

# EB1102-21

VEBC: 1102 (New), 1102.1.1 (New), 1102.1.2 (New)

**Proponents:** Scott Lang (scott.lang@honeywell.com); Richard Roberts (richard.roberts@systemsensor.com); Robert Davidson (rjd@davidsoncodeconcepts.com)

## 2018 Virginia Existing Building Code

Add new text as follows:

1102 Energy Storage Systems. 1102.1 Lithium-ion technology energy storage systems.

The owner of an energy storage system (ESS) utilizing lithium-ion battery technology having capacities exceeding the values in Table 1207.1.1 of the IFC and that was installed prior to the jurisdiction's adoption of the 2018 or later edition of the International Fire Code shall provide the fire code official a failure modes and effects analysis (FMEA) or other approved hazard mitigation analysis for review and approval.

Exception: Detached one- and two-family dwellings and townhouses

1102.1.1 Early Detection. In addition to the requirements of Section 1207.1.4.1 and 1207.1.4.2 of the IFC, the analysis shall include an assessment of the ability of the installed protection systems to provide for early detection and notification of a thermal runaway event in relation to the ability of emergency responders to safely mitigate the size and impact of a thermal runaway event.

1102.1.2 Corrective action plan. Where hazards are identified by the analysis, a plan that includes a timetable for corrective action shall be submitted to the fire code official for review and approval. The plan shall include actions and system improvements necessary for eliminating or mitigating any identified hazards, including listed methods for early detection and notification of a thermal runaway event.

**Reason Statement:** Note: this proposal has been accepted for the 2024 edition of the International Fire Code.

Though both the 2018 International Fire Code, 2018 NFPA 1 Fire Code received significant enhancements to provide necessary protection levels which were improved further with the provisions of the 2020 NFPA 855 Energy Storage Systems, the 2021 International Fire Code and the 2021 NFPA 1 Fire Code, there are numerous installations that do not meet the new and necessary safety requirements. Even after the printing of the 2018 International Fire Code installers continued to install systems that did not meet the new standard of care, taking advantage of earlier editions of the codes that were still being enforced locally. A glaring example of a system that did not meet the requirements of the 2018 or 2021 editions of the International Fire Code was located in Surprise, Arizona where a thermal runaway event seriously injured 4 members of the fire service.

The purpose of this proposal is to start to address potential protection shortcomings in the design, installation and maintenance of existing energy storage systems employing lithium-ion technology by requiring that a hazard analysis conforming to the requirements of Sections 1207.1.4.1 and 1207.1.4.2 of the current ESS requirements.

Proposed Section 1102.1 sets the scoping to those systems installed prior to the local adoption of the 2018 IFC or later that exceed the thresholds in Table 1207.1.1 which is the trigger for new installations. It utilizes similar language for the hazard analysis as currently exists for new systems at 1207.1.4 for consistency in application. An exception for one- and two-family dwellings and townhouses is included.

Proposed Section 1102.1.1, in addition to the requirements of Sections 1207.1.4.1 and 1207.1.4.2, requires the inclusion of an assessment of the ability of the installed protection to provide an early warning of a thermal runaway event and to provide notification of that event in relation to the ability of responders to safely mitigate the event. Early detection of a thermal runaway utilizing listed methods of early detection, such as sensing cell off-gassing or other compliant methods, is essential to mitigation efforts and the safety of responders.

Proposed Section 1102.1.2 requires the submission of a corrective action plan for the review and approval of the fire code official that includes actions and system improvements necessary for eliminating or mitigating identified hazards.

This retroactive provision is consistent with activities for a similar requirement during the current cycle of NFPA 855 Energy Storage Systems.

**Resiliency Impact Statement:** This proposal will increase Resiliency

This proposal would increase the resiliency of existing ESS by requiring an assessment of potential hazards that could lead to large events destroying the ESS and exposures. Addressing those hazards provides for increased long term resilience.

**Cost Impact:** The code change proposal will not increase or decrease the cost of construction

The code change proposal will not increase or decrease the cost of construction. The proposed language does not address new construction. It addresses the safety of existing systems. Though there will not be a construction increase, there will be an increased operational cost to have the analysis conducted, and a cost to remedy and existing safety hazards typical of any other identified safety issue in a regulated occupancy.

# VIRGINIA STATEWIDE FIRE PREVENTION CODE

(Draft proposal)

1. Make the following change to Chapter 1:

## TABLE 107.2 OPERATIONAL PERMIT REQUIREMENTS (to be filled in by local jurisdiction)

An operational permit is required for stationary and mobile energy storage systems regulated by Section 1207.

2. Make the following changes to Section 1207:

### SECTION 1207 ELECTRICAL ENERGY STORAGE SYSTEMS (ESS)

**1207.1 General.** The provisions in this section are applicable to stationary and mobile electrical energy storage systems (ESS).

**Exception:** ESS in Group R-3 and R-4 occupancies shall comply with Section 1207.11.

**1207.1.1 Scope.** ESS having capacities exceeding the values ~~shown in Table 1207.1.1~~ specified by the applicable building code shall comply with this section.

**TABLE 1207.1.1  
ENERGY STORAGE SYSTEM (ESS) THRESHOLD QUANTITIES**

TECHNOLOGY	ENERGY CAPACITY <sup>a</sup>
Capacitor ESS	3 kWh
Flow batteries <sup>b</sup>	20 kWh
Lead-acid batteries, all types	70 kWh <sup>c</sup>
Lithium-ion batteries	20 kWh
Nickel metal hydride (Ni-MH)	70 kWh
Nickel-cadmium batteries (Ni-Cd)	70 kWh
Other battery technologies	10 kWh
Other electrochemical ESS technologies	3 kWh

For SI: 1 kilowatt hour = 3.6 megajoules.

- a. Energy capacity is the total energy capable of being stored (nameplate rating), not the usable energy rating. For units rated in amp-hours, kWh shall equal rated voltage times amp-hour rating divided by 1,000.
- b. Shall include vanadium, zinc-bromine, polysulfide-bromide and other flowing electrolyte-type technologies.
- c. Fifty gallons of lead-acid battery electrolyte shall be considered equivalent to 70 kWh.

**1207.1.2 Permits.** Permits shall be ~~obtained for ESS as follows:~~ required as set forth in Section 107.2.

- ~~1. Construction permits shall be obtained for stationary ESS installations and for mobile ESS charging and storage installations covered by Section 1207.10.1. Permits shall be obtained in accordance with Section 105.6.5.~~
- ~~2. Operational permits shall be obtained for stationary ESS installations and for mobile ESS deployment operations covered by Section 1207.10.3. Permits shall be obtained in accordance with Section 105.5.14.~~

**1207.1.2.1 Communication utilities.** Operational permits shall not be required for lead-acid and nickel-cadmium battery systems at facilities under the exclusive control of communications utilities that comply with NFPA 76 and operate at less than 50 voltage alternating current (VAC) and 60 voltage direct current (VDC).

**1207.1.3 Construction documents. Documents.** The At the minimum, the following information shall be provided with the operational permit application:

1. Location and layout diagram of the room or area in which the ESS is ~~to be installed.~~ located.
2. Details on the hourly *fire-resistance ratings* of assemblies enclosing the ESS.
3. The quantities and types of ESS ~~to be installed.~~
4. Manufacturer's specifications, ratings and listings of each ESS.
5. Description of energy (battery) management systems and their operation.
6. Location and content of required signage.
7. Details on fire suppression, smoke or fire detection, thermal management, ventilation, exhaust and *deflagration* venting systems, if provided.
8. Support arrangement ~~associated with the installation,~~ including any required seismic restraint.
- ~~9. A commissioning plan complying with Section 1207.2.1.~~
10. A decommissioning plan complying in accordance with Section 1207.2.3.

**1207.1.4 Hazard mitigation analysis.** A As part of the operational permit application, a failure modes and effects analysis (FMEA) or other ~~approved~~ approved in accordance with the applicable building code, shall be provided ~~in accordance with Section 104.8.2 to the Fire Official~~ under any of the following conditions:

1. Where ESS technologies not specifically identified in ~~Table 1207.1.1~~ the applicable building code are provided.
2. More than one ESS technology is provided in a room or enclosed area where there is a potential for adverse interaction between technologies.
3. Where allowed as a basis for increasing maximum allowable ~~quantities. See Section 1207.5.2.~~ quantities in accordance with the applicable building code.

The FMEA shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the fire code official and shall analyze the fire safety properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. The fire code official is authorized to require that the FMEA be prepared by, and bear the stamp of, a registered design professional.

**1207.1.4.1 Fault condition.** ~~The hazard mitigation analysis shall evaluate the consequences of the following failure modes. Only single failure modes shall be considered.~~

- ~~1. A thermal runaway condition in a single ESS rack, module or unit.~~
- ~~2. Failure of any battery (energy) management system.~~
- ~~3. Failure of any required ventilation or exhaust system.~~
- ~~4. Voltage surges on the primary electric supply.~~
- ~~5. Short circuits on the load side of the ESS.~~
- ~~6. Failure of the smoke detection, fire detection, fire suppression or gas detection system.~~
- ~~7. Required spill neutralization not being provided or failure of a required secondary containment system.~~

**1207.1.4.2 Analysis approval.** ~~The fire code official is authorized to approve the hazardous mitigation analysis provided that the consequences of the hazard mitigation analysis demonstrate:~~

- ~~1. Fires will be contained within unoccupied ESS rooms or areas for the minimum duration of the fire-resistance rated separations identified in Section 1207.7.4.~~
- ~~2. Fires in occupied work centers will be detected in time to allow occupants within the room or area to safely evacuate.~~
- ~~3. Toxic and highly toxic gases released during fires will not reach concentrations in excess of the IDLH level in the building or adjacent *means of egress* routes during the time deemed necessary to evacuate occupants from any affected area.~~
- ~~4. Flammable gases released from ESS during charging, discharging and normal operation will not exceed 25 percent of their lower flammability limit (LFL).~~
- ~~5. Flammable gases released from ESS during fire, overcharging and other abnormal conditions will be controlled through the use of ventilation of the gases, preventing accumulation, or by *deflagration venting*.~~

**1207.1.4.3 Additional protection measures.** ~~Construction, equipment~~ Equipment and systems that are required for the ESS to comply with the hazardous mitigation analysis, ~~including but not limited to those specifically described in Section 1207,~~ shall be ~~installed, maintained and tested~~ in accordance with ~~nationally recognized standards and specified design parameters.~~ the applicable building code.

