

IEBC Significant Changes Report						
2021 Code Section	2018 Code Section	Title or Subject	Reviewers Comments	Cost (Y/N)	Amend Needed (Y/N)	TAG Comments / Recommendations
<b>Chapter 1—Scope and General Requirements</b>						
TAG Member: Chris						
101.2.1	None	Application of fire code	Adds pointer to IFC Chapter 11	N	N	
103	103	Code compliance agency	Changes name of section, adds fill in the blank for jurisdictions to add their department names. Matches changes to IBC	N	N	
105.2 (Building)	Same	Work exempt from permit	Adds another exception for nonfixed and movable cases, counters and partitions not over 5 feet 9 inches in height	N	N	
109.3.10	None	Flood hazard documentation	Requirement to document elevation of lowest floor level in flood hazard areas; refers to IBC or IRC for compliance.	Y	N	
110.1	110.1	Certificate of Occupancy	Adds a new exception exempting work exempt from permits in accordance with Section 105.2.	N	N	
110.4	110.4	Revocation	Adds "or other ordinance of the jurisdiction" to reasons why a code official is authorized to revoke a CO.	N	N	
111.2	111.2	Temporary connection	Adds water and sewer to the things the code official can approve temporary connections to	N	N	
114.3	N/A	Emergencies	New section specifying that where an emergency exists, the code official is not required to give a written notice prior to stopping the work.	N	N	
115.1	115.1	Unsafe structures and equipment	Changes to reference structures instead of buildings. Clarifies that vacant structures that are not secured are unsafe.	N	N	
<b>Chapter 2—General Definitions</b>						
TAG Member: ???						
202	202	Change of Occupancy	Reformats the definition. Definition seems clearer.	N	N	
202	202	Change of Use	New definition. Was previously used in chapter 10.	N	N	
202	202	Emergency Escape and Rescue Opening	New definition; consistent with IBC.	N	N	
202	202	Exterior Wall Covering	New definition; consistent with IBC.	N	N	
202	202	Exterior Wall Envelope	New definition; consistent with IBC.	N	N	
<b>Chapter 3—Provisions for All Compliance Methods</b>						
TAG Member:						
301.1	301.1	Applicability	Added language to clarify that 302 through 309 apply to all methods of compliance. Added reference to ICC 300 for assembly seating.	N	N	
301.3	301.3	Alteration, addition or change of occupancy	New language clarifies that the exception doesn't apply to alterations for accessibility required by Section 306.	N	N	
302.2.1	None	Additional codes in health care	New section, refers to NFPA 99 for health care facilities.	N	N	Does DOH already require this anyway and is just a clarification?
303	None	Storm Shelters	Storm shelter requirements have been relocated from Section 1106. The required occupant capacity is now limited to the total occupant load of the classrooms, vocational rooms and offices in the school while the maximum distance of travel has been deleted.	N	N	Storm shelter requirements have been moved from the prescriptive and work area methods and relocated to Chapter 3 to apply to all compliance methods. In addition, a new Section 303.1 clarifies the difference between storm shelters used solely during a tornado or hurricane and emergency shelters used after such events, requiring that a storm shelter comply with the International Code Council's standard ICC 500. This language is now consistent with IBC Section 423.
306.2	None	Design (accessibility)	Relocated reference to 117.1	N	N	
305.2	306.3	Maintenance and repair	Requirement added to maintain accessible means of egress during construction.	Y	N	
306.3.1	None	Prohibited reduction in accessibility	New section clarifying no alterations can be done that would decrease accessibility	N	N	Just clarification, always was intent
306.7.2/3/4	305.6	Alterations/accessibility	Relocated sections	N	N	
306.7.6	None	Accessible route	New requirement stating that exterior elements must be at least 36 inches wide	N	Y	Maybe; research the 44"
306.7.10	305.8.6/7/8	Accessible dwelling units	Relocated requirements for when to provide type A / type B units	N	N	
307	None	Smoke Alarms	Requirement to add smoke alarms for all group R and I-1 for any classification of work	N	N	Already a Fire Code requirement
308	None	Carbon Monoxide Detection	Requirement to add carbon monoxide detection in group I, R, and E under some circumstances	N	N	Already a Fire Code requirement in most cases
309	None	Exterior Envelope	Requirements for when exterior envelope must comply with new construction	Y	N	
<b>Chapter 4—Repairs</b>						
TAG Member: Kim						
401.1.1	None	Bleachers, grandstands and folding and telescopic seating.	New section refers to ICC 300 for repairs to existing bleachers, grandstands and folding and telescopic seating.	N	N	
405.2.4	405.2.4	Substantial structural damage to gravity load-carrying components.	Clarifies that snow loads must be addressed for the repair of substantial structural damage regardless of whether the damage was a result of snow. Previously, consideration of snow load effects was only required when substantial structural damage was caused by snow loads.	Y	N	
<b>Chapter 5—Prescriptive compliance method</b>						

