



STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL

1. State Building Code to be Amended:

- | | |
|-----------------------------------------------------------------|---------------------------------------------------------------|
| <input checked="" type="checkbox"/> International Building Code | <input type="checkbox"/> State Energy Code |
| <input type="checkbox"/> ICC ANSI A117.1 Accessibility Code | <input type="checkbox"/> International Mechanical Code |
| <input type="checkbox"/> International Existing Building Code | <input type="checkbox"/> International Fuel Gas Code |
| <input type="checkbox"/> International Residential Code | <input type="checkbox"/> NFPA 54 National Fuel Gas Code |
| <input type="checkbox"/> International Fire Code | <input type="checkbox"/> NFPA 58 Liquefied Petroleum Gas Code |
| <input type="checkbox"/> Uniform Plumbing Code | <input type="checkbox"/> Wildland Urban Interface Code |

Section(s):
510.5

Title:
Update IBC 510.5 to account for deletion of 504.2 (20' sprinkler increase) in 2015 IBC.

2. Proponent Name (Specific local government, organization or individual):

Proponent: Lee Kranz, for the Washington Association of Building Officials (WABO) Technical Code Development Committee (TCDC)

Title: TCDC Chairman

Date: February 9, 2018

3. Designated Contact Person:

Name: Lee Kranz

Title: Plan Review Supervisor

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4. Proposed Code Amendment. Reproduce the section to be amended by underlining all added language, striking through all deleted language. Insert new sections in the appropriate place in the code in order to continue the established numbering system of the code. If more than one section is proposed for amendment or more than one page is needed for reproducing the affected section of the code additional pages may be attached. (Examples on the SBCC [website](#))

Code(s) 2018 IBC Section(s) 510.5

Enforceable code language must be used; see an example [by clicking here](#).
Amend section to read as follows:

510.5 Group R-1 and R-2 buildings of Type IIIA construction.

~~The height limitation for~~ For buildings of Type IIIA construction in Groups R-1 and R-2 the maximum allowable height in Table 504.3 shall be increased to six stories and 75 feet (22 860 mm) by 10 feet and the maximum allowable number of stories in Table 504.4 shall be increased by one where the first floor assembly above the basement has a fire-resistance rating of not less than 3 hours and the floor area is subdivided by 2-hour fire-resistance-rated fire walls into areas of not more than 3,000 square feet (279 m2).

5. Briefly explain your proposed amendment, including the purpose, benefits and problems addressed. Specifically note any impacts or benefits to business, and specify construction types, industries and services that would be affected. Finally, please note any potential impact on enforcement such as special reporting requirements or additional inspections required.

The 20-foot increase in building height and one additional story specified in Section 504.2 of the 2012 IBC was deleted and replaced by Tables 504.3 and 504.4 in the 2015 IBC. Tables 504.3 and 504.4 include the increases that used to be specified in Section 504.2 of the 2012 IBC. This created an anomaly in Section 510.5 for height in the current code. Section 510.5 now specifies that the height for Group R-1 and R-2 of Type III-A construction shall be increased to 75' if the building complies with the conditions indicated in this section. Since the Tables already include the pre-calculated increases for sprinklers the increase indicated in Section 510.5 is lost in the translation. This proposal clarifies what the increases are in Section 510.5 and creates consistency with the height and story increases that were previously specified in Section 504.2 of the 2012 IBC. There are no substantive changes from the original provisions of Section 504.2 of the 2012 IBC proposed.

6. Specify what criteria this proposal meets. You may select more than one.

- The amendment is needed to address a critical life/safety need.
- The amendment is needed to address a specific state policy or statute.
- The amendment is needed for consistency with state or federal regulations.
- The amendment is needed to address a unique character of the state.
- The amendment corrects errors and omissions.

7. Is there an economic impact: Yes No

Explain: This code change proposal will not increase or decrease the cost of construction. This is a correction to add clarity in the code. It will not impact the cost of construction.

If there is an economic impact, use the Table below to estimate the costs and savings of the proposal on construction practices, users and/or the public, the enforcement community, and operation and maintenance. If preferred, you may submit an alternate cost benefit analysis.

Building Type	Construction ¹		Enforcement ²		Operations & Maintenance ³	
	Costs	Benefits ⁴	Costs	Benefits ⁴	Costs	Benefits ⁴
Residential						
Single family						
Multi-family						
Commercial/Retail						
Industrial						
Institutional						

Please send your completed proposal to: sbcc@ga.wa.gov

All questions must be answered to be considered complete. Incomplete proposals will not be accepted.

¹ \$ / square foot of floor area or other cost. Attach data. **Construction** costs are costs prior to occupancy, and include both design and direct construction costs that impact the total cost of the construction to the owner/consumer.

² Cost per project plan. Attach data. **Enforcement** costs include governmental review of plans, field inspection, and other action required for enforcement.

³ Cost to building owner/tenants over the life of the project.

⁴ Measurable benefit.