Portable Fire Extinguishers | IFC BIC
11-14 | Standard for Low, Medium, and High-Expansion Foam | IFC BIC
12-14 | Standard on Carbon Dioxide Extinguishing Systems | IFC BIC
12A-14 | Standard on Halon 1301 Fire Extinguishing Systems | IFC BIC
13-14 | Standard for the Installation of Sprinkler Systems | IFC BIC IRC
13D-14 | Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes | IFC IRC
13F-14 | Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies | IFC IRC
14-14 | Standard for the Installation of Standpipe, Horizontal and Hose Systems | IFC BIC
16-14 | Standard for the Installation of Foam-Water Sprinkler and Foam-Water Spray Systems | IFC BIC
17-14 | Standard for Wet Chemical Extinguishing Systems | IFC BIC
17A-14 | Standard for Wet Chemical Extinguishing Systems | IFC BIC
20-14 | Standard for the Installation of Stationary Pumps for Fire Protection | IFC BIC
22-14 | Standard for Water Tanks for Private Fire Protection | IFC
24-14 | Standard for the Installation of Private Fire Service Mains and Their Appurtenances | IFC
25-14 | Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems | IFC IPMC
30-14 | Flammable and Combustible Liquids Code | IFC BIC
30A-14 | Code for Motor Fuel Dispensing Facilities and Repair Garages | IFC IMC IFGC IBC
31-14 | Standard for the Installation of Oil-Burning Equipment | IFC IRC IMC BIC
32-14 | Standard for Drycleaning Plants | IFC BIC
34-14 | Standard for Spray Application Using Flammable or Combustible Materials | IFC
34-14 | Standard for Dipping and Coating Processes Using Flammable or Combustible Liquids | IFC
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326-11 Standard for the Safeguarding of Tanks and Containers for Entry, Cleaning or Repair IFC
385-12 Standard for Tank Vehicles for Flammable and Combustible Liquids IFC
400-11 Hazardous Materials Code IFC
407-11 Standard for Aircraft Fuel Servicing IFC
409-11 Standard on Aircraft Hangers IFC  BIC  IFGC
410-11 Standard on Aircraft Maintenance IFC
418-11 Standard for Combustible Metals IFC
495-13 Explosive Materials Code IFC
498-13 Standard for Safe Havens and Interchange Lots for Vehicles Transporting Explosives IFC
501-11 Standard on Manufactured Housing IRC
506-11 Fire Safety Standard for Powered Industrial Trucks Including Type Designations, Areas of Use, Conversions, Maintenance, and Operations IFC
645-11 Standard for the Prevention of Sulfur Fires and Explosions in Wood Processing and Woodworking Facilities IFC
655-11 Standard for the Prevention of Fires and Explosions from the Manufacturing, Processing, and Handling of Combustible Particulate Solids IBC  IFC
701-11 Standard Method of Fire Tests for Flame-Propagation of Textiles and Films IFC  BIC
703-11 Standard for Fire Resistant Treated Wood and Fire Resistant Coatings for Building Materials IFC
790-11 Standard for the Installation of Stationary Fuel Cell Power Systems IRC  IMC  IFGC
914-11 Code for Fire Protection of Historic Structures IFC
1122-11 Code for Model Rocketry IFC
1123-11 Code for Fireworks Display IFC
1124-11 Code for the Manufacture, Transportation, Storage and Retail Sales of Fireworks and Pyrotechnic Articles IFC  BIC
1125-11 Code for the Manufacture of Model Rocket and High Power Rocket Motors IFC
1126-11 Standard for the Use of Pyrotechnics Before a Proximate Audience IFC
1127-11 Code for High Power Rocketry IFC
1142-11 Standard on Water Supplies for Suburban and Rural Fire Fighting IFC
1901-01 Standard for Automotive Fire Apparatus IFC
2001-11 Standard on Clean Agent Fire Extinguishing Systems IFC  BIC

NFRC
National Fenestration Rating Council Inc.

