



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): 202 (New definition), 902.1 (New definition – IFC only) 907.4.2.5.1 (New)
(e.g.: Section: R403.2)

Title: “General definitions”, “Definitions”, “Break-glass covers”
(e.g: Footings for wood foundations)

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

Proponent: Carsten Jonas

Title: Self

Date: September 19, 2024

3. Designated Contact Person:

Name: Carsten Jonas

Title: Self

Address: 19 Gypsy Trail, Weston, MA 02493

Office Phone: N/A

Cell: (781) 363-8193

E-Mail address: carstenmjonas@gmail.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) IBC & IFC **Section(s)** 907.4.2.5.1 (New item in list of definitions after)

Add this item to the definitions list: “**BREAK-GLASS COVER.** A protective cover that consists of a frame and a breakable piece of glass or other frangible element and is installed over a manual fire alarm box in order to act as a deterrent to false alarms.”

Code(s) IFC only **Section(s)** 902.1 (New item in list of definitions after)

Add this item to the definitions list: “**BREAK-GLASS COVER.**”

Code(s) IBC & IFC **Section(s)** 907.4.2.5.1 (New section titled “Break-glass covers”)

Amend section to read as follows: “Break-glass covers shall be permitted to be installed, provided that the following requirements are met:

1. The break-glass cover shall be equipped with an appurtenance to allow the glass to be broken in case of fire, without undue risk of injury.
2. A means shall be provided to allow authorized personnel to open the break-glass cover without breaking the glass.
3. When the means specified in item 2 is used to open the break-glass cover, the manual fire alarm box shall be capable of being reset and operationally tested, without removing or disassembling additional elements of the break-glass cover such as a mounting bracket.”

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.

See attached PDF. (The reason why 902.1 is IFC only is because the IFC repeats a list of the definitions in each chapter, and the IBC does not.)

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 allows, but does not require, the installation of break-glass covers, so there are no compliance costs.

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.