**1207.1.5 Large-scale fire test.** ~~Where required elsewhere in Section 1207,~~ ESS approved by the building official based on large-scale fire testing shall be conducted on a representative ESS in accordance with UL 9540A. The testing shall be conducted or witnessed and reported by an *approved* testing laboratory in accordance with the applicable building code, shall be maintained such and show that a fire involving one ESS will not propagate to an adjacent ESS, and where installed within buildings, enclosed areas and walk-in units will be contained within the room, enclosed area or walk-in unit for a duration equal to the *fire-resistance rating* of the room separation specified in Section 1207.7.4. ~~the applicable building code. The test report shall be provided to the *fire code official* for review and approval in accordance with Section 104.8.2.~~

**1207.1.6 Fire remediation.** Where a fire or other event has damaged the ESS and ignition or re-ignition of the ESS is possible, the system *owner*, agent or lessee shall take the following actions, at their expense, to mitigate the hazard or remove damaged equipment from the premises to a safe location.

**1207.1.6.1 Fire mitigation personnel.** Where, in the opinion of the *fire code official*, it is essential for public safety that trained personnel be on-site to respond to possible ignition or re-ignition of a damaged ESS, the system owner, agent or lessee shall immediately dispatch one or more fire mitigation personnel to the premise, as required and *approved*, at their expense. These personnel shall remain on duty continuously after the fire department leaves the premise until the damaged energy storage equipment is removed from the premises, or earlier if the *fire code official* indicates the public safety hazard has been abated.

**1207.1.6.2 Duties.** On-duty fire mitigation personnel shall have the following responsibilities:

1. Keep a diligent watch for fires, obstructions to *means of egress* and other hazards.
2. Immediately contact the fire department if their assistance is needed to mitigate any hazards or extinguish fires.
3. Take prompt measures for remediation of hazards in accordance with the decommissioning plan per Section 1207.2.3.
4. Take prompt measures to assist in the evacuation of the public from the structures.

**1207.2 Commissioning, decommissioning, operation and maintenance.** Commissioning, decommissioning, operation and maintenance shall be conducted in accordance with this section.

**1207.2.1 Commissioning.** ~~Commissioning of~~ Prior to operational permit issuance, newly installed ESS and existing ESS that have been retrofitted, replaced or previously decommissioned and are returning to service shall be ~~conducted prior to the ESS being placed in service in accordance with a commissioning plan that has been approved prior to initiating commissioning.~~ The commissioning plan shall include the following: *commissioned in accordance with the applicable building code. The fire official shall be provided, upon request, with documentation of personnel who are qualified to service, maintain and decommission the ESS, and respond to incidents involving the ESS, including documentation that such service has been contracted for.*

- ~~1. A narrative description of the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.~~
- ~~2. A listing of the specific ESS and associated components, controls and safety related devices to be tested, a description of the tests to be performed and the functions to be tested.~~
- ~~3. Conditions under which all testing will be performed, which are representative of the conditions during normal operation of the system.~~
- ~~4. Documentation of the owner's project requirements and the basis of design necessary to understand the installation and operation of the ESS.~~
- ~~5. Verification that required equipment and systems are installed in accordance with the *approved* plans and specifications.~~
- ~~6. Integrated testing for all fire and safety systems.~~
- ~~7. Testing for any required thermal management, ventilation or exhaust systems associated with the ESS installation.~~
- ~~8. Preparation and delivery of operation and maintenance documentation.~~
- ~~9. Training of facility operating and maintenance staff.~~
- ~~10. Identification and documentation of the requirements for maintaining system performance to meet the original design intent during the operation phase.~~
- ~~11. Identification and documentation of personnel who are qualified to service, maintain and decommission the ESS, and respond to incidents involving the ESS, including documentation that such service has been contracted for.~~
- ~~12. A decommissioning plan for removing the ESS from service, and from the facility in which it is located. The plan shall include details on providing a safe, orderly shutdown of energy storage and safety systems with notification to the code officials prior to the actual decommissioning of the system. The decommissioning plan shall include contingencies for removing an intact operational ESS from service, and for removing an ESS from service that has been damaged by a fire or other event.~~

**Exception:** Commissioning shall not be required for lead-acid and nickel-cadmium battery systems at facilities under the exclusive control of communications utilities that comply with NFPA 76 and operate at less than 50 VAC and 60 VDC. A decommissioning plan shall be provided and maintained where required by the *fire code official*.

**1207.2.1.1 Initial acceptance testing.** ~~During the commissioning process an ESS shall be evaluated for proper operation in accordance with the manufacturer's instructions and the commissioning plan prior to final approval.~~

**1207.2.1.2 Commissioning report.** A report describing the results of the system commissioning, including the results of the initial acceptance testing required ~~in Section 1207.2.1.1~~ by the applicable building code, shall be provided to the *fire code official* ~~prior to final inspection~~, upon request, ~~and approval~~ and A copy of the report shall be maintained at an *approved* on-site location.

**1207.2.2 Operation and maintenance.** An operation and maintenance manual shall be provided to both the ESS *owner* or their authorized agent and the ESS operator before the ESS is put into operation and shall include the following:

1. Manufacturer's operation manuals and maintenance manuals for the entire ESS, or for each component of the system requiring maintenance, that clearly identify the required routine maintenance actions.
2. Name, address and phone number of a service agency that has been contracted to service the ESS and its associated safety systems.
3. Maintenance and calibration information, including wiring diagrams, control drawings, schematics, system programming instructions and control sequence descriptions, for all energy storage control systems.
4. Desired or field-determined control set points that are permanently recorded on control drawings at control devices or, for digital control systems, in system programming instructions.
5. A schedule for inspecting and recalibrating all ESS controls.
6. A service record log form that lists the schedule for all required servicing and maintenance actions and space for logging such actions that are completed over time and retained on-site.

The ESS shall be operated and maintained in accordance with the manual and a copy of the manual shall be retained at an approved on-site location.

**1207.2.2.1 Ongoing inspection and testing.** Systems that monitor and protect the ESS installation shall be inspected and tested in accordance with the manufacturer's instructions and the operation and maintenance manual. Inspection and testing records shall be maintained in the operation and maintenance manual.

**1207.2.3 Decommissioning.** The code official shall be notified by the ESS owner prior to the decommissioning of an ESS. Decommissioning shall be performed in accordance with the decommissioning plan approved in accordance with the applicable building code ~~that includes the following:~~

- ~~1. A narrative description of the activities to be accomplished for removing the ESS from service, and from the facility in which it is located.~~
- ~~2. A listing of any contingencies for removing an intact operational ESS from service, and for removing an ESS from service that has been damaged by a fire or other event.~~

**1207.3 Equipment.** ESS equipment shall be in accordance with Sections 1207.3.1 through 1207.3.9.

**1207.3.1 Energy storage system listings.** ESS shall be *listed* in accordance with UL 9540.

**Exception:** Lead-acid and nickel-cadmium battery systems installed in facilities under the exclusive control of communications utilities, and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76, are not required to be *listed*.

**1207.3.2 Equipment listing.** Chargers, inverters and energy storage management systems shall be covered as part of the UL 9540 listing or shall be *listed* separately.

**1207.3.3 Utility interactive systems.** Inverters shall be *listed* and *labeled* in accordance with UL 1741. Only inverters *listed* and *labeled* for utility interactive system use and identified as interactive shall be allowed to operate in parallel with the electric utility power system to supply power to common loads.

**1207.3.4 Energy storage management system.** ~~Where required by the ESS listing, an *approved* Approved energy storage management system systems, required by the ESS listing, that monitors monitor and balances balance cell voltages, currents and temperatures within the manufacturer's specifications shall be ~~provided, maintained.~~ The system shall disconnect electrical connections to the ESS or otherwise place it in a safe condition if potentially hazardous temperatures or other conditions such as short circuits, over voltage or under voltage are detected.~~

**1207.3.5 Enclosures.** Enclosures of ESS shall be ~~of noncombustible construction.~~ maintained in accordance with the applicable building code.

**1207.3.6 Repairs, Repairs or Alterations.** Repairs or alterations of ESS shall only be done by qualified personnel. ~~Repairs and alterations with other than identical parts shall be considered retrofitting and comply with Section 1207.3.7, in accordance with the applicable building code.~~ Repairs shall be documented in the service records log.