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NSF
NSF International

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<td><strong>SBCA Structural Building Components Association</strong></td>
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<td><strong>SDI Steel Deck Institute</strong></td>
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<td><strong>SJI Steel Joist Institute</strong></td>
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<td>555-2006</td>
<td>Fire Dampers - with revisions through May 2014</td>
<td>IBC</td>
</tr>
<tr>
<td>586-2009</td>
<td>High Efficiency, Particulate Air Filter Units - with revisions through September 2014</td>
<td>IMC</td>
</tr>
<tr>
<td>651-2011</td>
<td>Schedule 40 and Schedule 80 Rigid PVC Conduit and Fittings with revisions through March 2014</td>
<td>IFGC  IBC  IMC</td>
</tr>
<tr>
<td>705-2004</td>
<td>Standard for Power Ventilators with revisions through March 2014 December 2013</td>
<td>IMC  IBC  IMC</td>
</tr>
<tr>
<td>710-2012</td>
<td>Exhaust Hoods for Commercial Cooking Equipment - with revisions through November 2013</td>
<td>IMC  IECC-C</td>
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<tr>
<td>710B-2011</td>
<td>Recirculating Systems with revisions through August 2014</td>
<td>IBC  IFC  IMC</td>
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<tr>
<td>723-08</td>
<td>Standard for Test for Surface Burning Characteristics of Building Materials with revisions through September 2009 August 2013</td>
<td>IBC  IFC  IMUIC</td>
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<tr>
<td>726-1995</td>
<td>Oil-Fired Boiler Assemblies - with Revisions through April 2009 October 2013</td>
<td>IRB  IMC  IECC</td>
</tr>
<tr>
<td>727-2006</td>
<td>Oil-Fired Central Furnaces with revisions through April 2010 October 2013</td>
<td>IRC  IMC  IECC-C</td>
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<tr>
<td>729-03</td>
<td>Oil-Fired Wall Furnaces with revisions through August 2008 October 2013</td>
<td>IRC  IMC  IMC</td>
</tr>
<tr>
<td>730-03</td>
<td>Oil-Fired Unit Heaters with Revisions through April 2009 October 2013</td>
<td>IRC  IMC  IMC</td>
</tr>
<tr>
<td>731-1995</td>
<td>Oil-Fired Storage Tank Water Heaters - with revisions through April 2009 October 2013</td>
<td>IMC  IECC-C</td>
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<td>732-1995</td>
<td>Fireplaces Stoves - with revisions through August 2013</td>
<td>IRC  IMC  IMC</td>
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<tr>
<td>737-11</td>
<td>Outline of Investigation for Power Roof Ventilators for Restaurant Exhaust Appliances with revisions through October 2013</td>
<td>IMC  IMC</td>
</tr>
<tr>
<td>762-10</td>
<td>Standard Test Methods for Fire Tests of Roof Coverings with revisions through October 2013</td>
<td>IMC  IMC</td>
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<tr>
<td>790-04</td>
<td>Residential Incinerators - with revisions through April 2010 November 2014</td>
<td>IBC  IFC  IMC</td>
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<td>791-2006</td>
<td>Commercial-Industrial Gas Heating Equipment - with revisions through September 2008 November 2013</td>
<td>IBC  IFGC</td>
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<td>842-07</td>
<td>Valves for Flammable Fluids with Revisions through December 2008 May 2015</td>
<td>IRC  IMC  IMC</td>
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<td>858-05</td>
<td>Household Electric Ranges - with Revisions through April 2006 June 2016</td>
<td>IRC  IMC  IMC</td>
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<td>864-03</td>
<td>Control Units and Accessories for Fire Alarm Systems - with Revisions through August 2014 December 2014</td>
<td>IRC  IMC  IMC</td>
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<tr>
<td>867-2011</td>
<td>Electrostatic Air Cleaners - with Revisions through February 2009 August 2013</td>
<td>IMC  IMC</td>
</tr>
<tr>
<td>873-2007</td>
<td>Temperature-Indicating and - Regulating Equipment - with revisions through January 2011 February 2015</td>
<td>ISPSC  IMC</td>
</tr>
<tr>
<td>875-09</td>
<td>Electric Day/Bath Heaters with revisions through November 2008 December 2013</td>
<td>IMC  IMC</td>
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<tr>
<td>896-1993</td>
<td>Oil-Burning Stoves - with Revisions through August 2008 November 2013</td>
<td>IRC  IMC</td>
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<td>900-04</td>
<td>Air Filter Units - with Revisions through February 2010 April 2015</td>
<td>IRC  IMC  IMC</td>
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<td>907-94</td>
<td>Fireplace Accessories - with Revisions through April 2009 June 2014</td>
<td>IMC  IMC</td>
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<td>923-2013</td>
<td>Microwave Cooking Appliances - with Revisions through June 2013</td>
<td>IRC  IMC</td>
</tr>
<tr>
<td>924-06</td>
<td>Standard for Safety Emergency Lighting and Power Equipment with revisions through February 2014 April 2014</td>
<td>IBC  IFC</td>
</tr>
<tr>
<td>959-2010</td>
<td>Medium Heat Appliance Factory-Built Chimneys - with revisions through June 2014</td>
<td>IRC  IMC  IFGC</td>
</tr>
<tr>
<td>1004-1-12</td>
<td>Standard for Rotating Electrical Machines General Requirements - with revisions through June 2011 2016</td>
<td>ISPSC</td>
</tr>
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<td>1026-2012</td>
<td>Electric Household Cooking and Food Service Appliances - with Revisions through August 2015</td>
<td>IRC  IMC</td>
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<td>1042-2009</td>
<td>Electric Baseboard Heating Equipment - with Revisions through June 2012 September 2014</td>
<td>IRC  IMC</td>
</tr>
<tr>
<td>1081-2008</td>
<td>Standard for Swimming Pool Pumps, Filters and Chlorinators - with Revisions through March 2014</td>
<td>ISPSC  IMC</td>
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<tr>
<td>1256-2002</td>
<td>Fire Test of Roof Deck Construction with Revisions through January 2007 July 2012</td>
<td>IBC  IMC  IMC</td>
</tr>
</tbody>
</table>

2016 ICC PUBLIC COMMENT AGENDA
1363-2007  Relocatable Power Taps - with revisions through September 2015
1479-03  Standard for Fire Tests of Through-Penetration Firestops with revisions through October 2015
1482-2011  Solid-Fuel Type Room Heaters - with revisions through August 2015
1618-09  Wall Protectors, Floor Protectors, and Hearth Extensions - with revisions through May 2015
1703-02  Flat-plate Photovoltaic Modules and Panels - with revisions through November 2015
1738-2010  Inverters, Converters, Controllers and Interconnection System Equipment with Distributed Energy Resources - with revisions through January 2015
1741-2010  External Corrosion Protection Systems for Steel Underground Storage Tanks - with revisions through December 2014
1746-2007  Chimney Liners with revisions through July 2015
1777-07
1784-2001  Air Leakage Tests of Door Assemblies - with Revisions through February 2015
1795-2009  Hydromassaged Bathtubs including revisions through August 2015
1812-2013  Standard for Ducted Heat Recovery Ventilators - with revisions through April 2014
1815-2012  Standard for Nonducted Heat Recovery Ventilators - with revisions through April 2014
1821-2011  Standard for Thermoplastic Sprinkler Pipe and Fittings for Fire Protection Services - with revisions through August 2015
1871-2012  Uplift Tests for Roof Covering Systems - with revisions through September 2015
1978-2010  Grease Ducts - with revisions through September 2013
1994-04  Luminous Egress Path Marking Systems with Revisions through November 2015
1995-2011  Heating and Cooling Equipment - with revisions through October 2015
1996-2009  Electric Duct Heaters - with revisions through November 2015
2034-2008  Standard for Safety for Single and Multiple Station Carbon Monoxide Alarms with revisions through February 2015
2200-2012  Stationary Engine Generator Assemblies - with revisions through July 2015
2208-2010  Solvent Distillation Units - with Revisions through March 2015

USC

<table>
<thead>
<tr>
<th>Standard Reference Number</th>
<th>Title</th>
<th>Referenced in Code(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFR Title 16 (May 22, 2006)</td>
<td>R-Value Rule</td>
<td>IRC IECC</td>
</tr>
</tbody>
</table>

