



STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL

May 2018
Log No. _____

1. State Building Code to be Amended:

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

For the Washington State Energy Code, please see specialized [energy code forms](#)

Section(s): 202

Title: Definition of High-Rise Building

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

Proponent: WABO Technical Code Development

Title: The Washington Association of Building Officials (WABO) is a nonprofit, professional association of state, county, city and town officials in Washington State engaged in the development, enforcement and administration of building construction codes and ordinances. Members (both governmental and associate) are building officials and inspectors, plans examiners, architects, structural engineers and others interested in providing safe buildings for our communities.

Date: May 24, 2021

3. Designated Contact Person:

Name: Lee Kranz

Title: Plan Review Supervisor

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Newcastle, WA 98056**

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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) 2021 International Building Code **Section:** 202

Amend section to read as follows:

BG] HIGH-RISE BUILDING. A building with an occupied floor, located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access. For the purposes of this definition, an occupied roof with an occupant load of 50 or more is considered to be an occupied floor.

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.

In an October, 2019 article titled 'Through the roof: Occupied roofs in the 2018 IBC', Kim Paarlberg writes that “What has not been clarified is if an occupied roof is considered an occupied floor when determining does or does not have to meet the high-rise provisions in the code (definition of “high-rise building” and Section 403)”. This code change is intended to address this lack of clarity. High-rise buildings utilizing the new regulations in the 2021 IBC for occupied roofs are gaining in popularity with building owners and designers. In the current definition of High-rise building, we measure from the lowest level of fire department vehicle access to the highest ‘occupied floor’ and if located more than 75 feet above this point then it is considered a high-rise building. What is not clear is if an occupied roof is considered to be the same as an occupied floor. This code change corrects this ambiguity by adding an occupied roof with an occupant load of 50 or more to the definition. The proposal includes a threshold of 50 people before the occupied roof is applicable to the definition because it was felt that less than 50 is not considered to be assembly and with less than 50 people, it would be manageable in terms of meeting a timed egress analysis to get the occupants to a safe location.

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 clarifies the intent or application of the code.
- 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:

The cost will go up but how much will depend on many factors. This definition change will place some buildings into the high-rise category which will require additional life-safety systems to be installed that otherwise would not have been required. The additional cost for these systems could be anywhere between \$100,000 to \$1,000,000 or more.

Provide your best estimate of the construction cost (or cost savings) of your code change proposal?
(See OFM Life Cycle Cost [Analysis tool](#) and [Instructions](#); use these [Inputs](#). **Webinars on the tool can be found [Here](#) and [Here](#)**)

\$Click here to enter text./square foot (For residential projects, also provide \$Click here to enter text./dwelling unit)

Show calculations here, and list sources for costs/savings, or attach backup data pages

List any code enforcement time for additional plan review or inspections that your proposal will require, in hours per permit application:

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

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