TAG Member:						
502.6; 503.16; 506.6	None	Enhanced classroom acoustics	Additions, Level 3 alterations and changes of occupancy in educational occupancies are now required to meet the enhanced classroom acoustic requirements of Section 808 of ICC A117.1.	Y	N	
503.4	503.4	Existing structural elements carrying lateral load	Adds exception 2. The addition of equipment to the roof without a full structural analysis is now permitted when the equipment weighs less than 400 pounds and is less than 10 percent of the total roof dead load.	N	N	
503.12	503.12	Roof diaphragms resisting wind loads in high-wind regions	Adds new exception. The requirements of Sections 503.12 and 707.3.2 have been relaxed so that the evaluation of wind loads is now only required when the ultimate design wind speed is greater than 130 mph.	N	N	
503.17	None	Locking arrangements in educational occupancies.	Requirements in the IBC have been referenced to provide special allowances for educational occupancies with regard to door lock mechanisms.	N	N	
506.4	None	Existing emergency escape and rescue openings.	New provisions allow the use of existing and smaller replacement windows for emergency escape and rescue openings within a change of occupancy when applying both the prescriptive and work area methods, providing flexibility while still maintaining the level of safety for occupants and emergency responders.	N	N	
506.5.3	506.4.3	Seismic loads (seismic force-resisting system)	An upgrade threshold has been added when changing from a Group S or U occupancy to another occupancy. This change of occupancy now triggers an analysis of the need for seismic upgrade while allowing the use of reduced seismic loads from ASCE 41 for the analysis. This is an exception only for situations where the risk category does not change.	Y	N	Since the 2012 edition of the IEBC, a project with a change of occupancy triggers a seismic upgrade only when the change is so significant that it moves the building into a higher risk category. While this is preferable to the pre-2012 triggers, which were complex, an increasingly common case has been missed in which an unoccupied storage, parking, or utility area is converted to an occupied residential unit, leasable office or commercial space. In a seismically deficient building, such a change amounts to adding units to a substandard building, and often in the ground story of a soft-story building. This risk is equivalent to constructing new housing to obsolete seismic standards. The growing interest in accessory dwelling units (ADUs) makes the problem more urgent when ADUs are proposed inside older storage buildings. Converting collapse-prone unoccupied space to new occupied space represents a significant increase in risk that the code has not previously addressed. Because Group S, U, R, B and M occupancies are generally assigned to Risk Category II, a change from a Group S or U occupancy to a Group R, B or M occupancy typically has not triggered any seismic work.
Chapter 6—Classification of work						
TAG Member:						
603.1	603.1	Alteration-Level 1; Scope	Furniture, such as office cubicles, reception desks and small bookcases, is exempt from a permit and not intended to be a Level 2 alteration.	N	N	
Chapter 7—Alterations - Level 1						
TAG Member: Sue						
702.4	702.4	Window opening control devices on replacement windows.	Threshold changed to bottom of clear opening vs. bottom of window sill	Y	N	
702.5.1	N/A	Control devices	New section with criteria for control devices on EEROs	N	N	
702.6	N/A	Bars, grilles, covers or screens.	New section with criteria for bars, grilles, covers or screens on EEROs	N	N	
704.1.1	N/A	Projections in nursing home corridors	New section with allowances for projections in corridors in Group I-2, Condition 1	N	N	
704.2	N/A	Casework	Egress path requirements for movable casework	N	N	
704.3	N/A	Locking arrangements in educational occupancies	Locking requirements for Group E, Group B educational, and Group I-4	N	N	
N/A	705.2	Structural and construction loads	Section removed from 2021 code	N	N	
705.4	705.5	Reinstallation of materials	Amendment to not allow reuse of damaged ballast or existing aggregate surfacing from built up roofs	N	N	
706.3.2	706.3.2	Roof diaphragms resisting wind loads in high-wind regions.	Threshold for wind speed increased from 115 to 130 mph for evaluation of >50% roof replacement for wind speed. Added exception for buildings compliant with ASCE 7-88	N	N	
707	N/A	Electrical	New section- Group I-2 facilities, ambulatory care facilities and outpatient clinics, any altered portion of an existing electrical systems shall be required to meet installation and equipment requirements in NFPA 99	N	N	NFPA 99 will reference 70
Chapter 8—Alterations - Level 2						
TAG Member: Sue						

