

DHCD, DBFR 2009 Code Change Process

Results of the April 2, 2009 Workgroup 3 Meeting

USBC/SFPC Technical Amendments

USBC/2008 NEC:

1. Arc-fault devices for entire dwelling unit: 2006 USBC has for bedrooms. Discuss safety risks and impacts. Cost is few 100 dollars per service panel-100 amps and higher for 200 amp panel. Work Group 4 is reviewing for the IRC. What states and localities have adopted or deleted? Is there a consensus to move forward, amend or delete? (no handout)

HBAV will submit proposal to remain consistent with the current USBC; VBCOA will have its building code committee consider for position.

2. Child-proof covers for receptacles: Data on cost and safety impact? \$100-\$200 dollars? If tampered with or not operational - maintenance issues? These are required by licensure agencies for child day care facilities. Is there a consensus to move forward, amend or delete? (no handout)

HBAV will verify that this is a new requirement in the IRC electrical provisions and if so submit a proposal to delete.

3. USBC 2701.1.3, 2702.2.17 R-4, I-1, R-3, R-5 Emergency power: Discussion only on experiences and any need for amendments for DSS licensed assisted living facilities and group homes. (page 9)

No issues raised; will be removed from workgroup agenda.

4. USBC 2701.1.1 #1: Can this be deleted for NM cabling? Is there a consensus to delete or retain from USBC? (no handout)

Current USBC amendment still different from 2008 NEC; DHCD staff will correlate with 2009 proposed regulations. Will be removed from workgroup agenda.

5. Others issues. (no handout)

VBCOA and VPMIA to do review of relevant provisions of 2009 I-Codes for suggested deletions of state amendments.

USBC/2009 IPC:

1. Need from VPMIA a list of major 2009 IPC and IRC-P code changes. (no handout)
VPMIA to submit for next workgroup meeting.
2. VDH in licensed I-1, R-4 and I-4 placement of toilets per a 2006 AIA guideline with CMS requirements and IBC accessibility requirements. VDH to bring these AIA and CMS documents to meeting. Discussion only. (page 12)

VBCOA will review AIA guidelines; may not be in conflict with USBC or ADA.

3. Gray water, reclaimed water and rainwater harvesting - IPC Appendix C Gray water: DHCD/USBC, DEQ, DCR and VDH all have roles. Probably time to move Appendix C into the USBC/IPC coordinated with other state agencies. Discussion and consensus to move Appendix C into USBC with or without amendments. (page 14)

VBCOA committee on energy to submit proposal to move appendix into body of code. Agencies with functional design responsibilities will review their regulations for construction provisions for possible proposals for USBC.

4. Grease traps and cross connection devices: Local water-sewer agencies are dictating or want to do so on what is approved. State law gives USBC the authority inside buildings. Discussion only to what, if any, actions to take. (page 40)

Concern that local utilities are using USBC permit applications to require upgrading or installation of grease traps. Will continue discussion at next workgroup meeting.

5. USBC P310.4 and T403.1: Delete as in 2009 IPC. Is there a consensus to delete? (no handout)
6. IPC 604.9/2903.5 Water hammer: Do we need to retain state amendment since it failed at ICC? (page 43)
7. IPC 3003.14.2/705.8.2 Primers: Discussion only if any USBC amendments are needed. (page 45)
8. IPC: Test shower liners. Discussion only. (no handout)
9. IPC: Occupant load must be split into genders before applying fixture ratio. Discussion only. (no handout)

Items 5-9 above; no major issues; will be removed from workgroup agenda.

USBC/2009 Mechanical and Fuel Gas Codes:

1. Need major code changes from VPMIA so that BHCD can see. (no handout)
2. FG310.1 CSST: Review state technical amendment. Is there a consensus to remain, delete or change? (no handout)
3. FG 202 Water heaters/closets: Is there a consensus to move forward with 2009 change? AGA still opposes as too stringent in calculation of sizing and space. Is part of the issue storage if located in a closet? What happens if the water heater is in an open basement turned into a habitable space and is then located in a “closet” or mechanical room? (page 49)
4. FG 621.2 Unvented room heaters: Contentious debate at ICC. Let ICC consider for the 2012 cycle for consensus? USBC only regulates unvented room heaters if connected to a fuel supply and not those heaters that have kerosene or propane with those regulated by the SFPC. Can the SFPC or local ordinances ban these types of portable unvented heaters? Discussion only. (page 52)

Items 1-4 above; no major issues; will be removed from workgroup agenda.