**1207.3.7 Retrofits.** Retrofitting of an existing ESS shall comply with the following:

- ~~1. A construction permit shall be obtained in accordance with Section 105.6.5.~~
- ~~2. New batteries, battery modules, capacitors and similar ESS components shall be *listed*.~~
- ~~3. Battery management and other monitoring systems shall be connected and installed in accordance with the manufacturer's instructions.~~
- ~~4. The overall installation shall continue to comply with UL 9540 listing requirements, where applicable.~~
- ~~5. Systems that have been retrofitted shall be commissioned in accordance with Section 1207.2.1.~~
- ~~6. Retrofits shall be documented in the service records log.~~

**1207.3.7.1 Retrofitting lead acid and nickel cadmium.** ~~Section 1207.3.7 shall not apply to retrofitting of lead acid and nickel cadmium batteries with other lead acid and nickel cadmium batteries at facilities under the exclusive control of communications utilities that comply with NFPA 76 and operate at less than 50 VAC and 60 VDC.~~

**1207.3.8 Replacements.** ~~Replacements of ESS shall be considered new ESS installations and shall comply with the provisions of Section 1207 as applicable to new ESS. The ESS being replaced shall be decommissioned in accordance with Section 1207.2.3.~~

**1207.3.9 Reused and repurposed equipment.** Equipment and materials shall only be reused or reinstalled as permitted in Section 104.8.1. Storage batteries previously used in other applications, such as electric vehicle

~~propulsion, shall not be reused in applications regulated by Chapter 12 unless approved by the fire code official and unless the equipment is refurbished by a battery refurbishing company approved in accordance with UL 1974.~~

**1207.4 General installations maintenance requirements.** Stationary and mobile ESS shall comply with the requirements of Sections 1207.4.1 through 1207.4.12.

**1207.4.1 Electrical disconnects.** Where the ESS disconnecting means is not within sight of the main electrical service disconnecting means, placards or directories shall be installed at the location of the main electrical service disconnecting means indicating the location of stationary storage battery system disconnecting means in accordance with NFPA 70.

**Exception:** Electrical disconnects for lead-acid and nickel-cadmium battery systems at facilities under the exclusive control of communications utilities and operating at less than 50 VAC and 60 VDC shall be permitted to have electrical disconnects signage in accordance with NFPA 76.

**1207.4.2 Working clearances.** Access and working space shall be ~~provided and~~ maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment in accordance with the applicable NFPA 70 and the manufacturer's instructions.

**1207.4.3 Fire-resistance-rated separations.** ~~Rooms~~ Fire-resistance-rated separations for rooms and other indoor areas containing ESS shall be ~~separated from other areas of the building in accordance with Section 1207.7.4. ESS shall be permitted to be in the same room with the equipment they support.~~ maintained in accordance with the applicable building code and Chapter 7.

**1207.4.4 Seismic and structural design.** ~~Stationary ESS shall comply with the seismic design requirements in Chapter 16 of the *International Building Code*, and shall not exceed the floor loading limitation of the building.~~

**1207.4.5 Vehicle impact protection.** Where ESS are subject to impact by a motor vehicle, including fork lifts, vehicle impact protection shall be provided in accordance with Section 312.

**1207.4.6 Combustible storage.** Combustible materials shall not be stored in ESS rooms, areas or walk-in units. Combustible materials in occupied work centers covered by Section 1207.4.10 shall be stored at least 3 feet (914 mm) from ESS cabinets.

**1207.4.7 Toxic and highly toxic gases.** Hazardous exhaust systems for ESS that have the potential to release toxic and highly toxic gas during charging, discharging and normal use conditions shall be provided with a hazardous exhaust system in accordance with Section 502.8 of the *International Mechanical Code*. shall be operated and maintained.

**1207.4.8 Signage.** *Approved* signs shall be provided on or adjacent to all entry doors for ESS rooms or areas and on enclosures of ESS cabinets and walk-in units located outdoors, on rooftops or in open parking garages. Signs designed to meet both the requirements of this section and NFPA 70 shall be permitted. The signage shall include the following or equivalent:

1. "ENERGY STORAGE SYSTEM," "BATTERY STORAGE SYSTEM," "CAPACITOR ENERGY STORAGE SYSTEM" or the equivalent.
2. The identification of the electrochemical ESS technology present.
3. "ENERGIZED ELECTRICAL CIRCUITS."
4. Where water-reactive electrochemical ESS are present, the signage shall include "APPLY NO WATER."
5. Current contact information, including phone number, for personnel authorized to service the equipment and for fire mitigation personnel required by Section 1207.1.6.1.

**Exception:** Existing electrochemical ESS shall be permitted to include the signage required at the time they were installed.

**1207.4.9 Security of installations.** Rooms, areas and walk-in units in which electrochemical ESS are located shall be secured against unauthorized entry and safeguarded in an *approved* manner. Security barriers, fences, landscaping and other enclosures shall not inhibit the required air flow to or exhaust from the electrochemical ESS and its components.

**1207.4.10 Occupied work centers.** Electrochemical Cabinets containing electromechanical ESS located in rooms or areas occupied by personnel not directly involved with maintenance, service and testing of the systems shall comply with the following: be provided with signage complying with Section 1207.4.8.

1. ~~Electrochemical ESS located in occupied work centers shall be housed in locked noncombustible cabinets or other enclosures to prevent access by unauthorized personnel.~~
2. ~~Where electrochemical ESS are contained in cabinets in occupied work centers, the cabinets shall be located within 10 feet (3048 mm) of the equipment that they support.~~
3. ~~Cabinets shall include signage complying with Section 1207.4.8.~~

**1207.4.11 Open rack installations.** Where electrochemical ESS are ~~installed~~ located in a separate equipment room and only authorized personnel have access to the room, they shall be permitted to be ~~installed~~ located on an open rack for ease of maintenance.

**1207.4.12 Walk-in units.** Walk-in units shall be entered only for inspection, maintenance and repair of ESS units and ancillary equipment, and shall not be occupied for other purposes.

**1207.5 Electrochemical ESS protection.** The protection of electrochemical ESS shall be maintained in accordance with Sections 1207.5.1 through 1207.5.8 ~~where required by Sections 1207.7 through 1207.10.~~

**TABLE 1207.5  
MAXIMUM ALLOWABLE QUANTITIES OF  
ELECTROCHEMICAL ESS**

TECHNOLOGY	MAXIMUM ALLOWABLE QUANTITIES <sup>a</sup>
<b>STORAGE BATTERIES</b>	
Flow batteries <sup>b</sup>	<del>600 kWh</del> See applicable building code
Lead-acid, all types	Unlimited
Lithium-ion	<del>600 kWh</del> See applicable building code
Nickel metal hydride (Ni-MH)	Unlimited
Nickel-cadmium (Ni-Cd)	Unlimited
Other battery technologies	<del>200 kWh</del> See applicable building code
<b>CAPACITORS</b>	
All types	<del>20 kWh</del> See applicable building code
<b>OTHER ELECTROCHEMICAL ESS</b>	
All types	<del>20 kWh</del> See applicable building code

For SI: 1 kilowatt hour = 3.6 megajoules.

a. For electrochemical ESS units rated in amp-hours, kWh shall equal rated voltage times the amp-hour rating divided by 1,000.

b. Shall include vanadium, zinc-bromine, polysulfide-bromide and other flowing electrolyte-type technologies.

**1207.5.1 Size and separation.** ~~Electrochemical ESS shall be segregated into groups not exceeding 50 kWh (180 megajoules). Each group shall be separated a minimum of 3 feet (914 mm) from other groups and from walls in the storage room or area. The storage arrangements shall comply with Chapter 10. The configuration and size of electromechanical ESS groups approved in accordance with the applicable building code shall be maintained in accordance with the applicable building code. The separation between different electromechanical ESS groups and between electromechanical ESS and walls in the storage room or area shall be maintained in accordance with the applicable building code.~~

**Exceptions:**

1. ~~Lead acid and nickel cadmium battery systems in facilities under the exclusive control of communications utilities and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76.~~
2. ~~The fire code official is authorized to approve larger capacities or smaller separation distances based on large scale fire testing complying with Section 1207.1.5.~~

**1207.5.2 Maximum allowable quantities.** *Fire areas* within rooms, areas and walk-in units containing electrochemical ESS shall not exceed the maximum allowable quantities in Table 1207.5.

**Exceptions:**

1. ~~Where approved by the fire code official, rooms, areas and walk-in units containing electrochemical ESS that exceed the amounts in Table 1207.5 shall be permitted based on a hazardous mitigation analysis in accordance with Section 1207.1.4 and large scale fire testing complying with Section 1207.1.5.~~
2. ~~Lead acid and nickel cadmium battery systems installed in facilities under the exclusive control of communications utilities, and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76.~~
3. ~~Dedicated use buildings in compliance with Section 1207.7.1.~~

**1207.5.2.1 Mixed electrochemical energy systems.** Where rooms, areas and walk-in units contain different types of electrochemical energy technologies, the total aggregate quantities of the systems shall ~~be determined based on the sum of percentages of each technology type quantity divided by the maximum allowable quantity of each technology type. The sum of the percentages shall not exceed 100 percent of the maximum allowable quantity. not exceed those allowed by the applicable building code.~~

**1207.5.3 Elevation.** ~~Electrochemical~~ Unless otherwise approved in accordance with the applicable building code, electromechanical ESS shall not be located in the following areas:

1. Where the floor is located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access.
2. Where the floor is located below the lowest *level of exit discharge*.

**Exceptions:**

1. ~~Lead acid and nickel cadmium battery systems less than 50 VAC and 60 VDC installed in facilities under the exclusive control of communications utilities in accordance with NFPA 76.~~
2. ~~Where approved, installations shall be permitted in underground vaults complying with NFPA 70, Article 450, Part III.~~
3. ~~Where approved by the fire code official, installations shall be permitted on higher and lower floors.~~

**1207.5.4 Fire detection.** ~~An~~ Where required or provided in accordance with the applicable building code, approved automatic smoke detection ~~system~~ systems or radiant energy-sensing fire detection ~~system~~ systems ~~complying with Section 907.2 shall be installed in rooms, indoor areas and walk-in units containing electrochemical ESS. ESS, shall be maintained in accordance with the applicable building code. An~~ Where required or provided in accordance with the applicable building code, approved radiant energy-sensing fire detection ~~system~~ systems shall be installed to protect open parking garage and rooftop ~~installations. , installations shall be maintained in accordance with the applicable building code. Alarm~~ Where required or provided in accordance with the applicable building code, signals from detection systems shall continue to be transmitted to a central station, proprietary or remote station service in accordance with NFPA 72, or where approved to a constantly attended location.