	801.3	N/A	Systems installations	New section in 2021 code exempting requirements related to work area where limited to mech/elect/fire, windows, accessibility	N	N	
	802.3	802.3	Smoke compartments	Changed terminology from "patient" to "care recipient"	N	N	
	802.4	802.4	Interior finish	Included trim of walls to requirements. Also added testing requirements to show compliance.	N	N	
	802.4.1	802.4.1	Supplemental interior finish requirements	Included trim of walls to requirements.	N	N	
	803.2.2	803.2.2	Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2	Changed from all I occupancies to just I-1, I-3, and I-4. Section requires sprinklers where exits or corridors are shared by more than 1 tenant or where serving occ load greater than 30	N	Y	Adjustment for no R-4
	803.2.3	N/A	Group I-2	New section in 2021 code requiring sprinklers in Group I-2 depending on size of work area	N	N	
	803.2.5	N/A	Other required automatic sprinkler systems	New section in 2021 code requiring sprinklers where occ load is greater than 30 and exits/corridors are shared by more than 1 tenant	N	N	
	803.2.6	803.2.6	Supervision	Added underground key to exception of supervision in roadway boxes.	N	N	
	803.4.1.2	803.4.1.2	Group I-1	Added "automatic" to fire alarm. Requirement for sprinklers generalized to include all "facilities" vs. "residential care/assisted living facilities"	N	N	
	803.4.1.3	803.4.1.3	Group I-2	Added "automatic" to fire alarm.	N	N	
	804.3	N/A	Group I-2	New section in 2021 code adding requirement for minimum clear width of ramps and corridors where corridors are used for movement of care recipients in beds	N	N	EB 74-19 - From John Williams
	804.4.1.1	805.4.1.1	Single -exit buildings	Changed terminology from "unsprinklered" to "without an approved automatic sprinkler system"	N	N	
	Table 804.4.1.1(1)	Table 805.4.1.1	Stories with one exit or access to one exit for R-2 occupancies	Changed terminology from "unsprinklered" to "without an approved automatic sprinkler system"	N	N	
	804.5.1.2	805.4.1.2	Group I-2	Requirement for 2 exits changes from "any Group I-2 patient or sleeping room over 1000 sf within work area" to "Group I-2 Condition 2 work areas that include altered care suites"	N	N	
	804.5.4	805.4.4	Panic and fire exit hardware	Section title revised to include "and fire exit" hardware. Also added in body of text with reference to Section 1010.2.9 of the IBC	N	N	
	804.6.3	805.5.3	Other corridor openings	Corridors protected in accordance w/IBC Section 716 no not have to be sealed	N	N	
	804.7	805.6	Dead-end corridors	Amendment adding limitation of 30 feet for dead end corridors in I-2 occupancies. Group I-2 also added to Exceptions 2, 3, 4.	N	N	
	804.11	805.1	Refuge areas	Amendment requiring alteration does not reduce refuge area capacity below required capacity for horizontal exits per Section 1026.4 of the IBC. For horizontal exits forming a smoke compartment, the capacity of the refuge area for I-1, I-2, I-3, and Group B ambulatory care facilities shall not be reduced below that required in IBC Sections 407.5.3, 408.6.2, 420.6.1 and 422.3.2.	N	N	
	806.3	N/A	Health Care Facilities	New section in 2021 code for Group I-2 facilities, ambulatory care facilities and outpatient clinics requiring any added portion of an existing electrical system be required to meet installation and equipment requirements in NFPA 99.	N	N	
	808.1	809.1	Health Care Facilities	Section revised significantly. Previously if occ load increased b >20%, plumbing fixtures for the story were required to be provided in quantities specified in the IPC based on the increased occupant load. 2021 code requires only Group I-2 facilities, ambulatory care facilities and outpatient clinics to meet installation and equipment requirements in NFPA 99 for any added portion of an existing medical gas system.	N	Y	Retain existing state amend. This is in addition to the new model code.
<b>Chapter 9 - Alterations - Level 3</b>							
<b>TAG Member: Sue</b>							
	903.4	903.4	Enhanced classroom acoustics	New section in 2021 code requiring enhanced classroom acoustics for all Group E classrooms with a volume of 20,000 cf or less	Y	N	
	904.1.4	N/A	Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2	New section in 2021 code requiring sprinklers for Level 3 work areas	N	Y	Need to modify to remove R-4 occupancy
	904.1.5	N/A	Group I-2	New section in 2021 code requiring sprinklers for I-2 occupancies for 3 conditions of work area	N	N	
	904.1.6	N/A	Windowless stories	New section in 2021 code requiring sprinklers for windowless stories where new construction would require it.	N	N	
	904.1.7	904.1.4	Other required automatic sprinkler systems	Amendment to require sprinklers for all work areas listed in Table 903.2.11.6 vs. only work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30	N	N	
	905.4	N/A	Two-way communications systems.	New section in 2021 code requiring 2-way communication systems in buildings w/elevator service when required by IBC Section 1009.8.	Y	N	
<b>Chapter 10—Change of Occupancy</b>							
<b>TAG Member: Chris</b>							
N o n e	1002.1	1002.1	Compliance with the building code	Reorganized to move list to chapter 4	N	N	
N o n e	1002.2	None	Incidental uses	Clarifies that if incidental uses listed in IBC 509.1 are introduced they have to comply with IBC	N	N	