WCLIB

<table>
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<tr>
<th>Standard Reference Number</th>
<th>Title</th>
<th>Referenced in Code(s):</th>
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<tbody>
<tr>
<td>AITC 104-03</td>
<td>Typical Construction Details</td>
<td>IBC</td>
</tr>
<tr>
<td>AITC 110-01</td>
<td>Standards Appearance Grades for Structural Glued Laminated Timber</td>
<td>IBC</td>
</tr>
<tr>
<td>AITC 113-10</td>
<td>Standard for Dimensions of Structural Glued Laminated Timber</td>
<td>IBC</td>
</tr>
<tr>
<td>AITC 119-95</td>
<td>Standard Specifications for Structural Glued Laminated Timber of Hardwood Species</td>
<td>IBC</td>
</tr>
<tr>
<td>AITC 200-09</td>
<td>Manufacturing Quality-Control System Manual for Structural Glued Laminated Timber</td>
<td>IBC</td>
</tr>
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</table>

WDMA

<table>
<thead>
<tr>
<th>Standard Reference Number</th>
<th>Title</th>
<th>Referenced in Code(s):</th>
</tr>
</thead>
</table>
Committee Action: Approved as Modified

**Standard Reference Number** | **Title** | **Referenced in Code(s):**
--- | --- | ---

**Reason: THIS IS THE ADMIN STANDARDS UPDATE CODE CHANGE**
The CP 28 Code Development Policy, Section 4.6 requires the updating of referenced standards to be accomplished administratively, and be processed as a Code Change Proposal for consideration by the Administrative Code Change Committee. In September 2015, a letter was sent to each developer of standards that is referenced in the International Codes, asking them to provide ICC with a list of their standards in order to update to the current edition. Above is the list of the referenced standards that are to be updated based upon responses from standards developer.

ADM94-16 : 712
(NEW)-11416

**Public Hearing Results**

**Modification:**

<table>
<thead>
<tr>
<th>AAMA</th>
<th>American Architectural Manufacturers Association</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard Reference Number</strong></td>
<td><strong>Title</strong></td>
</tr>
<tr>
<td>AAMA 711-16</td>
<td>Voluntary Specification for Self Adhering Flashing Used for Installation of Exterior Wall Fenestration Products</td>
</tr>
<tr>
<td>AAMA 506-16</td>
<td>Voluntary Specifications for Impact and Cycle Testing of Fenestration Products</td>
</tr>
<tr>
<td>AAMA/NSA/NPEA 2100-16</td>
<td>Specifications for Sunrooms</td>
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<table>
<thead>
<tr>
<th>ASTM</th>
<th>ASTM</th>
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</thead>
<tbody>
<tr>
<td><strong>Standard Reference Number</strong></td>
<td><strong>Title</strong></td>
</tr>
<tr>
<td>D1929-1416</td>
<td>Standard Test Method for Determining Ignition Temperature of Plastics</td>
</tr>
<tr>
<td>D2843-1016</td>
<td>Standard Test Method for Density of Smoke from the Burning of Decomposition of Plastics</td>
</tr>
<tr>
<td>E136 - 1416</td>
<td>Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750 degrees C</td>
</tr>
<tr>
<td>Standard Reference Number</td>
<td>Title</td>
</tr>
<tr>
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<tr>
<td>E814-20132013A</td>
<td><strong>Standard Test Method of Fire Tests of Penetration</strong> FirestopSystems</td>
</tr>
<tr>
<td>E1529-201314a</td>
<td><strong>Standard Test Method for Determining Effects of Large Hydrocarbon Pool Fires on Structural Members and Assemblies</strong></td>
</tr>
<tr>
<td>E1537 - 20132015</td>
<td>Standard Test Method for Fire Testing of Upholstered Furniture</td>
</tr>
<tr>
<td>E2404-13E115a</td>
<td><strong>Standard Practice for Specimen Preparation and Mounting of Textile, Paper or Polymeric (Including Vinyl) and Wood Wall or Ceiling Coverings, Facing and Veneers to Assess Surface Burning Characteristics</strong></td>
</tr>
<tr>
<td>E2599 - 1415</td>
<td><strong>Standard Practice for Specimen Preparation and Mounting of Reflective Insulation Radiant Barrier and Vinyl Stretch Ceiling Materials for Building Applications to Assess Surface Burning Characteristics</strong></td>
</tr>
</tbody>
</table>

**AWPA**  
American Wood Protection Association

<table>
<thead>
<tr>
<th>Standard Reference Number</th>
<th>Title</th>
<th>Referenced in Code(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>M4-1416</td>
<td>Standard for the Care of Preservative-Treated Wood Products</td>
<td>IBC ICR</td>
</tr>
<tr>
<td>U1 - 1416</td>
<td>USE CATEGORY SYSTEM: User Specification for Treated Wood except , Commodity Specification H</td>
<td>IBC ICR</td>
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**CGA**  
Compressed Gas Association

<table>
<thead>
<tr>
<th>Standard Reference Number</th>
<th>Title</th>
<th>Referenced in Code(s):</th>
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<tbody>
<tr>
<td>S-1.2 (2005)(2009)</td>
<td>Pressure Relief Device Standards - Part 2 - Cargo and Portable Tanks for Compressed Gases</td>
<td>IFC IFGC</td>
</tr>
</tbody>
</table>

**ICC**  
International Code Council

<table>
<thead>
<tr>
<th>Standard Reference Number</th>
<th>Title</th>
<th>Referenced in Code(s):</th>
</tr>
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<tbody>
<tr>
<td>ICC A117.1- 20162000</td>
<td>Accessible and Usable Buildings and Facilities</td>
<td>IBC IEBC IFC IPC IRC IZC</td>
</tr>
</tbody>
</table>

**SPRI**  
Single-Ply Roofing Institute

<table>
<thead>
<tr>
<th>Standard Reference Number</th>
<th>Title</th>
<th>Referenced in Code(s):</th>
</tr>
</thead>
</table>
Committee Reason: Hansen19, Hansen 22 and Hansen 24 added updated references for AAMA standards. Hirschler 25 adds updates references for ASTM standards. Hirschler 25 included two standards that are not in the 2015 edition, E648 and E2579, therefore, they are not part of this update. Wangel 14 adds updates for AWPA standards. These references are updates that should have been part of the original proposal. McLaughlin 20 requests not to updated reference for a CGA standard to a 2016 edition. The proponent explained that this is an incorrect reference. Wilen 10 requests not to update references for two SPRI standards to the 2017 edition. The proponent explained that these standards are not ready for review at this time. Orlowski 13 requests the ICC A117.1 to not be updated and remain as a reference to the 2009 edition. This standard has significant revisions that are not finalized at the time of this hearing. There should be the opportunity to address scoping and references in the codes and the implications to buildings with these new requirements. There was testimony that the new requirements will no longer be coordinated with the 2010 ADA Standard for Accessible Design. The committee noted that there was no opposition testimony to leaving this standard on the current edition. The remainder of the standards references are part of the automatic update of currently referenced standards. This is part of CDP28 allowances for updates and should be approved.

