



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): 510.2.2**  
(e.g.: Section: R403.2)

**Title: Horizontal Building Separation Allowance**  
(e.g: Footings for wood foundations)

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

**Proponent:** 2024 International Building Code Technical Advisory Group  
**Title:** TAG Member  
**Date:** 9/18/2024

**3. Designated Contact Person:**

**Name:** Joe Mayo, AIA  
**Title:** Associate Principal, Mahlum Architects  
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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.

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) International Building Code

Section(s) 510.2

Enforceable code language must be used.

Amend section to read as follows:

**510.2.2** The building below, including the horizontal assembly, is of Type IA or Type IVA construction.

**510.3 Exception 1** The building above the horizontal assembly is not required to be of Type I or Type IVA construction;

**510.2.4** Interior exit stairways located within the Type IA or Type IVA building are permitted to be of combustible materials where both of the following requirements are met:.

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.
- Type IA and Type IVA have the same fire rating requirements per Table 601 and therefore provide the same level of safety for occupants. Allowing Type IVA provides additional options for design and construction teams. This change would open new opportunities for higher density housing, which is a priority for the region. Allowing Type IVA construction would help develop Washington State supply chains for mass timber and provide economic development for the State. Type IA construction generally has the highest embodied carbon footprint of any construction type. Allowing Type IVA construction for podium buildings would offer an opportunity to reduce carbon emissions and help meet the States goal of reducing carbon emissions 70% by 2030.

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: There is no economic impact for this code change. It would drive competition between different construction methods and likely reduce costs. It would also lower the barrier to larger housing projects by relying on only one trade specialty (instead of two or more) for the building super structure.

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](mailto:sbcc@des.wa.gov)

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