STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

May 2018

Log No. _____

1. State Building Code to be Amended:

- ☒ International Building Code
- ☐ ICC ANSI A117.1 Accessibility Code
- ☐ International Existing Building Code
- ☐ International Residential Code
- ☐ International Fire Code
- ☐ Uniform Plumbing Code
- ☐ International Mechanical Code
- ☐ International Fuel Gas Code
- ☐ NFPA 54 National Fuel Gas Code
- ☐ NFPA 58 Liquefied Petroleum Gas Code
- ☐ Wildland Urban Interface Code

For the Washington State Energy Code, please see specialized energy code forms

Section(s): **1402.2**
(e.g.: Section: R403.2)

Title: **Weather Protection**
(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**
Address: **1902 1st Ave Floor 3, Seattle, WA 98101**

Office Phone: **(206) 441-4151**
Cell: **(541) 514-3527**
E-Mail address: **jmayo@mahlum.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) International Building Code **Section(s)** 1402.2

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

1402.2 Weather Protection.
Buildings shall be provided with a weather-resistant *exterior wall assembly*. The *exterior wall* assembly shall include flashing, as described in Section 1404.4. The *exterior wall* assembly shall be designed and constructed in such a manner as to prevent the accumulation of water within the exterior wall *assembly* by providing a *water-resistive barrier* behind the exterior *veneer*, as described in Section 1403.2, and a means for draining water that enters the assembly to the exterior. An air space cavity is not required under the exterior cladding for an exterior wall clad with lapped or panel siding made of plywood, engineered wood, hardboard, or fiber cement. Protection against condensation in the *exterior wall assembly* shall be provided in accordance with Section 1404.3.

Commented [JM1]: This is amended language specific to Washington State.
We should consider having a Building Envelope expert review this language and confirm that it is still acceptable. Providing an air cavity to create a ventilated rainscreen façade is a best practice.

Exceptions:

1. A weather-resistant *exterior wall assembly* shall not be required over concrete or masonry walls designed in accordance with Chapters 19 and 21, respectively.

2. Compliance with the requirements for a means of drainage, and the requirements of Sections 1403.2 and 1404.4, shall not be required for an *exterior wall assembly* that has been demonstrated through testing to resist wind-driven rain, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E331 under the following conditions:

   The *exterior wall* design shall be considered to resist wind-driven rain where the results of testing, in accordance with ASTM E331, indicate that water did not penetrate control joints in the exterior wall , joints at the perimeter of openings or intersections of terminations with dissimilar materials.

   Commented [JM2]: This is new language in the 2024 IBC model code. It references the same test (ASTM E331) noted in item 2 above, with is part of the amended WA Building Code.

   2.1. *Exterior wall* test assemblies shall include not fewer than one opening, one control joint, one wall/eave interface and one wall sill. All tested openings and penetrations shall be representative of the intended end-use configuration.

   Commented [JM3]: This is amended language specific to Washington State.

   2.2. *Exterior wall* test assemblies shall be not less than 4 feet by 8 feet (1219 mm by 2438 mm) in size.

   2.3. *Exterior wall* test assemblies shall be tested at a minimum differential pressure of 6.24 pounds per square foot (0.297 kN/m2).

   2.4. *Exterior wall* test assemblies shall be subjected to a minimum test exposure duration of 2 hours. ~~The exterior wall envelope design shall be considered to resist wind-driven rain where the results of testing~~

~~indicate that water did not penetrate control joints in the exterior wall envelope, joints at the perimeter of openings or intersections of terminations with dissimilar materials.~~

Commented [JM4]: Delete this language from Washington State amendment and adopt identical model code language that is added above in Section 2 that is part of 2024 model code.

3. *Exterior insulation and finish systems* (EIFS) complying with Section 1407.4.1.

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.
Alignment of Washington State Building Code reference with the State's adopted Building Code.

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 is a clerical change to align amended WA Building Code with 2024 model IBC.

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.