



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): 510.2.5
(e.g.: Section: R403.2)

Title: Horizontal Building Separation Allowance
(e.g: Footings for wood foundations)

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

Proponent: Joe Mayo
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) 510.2.5

Enforceable code language must be used.

Amend section to read as follows:

510.2 Horizontal Building Separation Allowance

#5 The building or buildings above the horizontal assembly shall be permitted to have Group A, B, E, M, R, or S occupancies.

- 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.
- Due to diminishing availability of developable land, Group E schools are increasingly designed as vertical multi-story buildings rather than single-story horizontal buildings. On small sites, meeting parking, bus, and drop off requirements for a new school are challenging. Allowing podium provisions for Group E schools provides the opportunity to provide bus staging, drop off, and parking for teachers and staff without impacting the development capacity of the site and reducing overall construction costs. Podium provisions could also be used for mixed-use school developments (i.e., schools with housing for students, teachers, staff above educational podium) or inclusion of other programmatic features that could be used as public amenities (i.e., gymnasiums, theaters, etc.). Adding Group E to section 510.2.5 would allow schools to occupy a wider variety of sites, provide more education options, reach more diverse students, and keep construction cost low by allowing Type II, III, IV, or V construction above the podium's 3-hour horizontal assembly.
- 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: Proposal would allow less expensive construction types for multi-story schools. For example, a 5-story school would require IA, IB, IVA, or IVB construction. If this provision were enacted, the school could be Type IIIA or IVHT over a Type IA podium. For 4-story schools Type IIIB

construction would be allowed above the podium. This approach would decrease construction costs for levels above the podium and open new opportunities for school development.

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.