N o n e	1002.3	None	Change of occupancy in health care	New section that requires Group I2/I1 changes in occupancy to comply with IBC within work area with a few exceptions	N	N	Check with DOH, may already be a requirement just clarification
N o n e	1002.4	None	Storage	When you change a room in I2 to storage have to make smoke partition	N	N	Seems like clarification
N o n e	1006.3	1006.3	Seismic Loads	Adds "or where the change is from a Group S or Group U occupancy to any other occupancy" – also adds exception 4	Y	N	Net result of add is when changing from S/U to any other occupancy seismic upgrade required but at reduced forces unless risk category is changed
N o n e	1009.1	1009.1	Increased demand	Adds exception – new plumbing required only when occupant load increased by more than 20 percent	N	Y	Reference IBC Ch 29 (Calculating # of Fixtures)
N o n e	1011.2.1	1011.2.1	Fire Sprinkler System	Reorganized. Adds exception for IRC structures NOT impacted	N	N	
N o n e	1011.4	None	Enhanced Classroom Acoustics	Adds threshold for including enhanced classroom acoustics	Y	N	Increased cost but added accessibility. Change in occupancy must also be Level 3 alteration to require it
N o n e	1011.5.6	None	Existing emergency escape and rescue openings	New section with allowances for existing openings	N	N	