**1207.5.4.1 System status.** Where required ~~by the fire code official, or provided in accordance with the applicable building code, visible annunciation shall be provided on cabinet exteriors or in other approved locations to indicate that potentially hazardous conditions associated with the ESS exist. exist, it shall be maintained in accordance with the applicable building code.~~

**1207.5.5 Fire suppression systems.** ~~Rooms~~ Automatic fire suppression systems required by the applicable building code for rooms and areas within buildings and walk-in units containing electrochemical ESS shall be protected by an automatic fire suppression system designed and installed maintained in accordance with one of the following: the applicable building code.

1. ~~An automatic sprinkler system designed and installed in accordance with Section 903.3.1.1 with a minimum density of 0.3 gpm/ft<sup>2</sup> (1.14 L/min) based on the fire area or 2,500 square foot (232 m<sup>2</sup>) design area, whichever is smaller.~~

- ~~2. Where approved, an automatic sprinkler system designed and installed in accordance with Section 903.3.1.1 with a sprinkler hazard classification based on large scale fire testing complying with Section 1207.1.5.~~
- ~~3. The following alternative automatic fire extinguishing systems designed and installed in accordance with Section 904, provided that the installation is approved by the fire code official based on large scale fire testing complying with Section 1207.1.5:
 
  - ~~3.1. NFPA 12, Standard on Carbon Dioxide Extinguishing Systems.~~
  - ~~3.2. NFPA 15, Standard for Water Spray Fixed Systems for Fire Protection.~~
  - ~~3.3. NFPA 750, Standard on Water Mist Fire Protection Systems.~~
  - ~~3.4. NFPA 2001, Standard on Clean Agent Fire Extinguishing Systems.~~
  - ~~3.5. NFPA 2010, Standard for Fixed Aerosol Fire Extinguishing Systems.~~~~

**Exception:** Fire suppression systems for lead acid and nickel cadmium battery systems at facilities under the exclusive control of communications utilities that operate at less than 50 VAC and 60 VDC shall be provided where required by NFPA 76.

**1207.5.5.1 Water-reactive systems.** ~~Electrochemical ESS that utilize water reactive materials shall be protected by an approved alternative~~ Alternative automatic fire-extinguishing systems approved in accordance with Section 904, where the installation is approved by the fire code official the applicable building code, based on large-scale fire testing complying with Section 1207.1.5, for the protection of electrochemical ESS that utilize water-reactive materials, shall be maintained in accordance with the applicable building code.

**1207.5.6 Maximum enclosure size.** ~~Outdoor~~ Unless otherwise approved in accordance with the applicable building code, outdoor walk-in units housing ESS shall not exceed 53 feet by 8 feet by 9.5 feet high (16 154 mm × 2438 mm × 2896 mm), not including bolt-on HVAC and related equipment, as approved. Outdoor walk-in units exceeding these limitations shall be considered indoor installations and comply with the requirements in Section 1207.7.

**1207.5.7 Vegetation control.** Areas within 10 feet (3048 mm) on each side of outdoor ESS shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground cover shall be permitted to be exempt provided that they do not form a means of readily transmitting fire.

**1207.5.8 Means of egress separation.** ESS located outdoors and in open parking garages shall continue to be separated from any means of egress as required by the fire code official in accordance with the applicable building code to ensure safe egress under fire conditions, but in no case less than 10 feet (3048 mm).

**Exception:** The fire code official is authorized to approve a reduced separation distance if large scale fire testing complying with Section 1207.1.5 is provided that shows that a fire involving the ESS will not adversely impact occupant egress.

**1207.6 Electrochemical ESS technology-specific protection.** Electrochemical ESS installations shall ~~comply with the requirements of this section in accordance with the applicable requirements of Table 1207.6.~~ be maintained in accordance with this section and the applicable building code.

**TABLE 1207.6  
ELECTROCHEMICAL ESS TECHNOLOGY-SPECIFIC REQUIREMENTS**

COMPLIANCE REQUIRED <sup>a</sup>		BATTERY TECHNOLOGY				OTHER ESS AND BATTERY TECHNOLOGIES <sup>b</sup>	CAPACITOR ESS <sup>b</sup>
Feature	Section	Lead-acid	Ni-Cd and Ni-MH	Lithium-ion	Flow		
Exhaust ventilation	1207.6.1	Yes	Yes	No	Yes	Yes	Yes
Explosion control	1207.6.3	Yes <sup>a</sup>	Yes <sup>a</sup>	Yes	No	Yes	Yes
Safety caps	1207.6.4	Yes	Yes	No	No	Yes	Yes
Spill control and neutralization	1207.6.2	Yes <sup>c</sup>	Yes <sup>c</sup>	No	Yes	Yes	Yes
Thermal runaway	1207.6.5	Yes <sup>d</sup>	Yes	Yes <sup>e</sup>	No	Yes <sup>e</sup>	Yes

- a. Not required for lead-acid and nickel-cadmium batteries at facilities under the exclusive control of communications utilities that comply with NFPA 76 and operate at less than 50 VAC and 60 VDC.
- b. Protection shall be provided unless documentation acceptable to the fire code official is provided in accordance with Section 104.8.2 that provides justification why the protection is not necessary based on the technology used.
- c. Applicable to vented-type (i.e., flooded) nickel-cadmium and lead-acid batteries.
- d. Not required for vented-type (i.e., flooded) lead-acid batteries.
- e. The thermal runaway protection is permitted to be part of a battery management system that has been evaluated with the battery as part of the evaluation to UL 1973.

**1207.6.1 Exhaust ventilation.** Where required by Table 1207.6 or elsewhere in this or provided in accordance with the applicable building code, exhaust ventilation of rooms, areas and walk-in units containing electrochemical ESS shall be provided maintained in accordance with the *International Mechanical Code* and Section 1207.6.1.1 or 1207.6.1.2, applicable building code.

**1207.6.1.1 Ventilation based on LFL.** ~~The~~ Where required or provided in accordance with the applicable building code, exhaust ventilation ~~system shall be systems~~ designed to limit the maximum concentration of flammable gas to 25 percent of the lower flammable limit (LFL) of the total volume of the room, area or walk-in unit during the worst-case event of simultaneous charging of batteries at the maximum charge rate, ~~in accordance with nationally recognized standards.~~ shall be maintained in accordance with the applicable building code.

**1207.6.1.2 Ventilation based on exhaust rate.** ~~Mechanical~~ Continuous mechanical exhaust ventilation, or activated by a gas detection system, ~~shall required by the applicable building code to be provided~~ at a rate of not less than 1 ft<sup>3</sup>/min/ft<sup>2</sup> (5.1 L/sec/m<sup>2</sup>) of floor area of the room, area or walk-in ~~unit.~~ unit, shall be maintained in accordance with the applicable building code. ~~The ventilation shall be either continuous or shall be activated by a gas detection system in accordance with Section 1207.6.1.2.4.~~

**1207.6.1.2.1 Standby power.** ~~Mechanical~~ Where standby power is required by the applicable building code ~~for~~ exhaust ventilation shall be provided with a minimum of 2 hours of standby power in accordance with Section 1203.2.5. ~~,~~ the standby power shall be maintained in accordance with the applicable building code.

**1207.6.1.2.2 Installation instructions.** ~~Required mechanical exhaust ventilation systems shall be installed in accordance with the manufacturer's installation instructions and the *International Mechanical Code*.~~

**1207.6.1.2.3 Supervision.** ~~Required~~ Where mechanical exhaust ventilation systems ~~shall~~ are required by the applicable building code to be supervised by an approved central station, proprietary or remote station service in accordance with the applicable NFPA 72, the system shall continue to be supervised. ~~or~~ Or, it shall initiate an audible and visible signal at an approved constantly attended on-site location. ~~location in accordance with the applicable building code.~~

**1207.6.1.2.4 Gas detection system.** ~~Where required by Section 1207.6.1.2, Continuous gas detection systems required by the applicable building code for rooms, areas and walk-in units containing ESS shall be protected by an approved continuous gas detection system that complies with Section 916 and with the following:~~ maintained in accordance with the applicable building code.

1. ~~The gas detection system shall be designed to activate the mechanical ventilation system when the level of flammable gas in the room, area or walk-in unit exceeds 25 percent of the LFL.~~
2. ~~The mechanical ventilation system shall remain on until the flammable gas detected is less than 25 percent of the LFL.~~
3. ~~The gas detection system shall be provided with a minimum of 2 hours of standby power in accordance with Section 1203.2.5.~~
4. ~~Failure of the gas detection system shall annunciate a trouble signal at an approved central station, proprietary or remote station service in accordance with NFPA 72, or shall initiate an audible and visible trouble signal at an approved constantly attended on-site location.~~

**1207.6.2 Spill control and neutralization.** Where required by Table 1207.6 or elsewhere in this code, Spill control and neutralization required by the applicable building code for areas containing free-flowing liquid electrolyte or hazardous materials shall be provided with spill control and neutralization in accordance with this section. ~~maintained in accordance with the applicable building code.~~

**1207.6.2.1 Spill control.** ~~Spill control shall be provided to prevent the flow of liquid electrolyte or hazardous materials to adjoining rooms or areas. The method shall be capable of containing a spill from the single largest battery or vessel.~~

**1207.6.2.2 Neutralization.** ~~An approved method that is capable of neutralizing spilled liquid electrolyte from the largest battery or vessel to a pH between 5.0 and 9.0 shall be provided.~~

**1207.6.2.3 Communications utilities.** The requirements of Section 1207.6.2 shall apply only when the aggregate capacity of multiple vessels exceeds 1,000 gallons (3785 L) for lead-acid and nickel-cadmium battery systems operating at less than 50 VAC and 60 VDC that are located at facilities under the exclusive control of communications utilities, and those facilities comply with NFPA 76 in addition to applicable requirements of this code.

