



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): 412.7.3

Title:

Heliports and Helistops Means of Egress

The *means of egress* from *heliports* and *helistops* shall comply with the provisions of Chapter 10.

Landing areas located on *buildings* or *structures* shall have two or more *exits* or *access to exits*. For landing areas less than 60 feet (18 288 mm) in length or less than 2,000 square feet (186 m²) in area, the second *means of egress* is permitted to be a fire escape, *alternating tread device* or ladder leading to the floor below.

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) 412.7.3

Enforceable code language must be used.

412.7.3 Means of egress. The *means of egress* from *heliports, helipads* and *helistops* shall comply with the provisions of Chapter 10. Landing areas located on buildings or structures shall have two or more exits or access to exits. For landing areas less than 60 feet in length (**18.28 Meters**) or less than 2,000 square feet (186 m²) in area, the second means of egress is permitted to be a fire escape, alternating tread device, or ladder leading to the floor below. **On Group I-2 roofs with heliports or helipads and helistops, rooftop structures enclosing exit stair enclosures or elevator shafts shall be enclosed with fire barriers and opening protectives that match the rating of their respective shaft enclosures below**

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 address is life safety for helipads that are often located on hospital roofs. Many times, the stair enclosure may stop at the roof, but since the helicopter's highly explosive fuel is on the roof, it maintains the safety that is specific to the state of Washington. Since the code allows vertical egress for building in certain cases we want to keep the protections of the enclosure.

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 of 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.
- 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 10 % increase that meets all requirements. There is a whole section that deals explicitly with high-rises.

\$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, but if the occupied roof were not there, this would not be required—a 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:

This change helps maintain the protection of the buildings and occupancy when helipads are used.

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.