



STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL

May 2018
Log No. _____

1. State Building Code to be Amended:

- | | |
|---|---|
| <input 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 checked="" 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): 4104.2

Title: Open-flame cooking devices

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

Proponent: Patrick Hanks
Title: Policy and Research Manager
Date: 9/17/24

3. Designated Contact Person:

Name: Patrick Hanks
Title: Policy Research Manager
Address: 300 Deschutes Way SW, Suite 300, Tumwater, WA 98501

Office Phone: (360) 352-7800 ext. 163

Cell:

E-Mail address: patrickh@biaw.com

- 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.

Clearly state if the proposal modifies an existing amendment or if a new amendment is needed. If the proposal modifies an **existing amendment**, show the modifications to the existing amendment by underlining all added language and striking through all deleted language. If a new amendment is needed, show the modifications to the **model code** by underlining all added language and striking through all deleted language.

Code(s) 2024 IFC **Section(s)** 4104.2

Enforceable code language must be used.
Amend section to read as follows:

4104.2 Open-flame cooking devices.

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family *dwelling*s.
2. All other residential buildings not more than three stories above grade plane in height and their accessory structures not more than three stories above grade plane in height.
3. Where buildings, balconies and decks are protected by an *automatic sprinkler system*.
4. LP-gas cooking devices having LP-gas container with a capacity not greater than 21/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].

- 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 goal of this proposal is to exempt all residential buildings three stories and under, including multifamily and middle housing options, from the open-flame cooking device use restrictions. This will afford Washingtonians living in townhouses, condos, small apartment buildings, and other small multi-unit residential buildings the same privileges afforded to people one and two-family dwellings. Private building owners can still restrict using these cooking devices for their tenants if they wish.

Adopting this proposal will maintain the ability for Washingtonians in most residential units to participate in regular recreational and cultural activities that use open-flame cooking devices. The proposal will not require additional enforcement, reporting or inspections.

- 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

If no, state reason:

This proposal is not likely to have any direct economic impact on businesses required to comply with building codes or on housing construction.

Does not have any impact on construction costs, employment, or compliance costs for businesses.

If yes, provide economic impact, costs and benefits as noted below in items a – f.

- a. **Life Cycle Cost.** Use the OFM Life Cycle Cost [Analysis tool](#) to estimate the life cycle cost of the proposal using one or more typical examples. Reference these [Instructions](#); use these [Inputs](#). Webinars on the tool can be found [Here](#) and [Here](#)). If the tool is used, submit a copy of the excel file with your proposal submission. If preferred, you may submit an alternate life cycle cost analysis.
- b. **Construction Cost.** Provide your best estimate of the construction cost (or cost savings) of your code change proposal.

\$[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

- c. **Code Enforcement.** List any code enforcement time for additional plan review or inspections that your proposal will require, in hours per permit application:
- d. **Small Business Impact.** Describe economic impacts to small businesses:
- e. **Housing Affordability.** Describe economic impacts on housing affordability:
- f. **Other.** Describe other qualitative cost and benefits to owners, to occupants, to the public, to the environment, and to other stakeholders that have not yet been discussed:

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.