**1207.6.3 Explosion control.** ~~Where required by Table 1207.6 or elsewhere in this code, explosion control complying with Section 911 shall be provided for rooms, areas or walk in units containing electrochemical ESS technologies. Explosion control shall be maintained in accordance with Chapter 9 and the applicable building code.~~

**Exceptions:**

- ~~1. Where approved, explosion control is permitted to be waived by the fire code official based on large-scale fire testing complying with Section 1207.1.5 that demonstrates that flammable gases are not liberated from electrochemical ESS cells or modules where tested in accordance with UL 9540A.~~
- ~~2. Where approved, explosion control is permitted to be waived by the fire code official based on documentation provided in accordance with Section 104.7 that demonstrates that the electrochemical ESS technology to be used does not have the potential to release flammable gas concentrations in excess of 25 percent of the LFL anywhere in the room, area, walk in unit or structure under thermal runaway or other fault conditions.~~

**1207.6.4 Safety caps.** ~~Where required by Table 1207.6 or elsewhere in this code, vented batteries and other ESS shall be provided with flame-arresting safety caps. Flame-arresting safety caps for vented batteries, provided or required in accordance with the applicable building code, shall be maintained.~~

**1207.6.5 Thermal runaway.** ~~Where required by Table 1207.6 or elsewhere in this code, the applicable building code requires batteries and other ESS shall to be provided with a listed device or other approved method to prevent, detect and minimize the impact of thermal runaway. such listed devices or approved methods shall be maintained in accordance with the applicable building code.~~

**1207.7 Indoor installations.** Indoor ESS installations shall be maintained in accordance with Sections 1207.7.1 through 1207.7.4. the applicable building code.

**TABLE 1207.7  
INDOOR ESS INSTALLATIONS**

COMPLIANCE REQUIRED		DEDICATED-USE BUILDINGS <sup>a</sup>	NONDEDICATED-USE BUILDINGS <sup>b</sup>
Feature	Section		
Dwelling units and sleeping units	1207.7.3	NA	Yes
Elevation	1207.5.3	Yes	Yes
Fire suppression systems	1207.5.5	Yes <sup>c</sup>	Yes
Fire resistance rated separations	1207.7.4	Yes	Yes
General installation requirements	1207.4	Yes	Yes
Maximum allowable quantities	1207.5.2	No	Yes
Size and separation	1207.5.1	Yes	Yes
Smoke and automatic fire detection <sup>e</sup>	1207.5.4	Yes <sup>d</sup>	Yes
Technology specific protection	1207.6	Yes	Yes

NA = Not Allowed.

- a. See Section 1207.7.1.
- b. See Section 1207.7.2.
- c. Where approved by the fire code official, fire suppression systems are permitted to be omitted in dedicated-use buildings located more than 100 feet (30.5 m) from buildings, lot lines, public ways, stored combustible materials, hazardous materials, high piled stock and other exposure hazards.
- d. Where approved by the fire code official, alarm signals are not required to be transmitted to a central station, proprietary or remote station service in accordance with NFPA 72, or a constantly attended location where local fire alarm annunciation is provided and trained personnel are always present.
- e. Lead-acid and nickel-cadmium battery systems installed in Group U buildings and structures less than 1,500 square feet (139 m<sup>2</sup>) under the exclusive control of communications utilities, and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76, are not required to have an approved automatic smoke or fire detection system.

**1207.7.1 Dedicated-use buildings.** For the purpose of Table 1207.7, ~~dedicated use ESS buildings shall be Buildings~~ classified as Group F-1 occupancies ~~and comply with all the following;~~ and approved as dedicated-use ESS buildings in accordance with the applicable building code, shall be maintained.

- ~~1. The building shall only be used for ESS, electrical energy generation and other electrical grid related operations.~~
- ~~2. Occupants in the rooms and areas containing ESS are limited to personnel that operate, maintain, service, test and repair the ESS and other energy systems.~~
- ~~3. No other occupancy types shall be permitted in the building.~~
- ~~4. Administrative and support personnel shall be permitted in areas within the buildings that do not contain ESS, provided that:~~
  - ~~4.1. The areas do not occupy more than 10 percent of the building area of the story in which they are located.~~
  - ~~4.2. A means of egress is provided from the incidental use areas to the public way that does not require occupants to traverse through areas containing ESS or other energy system equipment.~~

**1207.7.2 Nondedicated-use buildings.** For the purpose of Table 1207.7, ~~nondedicated use buildings include all buildings Buildings~~ that contain ESS and ~~do not comply with Section 1207.7.1 dedicated use building requirements. were approved as nondedicated-use buildings in accordance with the applicable building code, shall be maintained.~~

**1207.7.3 Dwelling units and sleeping units.** Unless otherwise approved in accordance with the applicable building code, ESS shall not be installed allowed in sleeping units or in habitable spaces of dwelling units.

**1207.7.4 Fire-resistance-rated separations.** Fire-resistance-rated separations for Rooms rooms and areas containing ESS shall include fire-resistance-rated separations as follows: , required by the applicable building code, shall be maintained in accordance with the applicable building code.

- ~~1. In dedicated use buildings, rooms and areas containing ESS shall be separated from areas in which administrative and support personnel are located.~~
- ~~2. In nondedicated use buildings, rooms and areas containing ESS shall be separated from other areas in the building.~~

~~Separation shall be provided by 2 hour fire barriers constructed in accordance with Section 707 of the International Building Code and 2 hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, as appropriate.~~

**1207.8 Outdoor installations.** Outdoor installations shall be maintained in accordance with Sections 1207.8.1 through 1207.8.3. Exterior wall installations for individual ESS units not exceeding 20 kWh shall be in accordance with Section 1207.8.4. ~~the applicable building code.~~

**TABLE 1207.8  
OUTDOOR ESS INSTALLATIONS<sup>a</sup>**

COMPLIANCE REQUIRED		REMOTE INSTALLATIONS <sup>a</sup>	INSTALLATIONS NEAR EXPOSURES <sup>b</sup>
Feature	Section		
All ESS installations	1207.4	Yes	Yes

Clearance to exposures	1207.8.3	Yes	Yes
Fire suppression systems	1207.5.5	Yes <sup>e</sup>	Yes
Maximum allowable quantities	1207.5.2	No	Yes
Maximum enclosure size	1207.5.6	Yes	Yes
Means of egress separation	1207.5.8	Yes	Yes
Size and separation	1207.5.1	No	Yes <sup>d</sup>
Smoke and automatic fire detection	1207.5.4	Yes	Yes
Technology specific protection	1207.6	Yes	Yes
Vegetation control	1207.5.7	Yes	Yes

a. See Section 1207.8.1.

b. See Section 1207.8.2.

c. Where approved by the fire code official, fire suppression systems are permitted to be omitted.

d. In outdoor walk-in units, spacing is not required between ESS units and the walls of the enclosure.

**1207.8.1 Remote outdoor installations.** For the purpose of Table Section 1207.8, ~~remote outdoor installations include~~ ESS located more than 100 feet (30 480 mm) from buildings, lot lines, public ways, stored combustible materials, hazardous materials, high-piled stock and other exposure hazards. , shall be considered remote outdoor installations.

**1207.8.2 Installations near exposures.** For the purpose of Table Section 1207.8, ~~installations near exposures include~~ all outdoor ESS installations that do not ~~comply with~~ meet the criteria set forth by Section 1207.8.1 remote outdoor location requirements. , shall be considered installations near exposures.

**1207.8.3 Clearance to exposures.** Where the applicable building code requires separation between ESS located outdoors ~~shall be separated by a minimum of 10 feet (3048 mm) from~~ and the following exposures: exposures, the separation shall be maintained in accordance with the applicable building code.

1. Lot lines.
2. Public ways.
3. Buildings.
4. Stored combustible materials.
5. Hazardous materials.
6. High-piled stock.
7. Other exposure hazards.

**Exceptions:**

1. ~~Clearances are permitted to be reduced to 3 feet (914 mm) where a 1 hour free standing fire barrier suitable for exterior use and extending 5 feet (1524 mm) above and 5 feet (1524 mm) beyond the physical boundary of the ESS installation is provided to protect the exposure.~~
2. ~~Clearances to buildings are permitted to be reduced to 3 feet (914 mm) where noncombustible exterior walls with no openings or combustible overhangs are provided on the wall adjacent to the ESS and the fire resistance rating of the exterior wall is a minimum of 2 hours.~~
3. ~~Clearances to buildings are permitted to be reduced to 3 feet (914 mm) where a weatherproof enclosure constructed of noncombustible materials is provided over the ESS, and it has been demonstrated that a fire within the enclosure will not ignite combustible materials outside the enclosure based on large scale fire testing complying with Section 1207.1.5.~~

**1207.8.4 Exterior wall installations.** Where the applicable building code allows ESS ~~shall be permitted to be installed outdoors on exterior walls of buildings when all of the following conditions are met: , they shall be maintained in accordance with the applicable building code.~~

1. ~~The maximum energy capacity of individual ESS units shall not exceed 20 kWh.~~
2. ~~The ESS shall comply with applicable requirements in Section 1207.~~
3. ~~The ESS shall be installed in accordance with the manufacturer's instructions and their listing.~~
4. ~~Individual ESS units shall be separated from each other by at least 3 feet (914 mm).~~
5. ~~The ESS shall be separated from doors, windows, operable openings into buildings or HVAC inlets by at least 5 feet (1524 mm).~~

~~**Exception:** Where approved, smaller separation distances in Items 4 and 5 shall be permitted based on large-scale fire testing complying with Section 1207.1.5.~~

**1207.9 Special installations.** Rooftop and open parking garage ESS installations shall ~~comply with Sections 1207.9.1 through 1207.9.6.~~ be maintained in accordance with the applicable building code.