Assembly Motion: As Modified
Online Vote Results: Successful
Support: 69% (256) Oppose: 31% (115)
Assembly Action: Approved as Modified
Online Floor Modification:

<table>
<thead>
<tr>
<th>Standard Reference Number</th>
<th>Title</th>
<th>Referenced in Code(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANSI/SPRI/FM4435-ES-1-1</td>
<td>Wind Test Standard for Edge Systems Used with Low Slope Roofing</td>
<td>IBC</td>
</tr>
<tr>
<td>ANSI/SPRI VF1-1047</td>
<td>External Fire Design Standard for Vegetative Roofs</td>
<td>IBC</td>
</tr>
</tbody>
</table>

The floor motion is to approve all modifications approved by the committee as well as adding this further modification to keep ASCE 7 on the 2010 edition.

Individual Consideration Agenda

As noted in the Introduction to this Public Comment Agenda, “Public Comment Consideration of ADM94-16”, page vi, ADM94-16 will be dealt with procedurally by dividing the question as a multiple part code change proposal; with each referenced standard receiving a public comment being dealt with as a separate part in conjunction with the submitted public comment.

Public Comment 1:
Proponent: Mike Ennis, SPRI, Inc., representing SPRI, Inc. (m.ennis@mac.com) requests Approve as Modified by this Public Comment.

Modify as Follows:

<table>
<thead>
<tr>
<th>Standard Reference Number</th>
<th>Title</th>
<th>Referenced in Code(s):</th>
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</thead>
<tbody>
<tr>
<td>ANSI/SPRI/FM4435-ES-1-1</td>
<td>Wind Test Standard for Edge Systems Used with Low Slope Roofing</td>
<td>IBC</td>
</tr>
</tbody>
</table>

Commenter's Reason: ADM94-16 was recommended for approval as modified. Two of the proposed modifications would change the revision date of ANSI/SPRI standards from the 2017 edition to the edition year currently referenced in the code. The reason given by the proponent of this modification was that 2017, the edition date in the original ADM94 proposal, was to far out in the future. In accordance with Section 4.6 of CP-28, the deadline for availability and submission to ICC of an
updated standard is December 1, 2017. Specifically this comment is referencing ANSI/SPRI/ESM-1 and ANSI/SPRI VF-1. The proponent of the modification has requested that the date reference for ANSI/SPRI/ESM-1 be maintained at the current 2011 year and the ANSI/SPRI VF-1 reference be maintained at the current 2010 year. Both of these standards are currently in the ANSI canvassing process and the revision will be completed before the December 1, 2017 cut-off date. Numerous revisions are being made based on comments we have heard from users of the standards. These revisions will improve the standards.

We respectfully request that ADM94 be approved as submitted with respect to these ANSI/SPRI standards.

Public Comment 2:

Proponent: Mike Ennis (m.ennis@mac.com) requests Approve as Modified by this Public Comment.

Modify as Follows:

<table>
<thead>
<tr>
<th>SPRI Standard Reference Number</th>
<th>Single-Ply Roofing Institute</th>
<th>Refersenced in Code(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANSI/SPRI VF1-10 VF1-17</td>
<td>External Fire Design Standard for Vegetative Roofs</td>
<td>IBC</td>
</tr>
</tbody>
</table>

Commenter's Reason: ADM94-16 was recommended for approval as modified. Two of the proposed modifications would change the revision date of ANSI/SPRI standards from the 2017 edition to the edition year currently referenced in the code. The reason given by the proponent of this modification was that 2017, the edition date in the original ADM94 proposal, was to far out in the future. In accordance with Section 4.6 of CP-28, the deadline for availability and submission to ICC of an updated standard is December 1, 2017. Specifically this comment is referencing ANSI/SPRI/ESM-1 and ANSI/SPRI VF-1. The proponent of the modification has requested that the date reference for ANSI/SPRI/ESM-1 be maintained at the current 2011 year and the ANSI/SPRI VF-1 reference be maintained at the current 2010 year. Both of these standards are currently in the ANSI canvassing process and the revision will be completed before the December 1, 2017 cut-off date. Numerous revisions are being made based on comments we have heard from users of the standards. These revisions will improve the standards.

We respectfully request that ADM94 be approved as submitted with respect to these ANSI/SPRI standards.

Public Comment 3:

Proponent: Mike Fischer, Kellen, representing Asphalt Roofing Manufacturers Association and the Gypsum Association (mfischer@kellencompany.com) requests Approve as Modified by this Public Comment.

Further Modify as Follows:

<table>
<thead>
<tr>
<th>ASTM Standard Reference Number</th>
<th>ASTM</th>
<th>Referenced in Code(s):</th>
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<tbody>
<tr>
<td>D 7158/D7158M-11 D7158M-16</td>
<td></td>
<td>IBC IRC</td>
</tr>
</tbody>
</table>

Commenter's Reason: ASTM D7158 has recently been updated to reflect correlations to ASCE-7-10. This comment updates the edition for the 2018 I-Codes to include the new 2016 edition.

Public Comment 4:

Proponent: Steven Ferguson, representing American Society of Heating, Refrigerating, and Air-Conditioning Engineers (sferguson@ashrae.org) requests Approve as Modified by this Public Comment.

Modify as Follows:

<table>
<thead>
<tr>
<th>ASHRAE Standard Reference Number</th>
<th>American Society of Heating, Refrigerating and Air Conditioning Engineers</th>
<th>Referenced in Code(s):</th>
</tr>
</thead>
</table>
Commenter's Reason: There is a chance ASHRAE Standard 140-2017 may not be published in time for the administrative reference update. This public comment is being submitted so we refer to the current version of the standard (the 2014 version) rather than the next version of the standard.

