



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 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): IFC&IBC 903.2.8.4 (NEW) & 903.2.8.5 (NEW)**

**Title: Group R-3 occupancies 4 stories or less above grade plane. Group R-3 occupancies less than 60 feet in height.**

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

**Proponent: Ken Brouillette**  
**Title: Technical Code Coordinator**  
**Date: 9/18/2024**

**3. Designated Contact Person:**

**Name: Ken Brouillette**  
**Title: Technical Code Coordinator**  
**Address: 220 3<sup>rd</sup> Ave S, Seattle WA 98104**

**Office Phone: (206)386-1455**  
**Cell: ( )**  
**E-Mail address: ken.brouillette@seattle.gov**

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&IBC Section(s) 903.2.8.4 (NEW) & 903.2.8.5  
(NEW)

Add new text as follows:

#### 2024 IFC

903.2.8.4 Group R-3 occupancies less than 60 feet in height. Buildings that do not contain more than two dwelling units shall be permitted to install an automatic sprinkler system in accordance with Section 903.3.1.3 when the building height does not exceed 60 feet above grade plane.

903.2.8.5 Group R-3 occupancies 4 stories or less above grade plane. Buildings that do not contain more than two dwelling units shall be permitted to install an automatic sprinkler system in accordance with Section 903.3.1.3 when the number of stories above grade plane does not exceed 4.

#### 2024 IBC

[F]903.2.8.4 Group R-3 occupancies less than 60 feet in height. Buildings that do not contain more than two dwelling units shall be permitted to install an automatic sprinkler system in accordance with Section 903.3.1.3 when the building height does not exceed 60 feet above grade plane.

[F]903.2.8.5 Group R-3 occupancies 4 stories or less above grade plane. Buildings that do not contain more than two dwelling units shall be permitted to install an automatic sprinkler system in accordance with Section 903.3.1.3 when the number of stories above grade plane does not exceed 4.

5. **Briefly explain your proposed amendment, including the purpose, benefits and problems addressed.** When a one-and two-family dwelling or townhouse falls out of the scoping of the International Residential Code because it is 4 stories, it then is a Group R-3 occupancy under the International Building Code. This one- or two-family dwelling or townhouse should be allowed to be built to 4 stories or 60 feet in height without having to change the automatic fire sprinkler system from a NFPA13D to NFPA13R which is required per Table 503.4 and 503.4 of the IBC. NFPA 13D does not have a height or story restriction and this is based on the type of hazard being protected.

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 amendment will decrease the cost of construction.

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.**