**TABLE 1207.9  
SPECIAL ESS INSTALLATIONS**

COMPLIANCE REQUIRED		ROOFTOPS <sup>a</sup>	OPEN PARKING GARAGES <sup>b</sup>
Feature	Section		
All ESS installations	1207.4	Yes	Yes
Clearance to exposures	1207.9.3	Yes	Yes
Fire suppression systems	1207.9.4	Yes	Yes
Maximum allowable quantities	1207.5.2	Yes	Yes
Maximum enclosure size	1207.5.6	Yes	Yes
Means of egress separation	1207.5.8	Yes	Yes
Open parking garage installations	1207.9.6	No	Yes
Rooftop installations	1207.9.5	Yes	No
Size and separation	1207.5.1	Yes	Yes
Smoke and automatic fire detection	1207.5.4	Yes	Yes
Technology-specific protection	1207.6	Yes	Yes

a. See Section 1207.9.1.

b. See Section 1207.9.2.

**1207.9.1 Rooftop installations.** For the purpose of ~~Table Section~~ Section 1207.9, rooftop ESS installations are those located on the roofs of buildings.

**1207.9.2 Open parking garage installations.** For the purpose of ~~Table Section~~ Section 1207.9, open parking garage ESS installations are those located in a structure or portion of a structure that complies with ~~Section 406.5 of the International Building Code.~~ the Open Parking Garage provisions set forth by the applicable building code.

**1207.9.3 Clearance to exposures.** Where the applicable building code requires separation between ESS located on rooftops ~~and or~~ in open parking garages ~~shall be separated by a minimum of 10 feet (3048 mm) from and~~ the following ~~exposures:~~ exposures, the separation shall be maintained in accordance with the applicable building code.

1. Buildings, except the building on which rooftop ESS is mounted.
2. Any portion of the building on which a rooftop system is mounted that is elevated above the rooftop on which the system is installed.
3. Lot lines.
4. Public ways.
5. Stored combustible materials.

6. Locations where motor vehicles can be parked.
7. Hazardous materials.
8. Other exposure hazards.

**Exceptions:**

1. ~~Clearances are permitted to be reduced to 3 feet (914 mm) where a 1-hour free-standing fire barrier suitable for exterior use and extending 5 feet (1524 mm) above and 5 feet (1524 mm) beyond the physical boundary of the ESS installation is provided to protect the exposure.~~
2. ~~Clearances are permitted to be reduced to 3 feet (914 mm) where a weatherproof enclosure constructed of noncombustible materials is provided over the ESS, and it has been demonstrated that a fire within the enclosure will not ignite combustible materials outside the enclosure based on large-scale fire testing complying with Section 1207.1.5.~~

**1207.9.4 Fire suppression systems.** ~~ESS located in walk-in units on rooftops or in walk-in units in open parking garages shall be provided with automatic fire suppression systems within the ESS enclosure in accordance with Section 1207.5.5. Areas containing ESS other than walk-in units in open parking structures on levels not open above to the sky shall be provided with an automatic fire suppression system complying with Section 1207.5.5.~~

~~**Exception:** A fire suppression system is not required in open parking garages if large-scale fire testing complying with Section 1207.1.5 is provided that shows that a fire will not impact the exposures in Section 1207.9.3.~~

Automatic fire suppression systems required by the applicable building code for the following, shall be maintained in accordance with the applicable building code:

1. Automatic fire suppression systems, installed within the ESS enclosure, for ESS located in walk-in units on rooftops.
2. Automatic fire suppression systems, installed within the ESS enclosure, for ESS located in walk-in units in open parking garages.
3. Automatic fire suppression systems in areas containing ESS other than walk-in units in open parking structures on levels not open above to the sky.

**1207.9.5 Rooftop installations.** The following features required by the applicable building code for ESS and associated equipment that are located on rooftops and not enclosed by building construction shall ~~comply with the following:~~ be maintained in accordance with the applicable building code.

1. Stairway access to the roof for emergency response and fire department personnel ~~shall be~~ provided either through a bulkhead from the interior of the building or a stairway on the exterior of the building.
2. Service walkways ~~at least 5 feet (1524 mm) in width shall be~~ provided for service and emergency personnel from the point of access to the roof to the system.
3. Distance required by the applicable building code between ESS and associated equipment ~~shall be located from , and the edge of the roof a distance equal to at least the height of the system, equipment or component but not less than 5 feet (1524 mm).~~
4. The roofing materials under and within ~~5 feet (1524 mm) horizontally~~ the horizontal distance, specified by the applicable building code, from an ESS or associated equipment ~~shall be noncombustible or shall have a Class A rating when tested in accordance with ASTM E108 or UL 790.~~
5. ~~A Class I standpipe outlet outlets shall be~~ installed at an approved location on the roof level of the building or in the stairway bulkhead at the top level.
6. The ESS ~~shall be the minimum of 10 feet (3048 mm) separation~~ from the fire service access point on the rooftop.

**1207.9.6 Open parking garages.** ESS and associated equipment that are located in open parking garages shall ~~comply with all of the following:~~ be maintained in accordance with the applicable building code.

1. ~~ESS shall not be located within 50 feet (15 240 mm) of air inlets for building HVAC systems.~~

~~**Exception:** This distance shall be permitted to be reduced to 25 feet (7620 mm) if the automatic fire alarm system monitoring the radiant energy sensing detectors de-energizes the ventilation system connected to the air intakes upon detection of fire.~~

2. ~~ESS shall not be located within 25 feet (7620 mm) of exits leading from the attached building where located on a covered level of the parking structure not directly open to the sky above.~~
3. ~~An approved fence with a locked gate or other approved barrier shall be provided to keep the general public at least 5 feet (1524 mm) from the outer enclosure of the ESS.~~

**1207.10 Mobile ESS equipment and operations.** Mobile ESS equipment and operations shall comply with Sections 1207.10.1 through 1207.10.7.7.

**TABLE 1207.10  
MOBILE ENERGY STORAGE SYSTEMS (ESS)**

COMPLIANCE REQUIRED		DEPLOYMENT <sup>a</sup>
Feature	Section	
All ESS installations	1207.4	Yes <sup>b</sup>
Fire suppression systems	1207.5.5	Yes <sup>e</sup>
Maximum allowable quantities	1207.5.2	Yes
Maximum enclosure size	1207.5.6	Yes
Means of egress separation	1207.5.8	Yes
Size and separation	1207.5.1	Yes <sup>d</sup>
Smoke and automatic fire detection	1207.5.4	Yes <sup>e</sup>
Technology-specific protection	1207.6	Yes
Vegetation control	1207.5.7	Yes

a. See Section 1207.10.2.

b. ~~Mobile operations on wheeled vehicles and trailers shall not be required to comply with Section 1207.4.4 seismic and structural load requirements.~~

e. Fire suppression system connections to the water supply shall be permitted to use approved temporary connections.

d. In walk-in units, spacing is not required between ESS units and the walls of the enclosure.

e. Alarm signals are not required to be transmitted to an approved location for mobile ESS deployed 30 days or less.

**1207.10.1 Charging and storage.** For the purpose of Section 1207.10, charging and storage covers the operation where mobile ESS are charged and stored so they are ready for deployment to another site, and where they are charged and stored after a deployment.

**1207.10.2 Deployment.** For the purpose of Section 1207.10, deployment covers operations where mobile ESS are located at a site other than the charging and storage site and are being used to provide power.

**1207.10.3 Permits.** ~~Construction and operational permits shall be provided for charging and storage of mobile ESS and operational permits shall be provided for deployment of mobile ESS as required by Section 1207.1.2. Permits shall be required as set forth in Section 107.2.~~

**1207.10.4 ~~Construction documents.~~ ~~Construction documents~~ Documents.** Documents complying with Section 1207.1.3 shall be provided with the ~~construction~~ operational permit application for mobile ESS charging and storage locations.

**1207.10.4.1 Deployment documents.** ~~The~~ At the minimum, the following information shall be provided with the ~~operation~~ operational permit applications for mobile ESS deployments:

1. Relevant information for the mobile ESS equipment and protection measures in the ~~construction documents~~ required by Section 1207.1.3.
2. Location and layout diagram of the area in which the mobile ESS is to be deployed, including a scale diagram of all nearby exposures.
3. Location and content of signage, including no smoking signs.
4. Description of fencing to be provided around the ESS, including locking methods.

5. Details on fire suppression, smoke and automatic fire detection, system monitoring, thermal management, exhaust ventilation and explosion control, if provided.
6. For deployment, the intended duration of operation, including anticipated connection and disconnection times and dates.
7. Location and description of local staging stops during transit to the deployment site. See Section 1207.10.7.5.
8. Description of the temporary wiring, including connection methods, conductor type and size, and circuit overcurrent protection to be provided.
9. Description of how fire suppression system connections to water supplies or extinguishing agents are to be provided.
10. Contact information for personnel who are responsible for maintaining and servicing the equipment, and responding to emergencies as required by Section 1207.1.6.1.

