



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): 202 Definitions

Title:
High-Rise Building

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

Proponent: **City of Tacoma, Hoyt Jeter PE**

Title: **Principal Engineer**

Date:

3. Designated Contact Person:

Name: **Hoyt Jeter**

Title: **Principal Professional Engineer**

Address: **747 Market Street, Room 345, Tacoma, WA 98402**

Office Phone:

Cell: **253-254-1925**

E-mail address: **hjeter@cityoftacoma.org**

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 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 International Building Code Section(s) 202 Definitions

Enforceable code language must be used.
Existing Definitions of High Rise

[BG] **HIGH-RISE BUILDING.** A *building* with an occupied floor or occupied roof located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access.

Amend the section to read as follows:

HIGH-RISE BUILDING. A building with an occupied floor located more than 75 feet (22,860 mm) above the lowest level of fire department vehicle access. For the purposes of this definition, **an occupied roof with an occupant load of 50 or more is considered to be an occupied floor.**

OCCUPIABLE ROOF. An exterior space on a roof that is designed for human occupancy, other than maintenance or repair, and is equipped with a means of egress system meeting the requirements of this code

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.

This modification was to treat occupied roofs when used for assembly purposes. A small occupied area was used for access to the green roof, and a small area without limiting the occupancy. The occupant load for the occupied roof is for the simple area, with an occupancy of $15 \times 50 = 750$ square feet.

It also has a conflict with Section 503.1.4

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 the reason:

The current code would put all areas on the roof to start following under the high-rise. This would reduce the cost and treat small areas that cause buildings to be considered high-rise provisions. This section fo the code is section 403.

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.

N/A

- b. **Construction Cost.** Provide your best estimate of the construction cost (or cost savings) of your code change proposal.

The cost of meeting all high provisions may increase the total cost by meeting all provisions. The actual cost is hard to determine, but the estimate is a 20 % increase that meets all of the requirements. There is a whole section that deals explicitly with highrises.

\$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:

A smoke control proof system would be required where if the occupied roof were not there, this would not be required—fire service access elevator.

- d. **Small Business Impact.** Describe economic impacts on small businesses:
NA.

- e. **Housing Affordability.** Describe economic impacts on housing affordability:
Adding these building high-rise provisions will increase the cost of space and make buildings increase costs due to increased costs for high-rises. If there were no-occupied roofs, this would not be required. This would include a specific fire service access elevator.

- f. **Other.** Describe other qualitative costs 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.