Public Comment 5:
Proponent: Marcelo Hirschler, representing GBH International (gbhint@aol.com) requests Approve as Modified by this Public Comment.

Further Modify as Follows:

<table>
<thead>
<tr>
<th>Standard Reference Number</th>
<th>Title</th>
<th>Referenced in Code(s):</th>
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<tbody>
<tr>
<td>4496-2016 4996-2015</td>
<td>Approval Standard for Classification of Pallets and other Materials Handling Products as Equivalent to Wood Pallet</td>
<td>IFC</td>
</tr>
</tbody>
</table>

Commenter's Reason: The actual number of the standard referenced in the IFC is FM 4996 and not FM 4496 and the latest (2015) edition was issued December 2015.

Public Comment 6:
Proponent: Marcelo Hirschler, representing GBH International (gbhint@aol.com) requests Approve as Modified by this Public Comment.

Further Modify as Follows:

<table>
<thead>
<tr>
<th>Standard Reference Number</th>
<th>Title</th>
<th>Referenced in Code(s):</th>
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<tbody>
<tr>
<td>D2859-2016</td>
<td>Standard Test Method for Ignition Characteristics of Finished Textile Floor Covering Materials</td>
<td></td>
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</table>

Commenter's Reason: ASTM D2859 has recently been updated to 2016 editions.

Public Comment 7:
Proponent: Marcelo Hirschler (gbhint@aol.com) requests Approve as Modified by this Public Comment.

Further Modify as Follows:

<table>
<thead>
<tr>
<th>Standard Reference Number</th>
<th>Title</th>
<th>Referenced in Code(s):</th>
</tr>
</thead>
</table>

Commenter's Reason: ASTM E84 has recently been updated to 2016 editions.

Public Comment 8:
Proponent: Marcelo Hirschler (gbhint@aol.com) requests Approve as Modified by this Public Comment.
Further Modify as Follows:

<table>
<thead>
<tr>
<th>ASTM Standard Reference Number</th>
<th>ASTM Standard Reference Title</th>
<th>Referenced in Code(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>E108-16</td>
<td>Standard Test Methods for Fire Tests of Roof Coverings</td>
<td></td>
</tr>
</tbody>
</table>

Commenter's Reason:
ASTM E108 has recently been updated to 2016 editions.

Public Comment 9:

Proponent: Jeff Inks, representing Window & Door Manufacturers Association (jinks@wdma.com) requests Approve as Modified by this Public Comment.

Modify as Follows:

<table>
<thead>
<tr>
<th>ASTM Standard Reference Number</th>
<th>ASTM Standard Reference Title</th>
<th>Referenced in Code(s):</th>
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</thead>
<tbody>
<tr>
<td>F2090-13 F2090-17</td>
<td>Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms</td>
<td>IBC IRC IFC IEBC</td>
</tr>
</tbody>
</table>

Commenter's Reason: The correct edition to be referenced in the 2018 codes is the 2017 which is nearing completion.

Public Comment 10:

Proponent: Jeff Inks, representing Window & Door Manufacturers Association (jinks@wdma.com) requests Approve as Modified by this Public Comment.

Modify as Follows:

<table>
<thead>
<tr>
<th>ASTM Standard Reference Number</th>
<th>ASTM Standard Reference Title</th>
<th>Referenced in Code(s):</th>
</tr>
</thead>
</table>

Commenter's Reason: This standard is currently referenced in the IBC & IEBC and is currently being revised which will result in the 2017 edition however, the update to the code reference update to the 2017 was inadvertently not included in ADM-94 and is therefore included by this public comment.

Public Comment 11:

Proponent: Bonnie Manley, AISI, representing SJI (bmanley@steel.org) requests Approve asModified by this Public Comment.

Modify as Follows:

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>SJI-200-16 SJI-200-15</td>
<td>Standard Specification for Composite Steel Joists, CJ-Series</td>
<td>IBC</td>
</tr>
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</table>

Commenter's Reason: This modification simply corrects the publication date of SJI 200. A copy of SJI 200-15 is available at: https://steeljoist.org/ansi/.

Public Comment 12:
Proponent: Kenneth Schoonover, representing ICC/ANSI A117 Committee (schoonkm@gmail.com) requests
Approve as Modified by this Public Comment.

Further Modify as Follows:

<table>
<thead>
<tr>
<th>ICC Standard Reference Number</th>
<th>International Code Council Title</th>
<th>Referenced in Code(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>ICC A117.1-092015</td>
<td>Accessible and Usable Buildings and Facilities</td>
<td>IFC IZC IEBC IPC IRC IBC</td>
</tr>
</tbody>
</table>

Commenter’s Reason: I am requesting approval of the originally proposed update of ICC/ANSI A117.1 to the 2016 edition. Development of the new edition of the standard is being finalized and will be complete to the point that all proposed revisions and all public comments on the proposed revisions will have been settled before final action is taken on this proposal in Kansas City. The A117 Committee is wrapping up its final actions on the small handful issues remaining to be resolved. Consensus on the new edition WILL BE ACHIEVED in time for your approval of the update.

CONSSENSUS is the key here. The ICC Codes appropriately require that standards that are adopted by reference in the I-Codes be developed through an approved, consensus process. The marriage of codes and referenced standards has been a long-standing, successful relationship for decades. The A117 Committee is an ANSI-approved Accredited Standards Committee, and A117.1 has been, and continues to be, developed in strict accordance with the ANSI Consensus Process. The 2016 Edition of ICC/ANSI A117.1 will also have met the rigors of the consensus process.

Disapproval of the update to this point was justified because the standards development process was not yet completed. That reason for disapproval will no longer exists. ALL OTHER reasons for disapproval that you have heard so far, and will likely continue to hear, are without merit.