**1207.10.5 Approved locations.** Locations where mobile ESS are charged, stored and deployed shall be restricted to the locations approved in accordance with the applicable building code and established identified on the construction and operational permits.

**1207.10.6 Charging and storage.** Installations where mobile ESS are charged and stored shall be treated as permanent ESS indoor or outdoor installations, and shall comply with the following sections, as applicable:

1. Indoor charging and storage shall comply with Section 1207.7.
2. Outdoor charging and storage shall comply with Section 1207.8.
3. Charging and storage on rooftops and in open parking garages shall comply with Section 1207.9.

**Exceptions:**

1. Electrical connections ~~shall be permitted by the applicable building code~~ to be made using temporary wiring complying with the manufacturer's instructions, the UL 9540 listing and ~~NFPA 70.~~ NFPA 70, shall be maintained in accordance with the applicable building code.
2. Fire suppression system connections to the water supply ~~shall be permitted by the applicable building code to use approved temporary connections.~~ connections, shall be maintained in accordance with the applicable building code.

**1207.10.7 Deployed mobile ESS requirements.** Deployed mobile ESS equipment and operations shall comply with this section and Table 1207.10.

**1207.10.7.1 Duration.** The duration of mobile ESS deployment shall not exceed 30 days.

**Exceptions:**

1. Mobile ESS deployments that provide power for durations longer than 30 days shall comply with Section 1207.10.6.
2. Mobile ESS deployments shall not exceed 180 days unless additional operational permits are obtained.

**1207.10.7.2 Restricted locations.** ~~Deployed~~ Unless otherwise approved in accordance with the applicable building code, mobile ESS operations shall not be located indoors, in covered parking garages, on rooftops, below grade or under building overhangs.

**1207.10.7.3 Clearance to exposures.** ~~Deployed~~ Where the applicable building code requires separation between deployed mobile ESS shall be separated by a minimum of 10 feet (3048 mm) from and the following exposures: exposures, the separation shall be maintained in accordance with the applicable building code.

1. Public ways.
2. Buildings.
3. Stored combustible materials.
4. Hazardous materials.
5. High-piled storage.
6. Other exposure hazards.

~~Deployed~~ Where the applicable building code requires deployed mobile ESS ~~shall to~~ be separated by a minimum of 50 feet (15 240 mm) from public seating areas and from tents, canopies and membrane structures with an *occupant load* of 30 or ~~more~~. more, the separation shall be maintained.

**1207.10.7.4 Electrical connections.** Electrical connections shall be ~~made~~ maintained in accordance with the manufacturer's instructions ~~and~~ the UL 9540 ~~listing~~. listing and the applicable building code. Temporary wiring for electrical power connections shall comply with NFPA 70. ~~Fixed~~ Unless otherwise allowed by the applicable building code, fixed electrical wiring shall not be provided.

**1207.10.7.5 Local staging.** Mobile ESS in transit from the charging and storage location to the deployment location and back shall not be parked within 100 feet (30 480 mm) of an occupied building for more than 1 hour during transit, unless specifically *approved* by the *fire code official* when the operational permit is issued.

**1207.10.7.6 Fencing.** ~~An approved fence~~ Fences with a locked ~~gate~~ gates or other ~~approved barrier~~ barriers ~~shall be required or provided in accordance with the applicable building code~~ to keep the general public at least 5 feet (1524 mm) from the outer enclosure of a deployed mobile ESS. ESS, shall be maintained in accordance with the applicable building code.

**1207.10.7.7 Smoking.** Smoking shall be prohibited within 10 feet (3048 mm) of mobile ESS. Signs shall be posted in accordance with Section 310.

**1207.11 ESS in Group R-3 and R-4 occupancies.** ESS in Group R-3 and R-4 occupancies shall be ~~installed and~~ maintained in accordance with Sections 1207.11.1 through 1207.11.9. The temporary use of an *owner* or occupant's electric-powered vehicle as an ESS shall be in accordance with Section 1207.11.10.

**1207.11.1 Equipment listings.** ESS shall be *listed* and *labeled* in accordance with UL 9540. Unless otherwise approved in accordance with the applicable building code, ESS listed and labeled solely for utility or commercial use shall not be used for residential applications.

**Exceptions:**

- ~~1. Where approved, repurposed unlisted battery systems from electric vehicles are allowed to be installed outdoors or in detached dedicated cabinets located not less than 5 feet (1524 mm) from exterior walls, property lines and public ways.~~
- ~~2. ESS less than 1 kWh (3.6 megajoules).~~

**1207.11.2 Installation. Maintenance.** ESS shall be ~~installed~~ maintained in accordance with the manufacturer's instructions ~~and~~ their ~~listing~~. listing and the applicable building code.

**1207.11.2.1 Spacing. Individual** ~~Where individual units shall~~ are required by the applicable building code to be separated from each other by at least 3 feet (914 mm) of spacing unless smaller separation distances are documented to be adequate based on large-scale fire testing ~~complying with Section 1207.1.5.~~ the separation shall be maintained in accordance with the applicable building code.

**1207.11.3 Location.** Unless otherwise approved in accordance with the applicable building code, ESS shall be ~~installed~~ located only in the following locations:

1. Detached garages and detached accessory structures.
2. Attached garages separated from the *dwelling unit* living space and *sleeping units* in accordance with Section 406.3.2 of the ~~*International Building Code*~~. *Virginia Construction Code*.
3. Outdoors on exterior walls located a minimum of 3 feet (914 mm) from doors and windows.
4. Utility closets and storage or utility spaces within *dwelling units* and *sleeping units*.

**1207.11.4 Energy ratings. Individual** ~~Unless otherwise approved in accordance with the applicable building code,~~ individual ESS units shall have a maximum rating of 20 kWh. The aggregate rating structure shall not exceed:

1. 40 kWh within utility closets and storage or utility spaces.
2. 80 kWh in attached or detached garages and detached accessory structures.
3. 80 kWh on exterior walls.
4. 80 kWh outdoors on the ground.

**1207.11.5 Electrical installation. Inverters.** ~~ESS shall be installed in accordance with NFPA 70. Inverters~~ Where required by the applicable building code, inverters shall be *listed* and *labeled* in accordance with UL 1741 or

provided as part of the UL 9540 listing. Systems connected to the utility grid shall use inverters *listed* for utility ~~interaction~~ interaction in accordance with the applicable building code.

**1207.11.6 Fire detection.** ~~Rooms~~ Smoke alarms required by the applicable building code for rooms and areas within *dwelling units*, *sleeping units* and attached garages in which ESS are installed, shall be ~~protected by smoke alarms in accordance with Section 907.2.10.~~ maintained in accordance with the applicable building code. ~~A~~ Where smoke alarms cannot be installed based on their listing, ~~heat detector~~ detectors *listed* and interconnected to the smoke alarms shall be installed in accordance with the applicable building code ~~locations~~ within *dwelling units*, *sleeping units* and attached garages ~~where smoke alarms cannot be installed based on their listing.~~ , shall be maintained in accordance with the applicable building code.

**1207.11.7 Protection from impact.** Stationary storage battery systems installed in a location subject to vehicle damage shall be protected by *approved* barriers. Appliances in garages ~~shall also be~~ installed in accordance with ~~Section 304.3 of the International Mechanical Code.~~ the applicable building code, shall be maintained in accordance with the applicable building code.

**1207.11.8 Ventilation.** ~~Indoor~~ Exhaust ventilation installed in accordance with the applicable building code for indoor installations of ESS that include batteries that produce hydrogen or other flammable gases during charging, shall be ~~provided with exhaust ventilation in accordance with Section 1207.6.1.~~ maintained in accordance with the applicable building code.

**1207.11.9 Toxic and highly toxic gas.** Unless otherwise approved in accordance with the applicable building code, ESS that have the potential to release toxic or highly toxic gas during charging, discharging and normal use conditions shall not be installed within Group R-3 or R-4 occupancies.

**1207.11.10 Electric vehicle use.** The temporary use of an *owner* or occupant's electric-powered vehicle to power a *dwelling unit* or *sleeping unit* while parked in an attached or detached garage or outside shall comply with the vehicle manufacturer's instructions and the applicable NFPA 70.

## VIRGINIA CONSTRUCTION CODE

(Draft proposal)

*Add Section 433 (exact Section number TBD based on other, unrelated proposals), to read:*

### SECTION 433 ELECTRICAL ENERGY STORAGE SYSTEMS (ESS)

428.1 Scope. Electrical Energy Storage Systems shall comply with the applicable provisions of the International Fire Code.

# FP3303.3.1-21

IFC: 3303.3.1, 3305.9, 3307.2.1, 3311.1, [BE] 3312.1, 3314.1, 3314.2, 3314.3

Proponents: VFSB Codes and Standards Committee (amiliken@staffordcountyva.gov)

## 2021 International Fire Code

Revise as follows:

**3303.3.1 Violations.** ~~Failure~~ Failure to properly conduct, document and maintain documentation required by this section shall constitute an unlawful act in accordance with Section 112.1 and shall result in the issuance of a notice of violation to the site safety director in accordance with Section 112.3. Upon the third offense 111 and, the fire code official is authorized to issue a stop work order in accordance with Section 113, and work shall not resume until satisfactory assurances of future compliance have been presented to and approved by the fire code official. may request a stop work order be issued by the Building Official.

