

DHCD, DBFR 2009 Code Change Process

Summary of May 13, 2009 Workgroup 4 Meeting

USBC/International Residential Code - IRC

CARRY OVER ISSUES FROM LAST WORKGROUP MEETING:

1. R302.1 and P2904 – Townhouse sprinkler systems and porches (Page 4)

The IRC doesn't require sprinklers for decks or porches not associated with the townhome fire wall nor would these be considered occupiable space. These appendages can be on the property lot. The IBC is being interpreted by a locality as requiring R-3 sprinkled townhomes to also have sprinklers for decks and porches. There are requirements for projections. VBCOA and HBAV will need to review the issue further. Perhaps ICC commentary and STRB can resolve. If not, a code change would be needed to clarify or make IBC and IRC the same. Other building officials present are not requiring sprinklers for decks or porches. This will be on the June 22nd Codes and Standards Committee agenda as carry-over issue.

2. R310.1 – Emergency escape opening sprinkler exception (Page 7)

The 2006 USBC cites 13, 13R and 13D. All three were cited in case the builder wanted to use 13 and 13R although 13D is the required system in the IRC. There may be a need to state that the option is for the builder to avoid confusion about who can select the option. This issue will be taken off table unless there is a code change and will not be a carry over item for now.

3. R317.1/R302.3 – Duplexes with lot lines between dwelling units (Page 10)

The IRC only requires a one-hour wall for duplexes even if there is a lot line since the 2006 and 2009 IRC do not include lot lines. Some building officials, HBAV and VA-AIA agree one-hour is the requirement. Other building and fire officials support two-hours if there is a lot line. Section may need amending to say one or the other or the issue could be left for the STRB or the ICC to clarify. There was discussion on what happens when existing duplexes designate a lot line and how to then require a two-hour independent wall. This will be on the June 22nd Codes and Standards Committee agenda as carry-over issue. There may be a code change from stakeholders to clarify.

4. R401.3 – Drainage (Page 12)

A revised code change is need by May 30th for this item to be on the June 22nd Codes and Standards Committee agenda as carry-over issue. Building Officials, AIA and HBAV support amended version to protect foundations from overland water runoff

while Chesterfield and others oppose. There are really two issues: 1) protecting foundations and 2) what and who is responsible for dealing with site overland water. Overland water is generally dealt with by other state and local erosion, storm drainage, Chesapeake Bay water runoff requirements as part of the site engineering plans. In other areas the Board has determined that unless there is an effect or impact on a dwelling/building, it is not a USBC matter. A local appeals board upheld a building official's finding so the issue would be appealed to the STRB. This will be on the June 22nd Codes and Standards Committee agenda as carry-over issue.

5. G2411.1 – CSST (Page 17)

VBCOA and VPMIA will be submitting a code change by May 30th deleting and requiring NEC 780 lightning protection. There was discussion as to whether some would consider banning a product. The problem is thickness of material. New York and Connecticut have regulations that could be considered in Virginia as well. This will be on the June 22nd Codes and Standards Committee agenda as carry-over issue. Mr. Torbin will need to contact and industry for feedback.

6. R314.2 – Household fire alarm systems (Page 28)

The new 2009 text needs to be deleted or amended. USBC is not intended to enforce contracts or mandate in the IRC supervision. Household alarms systems are an owner's option and the IRC/USBC is to ensure smoke detectors are hardwired with battery back-up. A code change will be needed by May 30th. HBAV and AIA opposed new text. This will be on the June 22nd Codes and Standards Committee agenda as carry-over issue.

7. R301.2.1.1 – Engineered design for eastern shore (Page 29)

A code change will be needed by May 30th. HBAV and AIA opposed new text. This will be on the June 22nd Codes and Standards Committee agenda as carry-over issue.

8. Chapter 11 – Energy Efficiency (Page 32)

A code change is needed if this is to be moved into USBC Chapter 1 or deleted. There was no consensus to mandate and there were questions on how useful the information will be 10-15 years later.

9. E3902.11 – Arc-fault (Page 35)

HBAV, apartment owners and some building officials oppose and there is a code change to delete IBC and IRC requirements but keep bedroom requirement. Electrical inspectors support the arc-fault requirement as do some building officials. Fire officials had comments with regard to sprinklers (as an alternative) and

nuisance tripping. There was some discussion on possibly making this part of a tradeoff or perhaps requiring it for licensed R and I ALF's. National statistics on fatalities were discussed. This will be on the June 22nd Codes and Standards Committee agenda as carry-over issue.

10. R315 – Carbon monoxide alarms (Page 39)

There was a consensus to require battery type near each sleeping area and only on floors where there are bedrooms when the dwelling has fuel appliances or attached garages. There is no IBC code change. There may be a need for clarification that the battery type is sufficient in the USBC to avoid possible issues? A code change will be needed to delete retroactive section. This will be on the June 22nd Codes and Standards Committee agenda as carry-over issue.

11. Appendix O – Gray water recycling systems (Page 40)

A sub-group is meeting on June 15, 2009 to discuss gray water issues. This will be on the June 22nd Codes and Standards Committee agenda as carry-over issue.

NEW ISSUES/PROPOSALS

1. E4002.14 – Tamper-resistant receptacles (Page 45)

There was a consensus to support. This issue will be off the table for now unless a code change submitted to delete.

2. R602.10 – Wall bracing scope (Page 53)

The 2009 IRC fixes this issue? If code change is withdrawn the issue will be off the table. If not, this will be on the June 22nd Codes and Standards Committee agenda as carry-over issue.

3. Sheds

Mr. Miller, a Tidewater shed builder, presented local issues and non-uniform applications. No code change has been submitted yet. Issues include flood plain, which is a local matter. Some BO's are requiring sheds under 256 square feet be on footings; others are requiring doors to meet IRC; some are rejecting framing over doors and windows. Mr. Miller will get with Lynn Underwood to arrange a meeting with the BO's involved.

4. IRC Duct Testing

This issue was discussed with respect to who can do the testing. There was a consensus that localities can have policies for HVAC contractor, 3rd party inspectors; design professionals, and green inspectors to perform the tests.

5. IBC CO Code Change

FSBCC noted that Ed Altizer was doing a code change for this issue. It is unclear if this would address new or retroactive or just certain R occupancies. Staff will ask Ed to share code change so it will be on the June 22nd Codes and Standards Committee agenda as carry-over issue. Localities may do spot testing now.

6. IRC M1502.4.4.4

Guy Tomberlin will do a code change for 35 feet dryer vent (now 25 feet). Code change will be needed by May 30th for June 22nd agenda. There was a consensus to include in 2009 IRC and would be in the proposed regulations if code change is submitted in time or would be a carry over item.

7. Sole plate anchorage; gas piping entry above grade that may be a gas company issue; and, pipe hanger materials.

HBAV would like future discussion on these issues.