Impact of substantive technical changes: Yes, there are several substantive technical changes in the new standard. Unfortunately, the code development committee only heard from a minority of interests that, not unexpectedly, oppose the new standard. Those interests are represented on the A117 Committee, they had their views and objections fully heard, considered and voted on throughout the 5+ years that the new edition of the standard was being developed. The key facts about the new standard are:

- The A117 Committe is comprised of 50 organizational and individual members that fall into five separate Interest Categories. Under the ANSI process, no single interest category can represent more than one-third of the committee. This ensures that the process cannot be dominated by any single interest category, including those who staunchly support these changes or those who oppose them. That is a fundamental aspect of consensus. Standards are rarely unanimous, but unanimity is not necessary to achieving consensus.
- The technical changes in the standard are based on valid research that has been conducted and vetted within the research community. More importantly, the changes in the standard are a product of careful consideration with due regard for the impact on design and construction. The committee was quite deliberate in selecting the new provisions. For example:
  - The new requirements for wheelchair clear floor space, turning spaces, etc., are NOT AS LARGE as the research would support. The Committee was purposely more modest than it could have been, all in consideration of the impact on design and construction.
  - The new requirements WILL NOT BE APPLICABLE TO EXISTING BUILDINGS. The committee agreed to make them applicable to only to new construction. This clearly addresses one of the biggest and most important issue of impact.

Technical changes in referenced standards are not new and happen all the time. While these changes are substantive, they have been through a rigorous, careful, consensus development process. Issues of scoping and impact have been considered and the committee purposely limited the scope and impact of the new requirements accordingly. You can and should rely on the fact that this was done fully and carefully in a consensus arena, the same as you do for the hundreds of other referenced standards that include technical changes in their updates.

Coordination with the new ADA Standards: The new requirements in the standard effectively exceed the minimum requirements of the 2010 ADA Standards. If the objection raised with the Code Development Committee was based on the view that the Codes should ONLY coordinate with the MINIMUM ADA requirements, then the concern is valid. However, the goal of the codes has always been to MEET OR EXCEED ADA. That objection is without merit, as the codes today, and in the past, have always exceeded the minimum requirements of ADA in one way or another.

Lastly, the committee's reason noted that there was no opposition to the testimony they received objecting to the update. This is, sadly, a poor basis for a decision. It means the testimony of one or two who oppose something is given credence because no one else spoke up to oppose their view, regardless of how inaccurate or misleading that testimony may have been. Once again, you heard only from a minority of those who oppose the new standard, but who are represented on the committee and were unsuccessful in their opposition. They are now coming to you to essentially do an end run around the consensus
process. The testimony to the Code Development Committee, in part, painted the picture that the A117 Committe was doing some really "crazy things". Do not rely on that as representative of the consensus process. One thing is certain ... the absence of anyone speaking in opposition to the views of one or two, or a few, as a reason to agree with them would never pass muster in the consensus process. The 2016 Edition of A117.1 is valid, it has a solid basis in research, and it represents the consensus that the ICC Code process appropriately relies upon.

Public Comment 13:

Proponent: Gary Ehrlich, National Association of Home Builders, representing National Association of Home Builders (gehrlich@nahb.org); Assembly Motion. requests Approve as Modified by Successful Assembly Action.

<table>
<thead>
<tr>
<th>ASCE</th>
<th>American Society of Civil Engineers</th>
<th>Referenced in Code(s):</th>
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<tbody>
<tr>
<td>7-16</td>
<td>Minimum Design Loads and Associated Criteria for Buildings and Other Structures with Supplement No. 1</td>
<td>IBC IRC IEBC</td>
</tr>
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</table>

The floor motion is to approve all modifications approved by the committee as well as adding this further modification to keep ASCE 7 on the 2010 edition.

Commenter's Reason:

EHR LicH: The purpose of this public comment is to express NAHB's support for the successful assembly action to retain the 2010 edition of ASCE 7, instead of updating to the 2016 edition. ASCE 7-16 contains numerous technical changes that will significantly affect the design and increase the cost of construction of one- and two-family dwellings and low-rise multifamily residential buildings.

Most importantly, ASCE 7-16 contains significant increases in component & cladding roof pressures for low-rise buildings, and for buildings with low-slope or near-flat roofs new, complex loading patterns are introduced. Costs for roof coverings and roof framing will increase, and in high-wind areas (e.g. Florida and along the Gulf Coast) the choice of roofing materials may be limited, as some common roof coverings such as concrete and clay tiles, single-ply roof membranes, and mechanically-attached roofing systems may not be able to economically meet the increased roof pressures.

Due to changes in site classification factors, and increases in the spectral accelerations for portions of South Carolina, Tennessee, New Hampshire, and other areas of the country, the typical Seismic Design Category for many buildings and locations will increase. Depending on the specific change (Seismic Design Category B to C, or C to D), the types of lateral load-resisting systems used for buildings in the affected areas may become more limited, or designers may have to revise standard floor plan layouts to avoid irregularities. On top of those long-standing limitations, ASCE 7-16 also introduces additional detailing requirements on egress stairs, parapet walls, ceilings, site walls and site fences. In many cases, these additional requirements apply even in Seismic Design Category B, rather than being limited to areas of higher seismic risk.

New tsunami-resistant design requirements have been added for the West Coast, Alaska and Hawaii. While the requirements are only explicitly triggered for Risk Category III and IV buildings (e.g. assembly occupancies, large schools, hospitals, power plants, emergency facilities), the door is left open for local jurisdictions to extend the requirements to Risk Category II buildings. Many building affected by such an extension would be light-frame construction, and thus forced at substantial expense to convert one or more stories to structural steel or concrete construction. Further, the manner in which tsunami design data has been provided makes it exceedingly difficult for an engineer designing a building – or a community assessing its risk – to judge rapidly the potential inundation depths a building or community could be exposed to from a tsunami.

No doubt, some states and jurisdictions will move quickly towards adopting the 2018 codes once they are published. It is very likely engineers in those communities would have to deal with the effects of these significant changes before design guides have been published and continuing education offered to help learn how to implement these changes. Building departments will also need to educate their staff on what is new or revised in ASCE 7-16 and be prepared to answer questions from builders, engineers and others in the design and construction community. Simply given the extent of the changes in ASCE 7-16 this would be a challenge; with the funding challenges still facing many building departments the task is even more difficult.

It is also noted that numerous provisions in the IBC, IRC, and IEBC contain information extracted from ASCE 7, or depend on design load information contained in ASCE 7 (e.g. wind speed maps), or have prescriptive provisions based on ASCE 7. It is impossible to update the I-Codes to a new version of ASCE 7 without making correlating changes to the IBC, IRC and IEBC. Even if the extracted information were removed entirely from the IBC, as was proposed this cycle, the prescriptive provisions in the IRC and prescriptive tables in other I-Codes still need to be reviewed against new editions of ASCE 7 and updated. Thus,
ASCE should never have been permitted to use the reference standards update process in the first place. The 2010 edition should be retained until all relevant provisions throughout the I-codes which need to be correlated can be identified, reviewed and revised.