**3305.9 Separations between construction areas.** Separations used in Type I and Type II construction to separate construction areas from occupied portions of the building shall be maintained in accordance with the applicable building code. ~~constructed of materials that comply with one of the following:~~

- ~~1. Noncombustible materials.~~
- ~~2. Materials that exhibit a flame spread index not exceeding 25 when tested in accordance with ASTM E84 or UL 723.~~
- ~~3. Materials exhibiting a peak heat release rate not exceeding 300 kW/m<sup>2</sup> when tested in accordance with ASTM E1354 at an incident heat flux of 50 kW/m<sup>2</sup> in the horizontal orientation on specimens at the thickness intended for use.~~

**3307.2.1 Pipe cleaning and purging.** The cleaning and purging of flammable gas piping systems, including cleaning new or existing piping systems, purging piping systems into service and purging piping systems out of service, shall comply with NFPA 56.

**Exceptions:**

1. Compressed gas piping systems other than fuel gas piping systems where in accordance with Chapter 53.
2. Piping systems regulated by the ~~International~~ Virginia Fuel Gas Code.
3. Liquefied petroleum gas systems in accordance with Chapter 61.

**3311.1 Required access.** Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of buildings and temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

**[BE] 3312.1 Stairways required.** Where building construction exceeds 40 feet (12 192 mm) in height above the lowest level of fire department vehicle access, a temporary or permanent stairway shall be ~~provided.~~ maintained in accordance with the applicable building code. As construction progresses, such stairway shall be ~~extended to within one floor of the highest point of construction having secured decking or flooring.~~ maintained in accordance with the applicable building code.

**3314.1 Where required.** ~~In buildings buildings required to~~ Where required by the applicable building code, a temporary or permanent standpipe shall be maintained and remain in an operable condition so as to be available for use by the fire department. ~~to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet (12 192 mm) in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at locations adjacent to stairways complying with Section 3312.1. As construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring.~~

**Delete without substitution:**

**3314.2 Buildings being demolished.** ~~Where a building is being demolished and a standpipe is existing within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.~~

**3314.3 Detailed requirements.** Standpipes shall be installed in accordance with the provisions of Section 905.

**Exception:** Standpipes shall be either temporary or permanent in nature, and with or without a water supply, provided that such standpipes comply with the requirements of Section 905 as to capacity, outlets and materials.

**Reason Statement:** Clean up of Chapter 33 Fire Safety During Construction to remove construction provisions and correlate better with the VCC and VEBC.

**Resiliency Impact Statement:** This proposal will increase Resiliency

By improving the SFPC, the resiliency of communities is increased by protecting them from the hazards associated with poor fire safety practices during construction.

**Cost Impact:** The code change proposal will not increase or decrease the cost of construction

No cost impact.

# B3302.4-21

IBC@: 3302.4 (New), 3302.5 (New), [F] 3312.1, [F] 3313.1, [F] 3313.2, [F] 3313.3, [F] 3313.3.1, [F] 3313.3.2, [F] 3313.3.3, [F] 3313.4, [F] 3313.5

Proponents: VFSB Codes and Standards Committee (amiliken@staffordcountyva.gov)

## 2021 International Building Code

Add new text as follows:

**3302.4 Separations between construction areas.** Separations used in Type I and Type II construction to separate construction areas from occupied portions of the building shall be constructed of materials that comply with one of the following:

1. Noncombustible materials.

2. Materials that exhibit a flame spread index not exceeding 25 when tested in accordance with ASTM E84 or UL 723.

3. Materials exhibiting a peak heat release rate not exceeding 300 kW/m<sup>2</sup> when tested in accordance with ASTM E1354 at an incident heat flux of 50 kW/m<sup>2</sup> in the horizontal orientation on specimens at the thickness intended for use

**3302.5 Fire safety requirements for buildings of Types IV-A, IV-B, and IV-C construction.** Buildings of Types IV-A, IV-B and IV-C construction designed to be greater than six stories above grade plane shall comply with the following requirements during construction unless otherwise approved by the building code official:

1. Standpipes shall be provided in accordance with Section 3311.

2. A water supply for fire department operations, as approved by the fire code official and the fire chief.

3. Where building construction exceeds six stories above grade plane and noncombustible protection is required by Section 602.4 at least one layer of noncombustible protection shall be installed on all building elements on floor levels, including mezzanines, more than four levels below active mass timber construction before additional floor levels can be erected.

Exception: Shafts and vertical exit enclosures shall not be considered part of the active mass timber construction.

4. Where building construction exceeds six stories above grade plane, required exterior wall coverings shall be installed on floor levels, including mezzanines, more than four levels below active mass timber construction before additional floor levels can be erected.

Exception: Shafts and vertical exit enclosures shall not be considered part of the active mass timber construction.

Revise as follows:

**[F] 3312.1 Completion before occupancy.** In buildings where an *automatic sprinkler system* is required by this code, it shall be unlawful to occupy any portion of a building or structure until the *automatic sprinkler system* installation has been tested and *approved*, except as provided in Section ~~116.1.1~~.

**[F] 3313.1 Where required.** An *approved* water supply for fire protection, either temporary or permanent, shall be made available as soon as

combustible building materials arrive on the site, on commencement of vertical combustible construction, and on installation of a standpipe system in buildings under construction, in accordance with Sections 3313.2 through 3313.5, the Virginia Statewide Fire Prevention Code.

**Exception:** The *fire code official* is authorized to reduce the fire flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire flow requirements is impractical.

**Delete without substitution:**

~~**[F] 3313.2 Combustible building materials.** When combustible building materials of the building under construction are delivered to a site, a minimum fire flow of 500 gallons per minute (1893 L/m) shall be provided. The fire hydrant used to provide this fire flow supply shall be within 500 feet (152 m) of the combustible building materials, as measured along an approved fire apparatus access lane. Where the site configuration is such that one fire hydrant cannot be located within 500 feet (152 m) of all combustible building materials, additional fire hydrants shall be required to provide coverage in accordance with this section.~~

~~**[F] 3313.3 Vertical construction of Types III, IV and V construction.** Prior to commencement of vertical construction of Type III, IV or V buildings that utilize any combustible building materials, the fire flow required by Sections 3313.3.1 through 3313.3.3 shall be provided, accompanied by fire hydrants in sufficient quantity to deliver the required fire flow and proper coverage.~~

~~**[F] 3313.3.1 Fire separation up to 30 feet.** Where a building of Type III, IV or V construction has a *fire separation distance* of less than 30 feet (9144 mm) from property lot lines, and an adjacent property has an *existing structure* or otherwise can be built on, the water supply shall provide either a minimum of 500 gallons per minute (1893 L/m), or the entire fire flow required for the building when constructed, whichever is greater.~~

~~**[F] 3313.3.2 Fire separation of 30 feet up to 60 feet.** Where a building of Type III, IV or V construction has a *fire separation distance* of 30 feet (9144 mm) up to 60 feet (18 288 mm) from property lot lines, and an adjacent property has an *existing structure* or otherwise can be built on, the water supply shall provide a minimum of 500 gallons per minute (1893 L/m), or 50 percent of the fire flow required for the building when constructed, whichever is greater.~~

~~**[F] 3313.3.3 Fire separation of 60 feet or greater.** Where a building of Type III, IV or V construction has a fire separation of 60 feet (18 288 mm) or greater from a property lot line, a water supply of 500 gallons per minute (1893 L/m) shall be provided.~~

~~**[F] 3313.4 Vertical construction, Types I and II construction.** If combustible building materials are delivered to the construction site, water supply in accordance with Section 3313.2 shall be provided. Additional water supply for fire flow is not required prior to commencing vertical construction of Type I and II buildings.~~

~~**[F] 3313.5 Standpipe supply.** Regardless of the presence of combustible building materials, the construction type or the *fire separation distance*, where a standpipe is required in accordance with Section 3313, a water supply providing a minimum flow of 500 gallons per minute (1893 L/m) shall be provided. The fire hydrant used for this water supply shall be located within 100 feet (30 480 mm) of the fire department connection supplying the standpipe.~~

**Reason Statement:** Clean up of Chapter 33 Fire Safety During Construction to relocate construction provisions from the SFPC and correlate better with the SFPC and VEBC. Sections 3309.3 and 3309.4 are relocating the deleted construction sections from the SFPC. Section 3312.1 corrects the reference to 116.1.1 for temporary occupancy. Section 3313.1 is revised with 2021 language and references the SFPC for fire flow requirements. It also includes deleting sections 3313.2 through 3313.5 which are to be in the SFPC.

**Resiliency Impact Statement:** This proposal will increase Resiliency

By improving Chapter 33 of the VCC, the resiliency of communities is increased by protecting them from the hazards associated with poor fire safety practices during construction.

**Cost Impact:** The code change proposal will not increase or decrease the cost of construction

No cost impact.

# EB1209.1-21

VEBC: 1209.1

**Proponents:** VFSB Codes and Standards Committee (amiliken@staffordcountyva.gov)

## 2018 Virginia Existing Building Code

### Revise as follows:

**1209.1 When required.** An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the ~~site-site~~, on commencement of vertical combustible construction, and on installation of a standpipe system in buildings under construction, in accordance with the Virginia Statewide Fire Prevention Code.

**Reason Statement:** Clean up of Section 1209.1 to provide 2021 language and reference the SFPC for fire flow and associated details. It also correlates better with the VCC and SFPC.

**Resiliency Impact Statement:** This proposal will increase Resiliency

By improving the fire safety provisions of the VEBC, the resiliency of communities is increased by protecting them from the hazards associated with poor fire safety practices during construction.

**Cost Impact:** The code change proposal will not increase or decrease the cost of construction

No cost impact.