**Chapter 11—Additions**

**TAG Member: Chris**

N o n e	1101.4	None	Enhanced Classroom Acoustics	Requires classrooms in additions to comply with acoustical requirements of ANSI A117.1	N	N	More of a clarification. Generally additions have to comply with IBC as if they were new
N o n e	Relocated to Chapter 3	1104, 1105, 1106	Smoke alarms, carbon monoxide alarms, storm shelters	Relocated to chapter 3	N	N	

**Chapter 12—Historic buildings**

**TAG Member: Andrea**

	<b>1201.3</b>	<b>1201.3</b>	Special occupancy exceptions—museums	Minor changes to language	N	N	Not too significant, just an editorial change
	<b>1203.4</b>	<b>1203.4</b>	Transoms	Changes language from "fully sprinklered buildings" to "automatic sprinkler systems"	N	N	Not too significant, just an editorial change
	<b>1204.9</b>	<b>1203.5</b>	Interior finishes	Condenses some sections & broadened language so as not to limit interior finish materials / allows coating	N	N	Possible increase of options for fire-retardants that can be used in interior finishes

**Chapter 13—Performance compliance method**

**TAG Member: Chris**

N o n e	1301.2.6	None	Plumbing Fixtures	References Sections 1009 for change in occupancy and 808 for without change in occupancy	N	N	Provides guidance on how to deal with plumbing fixtures. Past editions lacked any guidance.
N o n e	1301.6.3	1301.6.3	Compartmentation Values	Table reformatted to be easier to use. Added I-2 to the table	N	N	

**Chapter 14—Relocated or moved buildings**

**TAG Member: Andrea**

	<b>1401.1.1</b>		Bleachers, grandstands and folding and telescopic seating	Completely new sub section that requires relocated or moved bleachers, grandstands, and folding seating to comply with ICC 300.	N	N	Gives pointer to ICC 300 as the code language to follow / If WA doesn't adopt ICC 300, might be worth adding to IBC as amendment
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**Chapter 15—Construction safeguards**

**TAG Member: Andrea**

	<b>1501.2.1</b>		Structural and construction loads	New sub section: Structural roof components shall be capable of supporting the roof-covering system and the material and equipment loads that will be encountered during installation of the system	N	N	Seems obvious but clarifying load capacity while installing is a good idea
	<b>1502.2</b>		Excavation retention systems	Adds section to describe support needed for excavation retetbtuib systems	N	N	Has the possibility for adding to project costs as it requires excavation retention systems to be designed by a design professional and requires monitoring of system and adjacent structures for any movement

1509.1	1509.1	When required	Water supply should be made available as soon as combustible building material arrives on site / exception gives fire code official authorization to reduce fire-flow requirements for various reasons	N	N	Adds clarity
1509.2		Combustible building materials	Requires fire flow of 500 gallons per minute and within 500 feet of combustible building materials			
1509.3		Vertical construction of Types III, IV, V construction	Sets fire separation parameters for > 30 ft, 30-60 ft and < 30 ft			
1509.4		Vertical construction, Types I and II construction	Combustible building materials delivered to site, water supply to be supplied; additional supply for fire flow not required before beginning construction			
1509.5		Standpipe supply	Requires water supply be provided at 500 gallons per minute and a fire hydrant used for water supply to be placed 100 ft of fire department connection supplying standpipe			
<b>Chapter 16—Referenced standards</b>						
<b>TAG Member:</b>						
No Change						