ASSEMBLY ACTION: This code change proposal is on the agenda for individual consideration because the proposal received a successful assembly motion. The assembly action for Approve as Modified was Successful by a vote of 69% (256) to 31% (115) by eligible members online during the period of May 11 - May 26, 2016.

Public Comment 14:

Proponent : Jennifer Goupil, American Society of Civil Engineers (ASCE), representing American Society of Civil Engineers (ASCE) (jgoupil@asce.org); Ronald Hamburger (rohamburger@sgh.com); Jonathan Siu, City of Seattle Department of Construction and Inspections, representing City of Seattle Department of Construction and Inspections (jon.siu@seattle.gov); Steven Winkel, representing The Preview Group (swinkel@preview-group.com); Lee Kranz, City of Bellevue, Washington, representing Washington Association of Building Officials (lkranz@bellevuewa.gov) requests Approve as Modified by this Public Comment.

Further Modify as Follows:

<table>
<thead>
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<td>Minimum Design Loads and Associated Criteria for Buildings and Other Structures with Supplement 1</td>
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</tbody>
</table>

Commenter's Reason:

Reason Statement:

The following organizations are in support of ASCE 7-16 with Supplement 1:

- Washington Association of Building Officials Technical Code Development Committee (WABO TCD)
- FEMA Building Sciences
- American Institute of Architects (AIA)
- American Concrete Institute (ACI)
- American Iron and Steel Institute (AISI)
- American Institute of Steel Construction (AISC)
- American Wood Council (AWC)
- The Masonry Society (TMS)
- National Council of Structural Engineering Associations Code Advisory Committee (NCSEA CAC)
- Structural Engineers Association of California (SEAOC)
- Structural Engineers Association of New York Codes and Standards Committee (SEAnoY CSC)
- American Council of Engineering Companies of New York (ACEC New York)
- Institute of Building and Home Safety (IBHS)
- Portland Cement Association (PCA)
- Concrete Reinforcing Steel Institute (CRSI)
- Concrete Foundations Association (CFA)
- Precast/Prestressed Concrete Institute (PCI)
- National Fire Sprinkler Association (NFSA)
- Mason Contractors Association of America (NCAA)
- National Concrete Masonry Association (NCMA)
- Rack Manufacturers Institute (RMI)
- Expanded Shale Clay and Slate Institute (ESCSI)

Supplement 1

The primary purpose of Supplement 1 to ASCE 7-16 was to enable adoption by ASCE 7-16 of those standards developed by other organizations, such as the suite of AISC standards for design of steel construction, which had not been completed prior to the completion of balloting on ASCE 7-16. It had always been, and remains the Committee's intent, to treat Supplement 1 as an
integral part of the standard, submit it for inclusion in the 2018 I-Codes, and also, to publish the standard with the supplement material incorporated within the text. The Supplement will not be a separate document.

It is important that the Supplement 1 to ASCE 7-16 be adopted because it provides the following technically substantive changes:

- Coordination with material standards referenced within ASCE 7-16 including AISC, AISI, AWC, and TMS standards along with the correlating text. This coordination ensures that all of the referenced standards within ASCE 7-16 are the same as those referenced by the I-Codes.
- New regional snow data for New Hampshire, which has been included in ASCE 7-16 in response to public comment, and is consistent with the new data already included for the western mountainous states that eliminates Case Study zones; a correlating public comment to update the snow map in chapter 16 has been submitted (S-103).
- Coordination of the simplified wind procedures to be compatible with the Directional All Heights procedure; and clarification of the site specific procedure for developing design ground motions on soft soil sites in zone of high seismic risk; a correlating public comment to update the coefficients has been submitted (S-114).

Adoption of Supplement 1 to the updated ASCE 7-16 provides the most up-to-date and coordinated loading standard for structural design. Along with improved coordination and routine updates, ASCE 7-16 includes many significant changes as follows:

- New seismic maps that reflect the updated National Seismic Hazard Maps, including increased requirements for the region surrounding Las Vegas, Nevada, to address local concerns. The basis for the increase was developed and supported by the State of Nevada Geologist's office.
- New wind speed maps that result in reduced wind speeds for much of the country and clarify the special wind study zones, including new maps for Hawaii. Also new maps for Risk Category IV separate from Category III;
- New regional snow data generated by state Structural Engineers Associations in Colorado, Oregon, New Hampshire, Washington and other mountainous states, that is now directly referenced and eliminates many, older site-specific Case Study zones;
- Updated rain duration provisions align design requirements with International Plumbing Code provisions for drainage; as well as
- Entirely new chapter with tsunami design provisions, which is important to west coast states, Alaska, and Hawaii.

For additional information on ASCE 7-16 with Supplement 1, including technical changes, cost impacts, and supporting organization, go to http://www.asce.org/structural-engineering/asce-7-and-sei-standards/ (http://www.asce.org/structural-engineering/asce-7-and-sei-standards/).

Cost Impact
Consistent with revisions to all editions of the ASCE 7 standard, some of the revisions will cause increases and some will cause decreases in the cost of construction for an overall project. In fact, the variability of the impacts on construction resulting from different hazards may be compounding or may negate the effects. The cost impact for each significant change to ASCE 7-16 has been considered and is described below. While it is recognized that the summary of impacts from ASCE 7-16 to overall construction as compared to ASCE 7-10 is project specific, impacts to a specific building component or industries may be significant for any isolated change in the standard.

Seismic: The principal sources of economic impact associated with adoption of the ASCE 7-16 seismic requirements are the adoption of updated seismic hazard maps and new site coefficients.

New Seismic Maps: ASCE 7-16 adopts the 2014 USGS National Seismic Hazard Maps, as does the 2018 IBC (under proposal S119-16). These maps include numerous improvements to the ground motion prediction models based on updated scientific study. To understand the effect of the new maps on construction cost, 34 high-risk locations were evaluated using the new maps and compared to results from ASCE 7-10. Some locations experience increased design ground motions and others decreased motions. A summary is as follows:

- 90% of the changes are +/-20% or less
- 67% of the changes are +/- 10% or less

On average, the 34 sites have a slight decrease for both $S_g(1\%)$ and $S_1(5\%)$. Given these results, the effect of the new seismic maps on construction costs, on average, is a slight reduction.

New Site Coefficients and Site-Specific Response Spectrum Requirement: ASCE 7-16 updates the site coefficients, $F_a$ and $F_v$, presented respectively in Tables 11.4-1 and 11.4-2. These coefficients modify the required seismic design forces based on soil profile at the building site. The coefficients contained in ASCE 7-10 had not been updated since the 1990s and have not
been compatible with the seismic hazard maps since 2010. Note that a separate proposal (S-114) makes these same changes to the IBC.

Resulting changes to the Short-Period Site Coefficient, $F_D$:
- For Site Class B, the values are reduced by 10%
- For Site Class C, the values are increased by 20% at high hazard locations
- For Site Class D, which encompasses most sites, the values are the same

Resulting changes to the Long-Period Site Coefficient, $F_V$:
- For Site Class B, the values are reduced by 20%
- For Site Class C, the values are reduced by 10% at low hazard locations and are increased by 10% at high hazard locations
- For Site Class D, the values are increased by 20% at high hazard locations

Given the above changes and the fact that seismic force resistance contributes to perhaps 10% of a building's overall cost, the effect of the new site coefficients on construction costs is a decrease of approximately 1% at low hazard locations and an increase of approximately 1% at high hazard regions.

ASCE 7-16 requires the use of site specific response spectra for buildings sited on Site Class D and E where $S_1 \geq 0.2$, resulting in an increase in $S_D$ in the range of 20-40%. This impact mostly effects tall buildings with longer fundamental periods of vibration and does not impact most construction, which is low-rise, at all. The effect of requiring development of site specific response spectra on construction costs may be an increase of approximately 2% for mid- and high-rise structures in regions of high seismic risk. It should be noted that most such structures designed in the past 20 years have already used such site-specific spectra and would not experience any increase in construction cost.

**Wind:** The ASCE 7-16 wind provisions have four primary areas of impact on construction cost: reevaluation of wind speeds; separate mapped wind speeds for Risk Categories III and IV; updated wind pressure coefficients for components and cladding on low-rise, low-slope roofs; and new wind pressure coefficients for silos, tanks and similar structures. As part of the development of new wind speed maps a new national wind hazard study was undertaken, taking advantage of the greatly increased number of wind reporting stations now available. This study separately evaluated hazards due to tornadoes, hurricanes and thunderstorms, as well as other sources and also accounted for increased deforestation and urban growth. The resulting wind hazard maps for Risk Category II and III structures generally reduce design wind speed hazards. For Risk Category II structures, this reduction is on the order of 10 to 15 miles per hour, resulting in a reduction of wind pressures for the design of building frames in the range of 20% to 30% or more, depending on location. This represents perhaps a 2 to 3% reduction in construction cost, broadly, across the U.S. A somewhat smaller reduction is achieved for Risk Category III structures. With the introduction of new maps for Risk Category IV structures, wind speeds essentially remain unchanged, resulting in no net cost impact.

Wind pressure coefficients for low slope roofs less than 60 feet in height changed significantly. In most of the U.S. this increase is offset by the reductions in wind speeds described above and results on no net cost impact. However, significant impact does occur in hurricane prone regions, within 600 feet of the shoreline (Wind Exposure D), where wind pressures on roofing can increase by nearly 40%. This results in perhaps a 2% increase in total building construction cost, for those few cases. It should be noted that failure of roofing has been observed in most hurricane events, resulting in substantial financial losses. These new requirements will reduce such financial losses in the future. Similarly, the new wind pressure coefficients for silos, tanks and other cylindrical structures results in small cost increase.

**Snow:** The cost impact from the addition of the snow loads data is minimal because the regions identified as case study were governed by the local jurisdiction adoption of the state snow data. ASCE 7-16 coordinates this requirement with the states and provides it in ASCE 7-16 consistently. In this case, the provisions are newly located into ASCE 7-16 from existing state sources, which should not impact the cost of construction.

**Rain:** ASCE 7-16 increases the concentration time for design of roof structures and their drainage. This will require provision of increased drainage in the form of more closely spaced drains and potentially large drains and lines. The estimated cost of this change is less than 1% and will be counter balanced by the decrease in economic losses resulting from ponding-induced structural failures of roofs.

**Tsunami:** The provisions within the new chapter may increase the cost of construction for those Risk Category III and IV structures constructed within a Tsunami inundation zone, depending on the tsunami inundation depth at the structure. Cost studies have shown this increase to be very small, given that the Risk Category III and IV structures in these five western states
will already be designed for high-seismic loads and ductile detailing. There may be some enhanced tsunami design necessary for vertical load carrying elements of minimal dimensions and capacity. As with other flooding effects, foundations must resist scour.

For additional information on ASCE 7-16 and Supplement 1 changes and supporting organizations, go to http://www.asce.org/structural-engineering/asce-7-and-sei-standards/ (http://www.asce.org/structural-engineering/asce-7-and-sei-standards/).

Public Comment 15:

Proponent: Scott Campbell, representing Portland Cement Association (scampbell@cement.org) requests Approve as Modified by Committee.

Commenter’s Reason: The modification to revert to the 2010 edition of ASCE 7 is not justified. The proponents of the change are concerned that the revised wind roof load values for low rise structures are unfavorable for their industry. However, the revised values are based on the latest research independent, i.e. not industry funded, organizations and reflect the current state of knowledge among wind load professionals. In addition, the modification proponents had ample opportunity to present their case during the consensus standard process, the reduction in wind load sought by the proponents was thoroughly discussed, and the consensus was that their request was not justified by the data. Further, the criteria of ASCE 7-16 have been used in the development of other criteria in the body of the IBC and several referenced standards. Thus it is necessary to include the ASCE 7-16 in the I-codes to avoid conflicts, confusion and potential errors in design and construction when using the IBC and other referenced standards developed in coordination with ASCE 7-16. These include but are not limited to:
- The Masonry Society 402-2016 Building Code for Masonry Structures
- The Masonry Society 602-2016 Specification for Masonry Structures

which are also part of ADMIN 94.