5. M1101.10 Locks for port caps: Should there be other options besides a locked cap in all instances? Industry was OK with the locked caps, but where the equipment was on a roof in a locked room, then should that be OK? Is there a consensus to move forward or amend to have more options? (page 48)

Controversial at national level; agreed upon change by parties not approved by membership; will holdover for further discussion at next workgroup meeting and possible proposal to limit to only outside accessible areas, IRC only?

6. CO alarms: There were no code changes/challenges for IBC R occupancies; only in the IRC for new and existing dwellings. Work Group 4 on the IRC will take that code change up in their meeting. Legislation SB853 was introduced for 2009 as has been the case for the past 3 years to require CO alarms in all residential occupancies. Need to review. The 2008 VHC also took no action. (no handout)

No further discussion for commercial buildings (including R-1, R-2, R-3 and R-4) unless proposals submitted. DHCD staff will have to correlate IRC language with current USBC to delete retrofit requirements in proposed regulations. Will holdover for next workgroup meeting.

7. USBC/IMC: Remove ventilation rates as IMC has approved them in the 2009 IMC. Is there a consensus to delete? (no handout)

DHCD staff to review further, but appears state amendments can be deleted in proposed regulations.

8. IMC Grease hoods: DSS/VDH Licensed facilities are being constructed that can be I-1, I-4, R-4 and could be R-3, R-5 and even R-2 ALF's. Local building officials are requiring grease hoods even when the stoves might be commercial style but the key term is for commercial purposes. Discussion only. (page 13)

Consideration of need to submitting a proposal to define “commercial purposes” rather than relying on dictionary definition. Will holdover for next workgroup meeting.

9. IMC: 35 feet again for clothes dryer. Should the section say 35feet or manufacturer's instructions as some vents are less or more than 35 feet? Most are okay at 35 feet. Is there a consensus to move forward? (no handout)
10. Propane gas cylinders protection. Existing incidents Southwest. (page 42)

Items 9 and 10 above; no issues raised; will be removed from workgroup agenda unless proposals are received.

USBC/2009 IFC:

1. 605.10: Requires eye wash station for I-2. Is there a consensus to move forward? (no handout)

DHCD staff will review for construction-related requirements; will be removed from workgroup agenda unless correlation issues are present.

USBC/2009 IBC:

1. I-3 USBC changes: Is there a consensus to delete all that passed at ICC? 1-2 did not pass. (no handout)

DHCD staff will correlate for the proposed regulations; will be removed from workgroup agenda.

2. Smoke detectors: Required and can use one of two UL listed photoelectric or ionization. Ionization better for flaming fires and photoelectric for smoldering fires. Location was more important than type of detector. Discussion only. Is this perhaps an ICC 2012 issue? (Page 61)
3. T503: VHC and legislation heard this issue of restricting combustible construction to one story, not 3, for juvenile homes and licensed R and I occupancies. The BHCD also heard the code change and denied it. Fire records show a very good record and the USBC requires for R's with 13R to sprinkle the attics for senior facilities. The ICC CTC is working on other changes for R-4, I-1 and I-4 recommending to date

additional smoke compartments where residents need some assistance during emergencies. Discussion only. (page 62)

Items 2 and 3 above; no issues raised; will be removed from workgroup agenda unless proposals are received.

4. IBC 202 310.1 G26 and 903.6.2 R-4: Makes clear R-4 even when constructed under the IRC need to be sprinkled. Thus USBC amendment, deletion or change? Is there a consensus to retain USBC amendment, delete or modify based on changes in the 2009 IBC? (page 64)

DHCD staff will review for correlation in the proposed regulation; will be removed from workgroup agenda.

5. IBC Live-Work units: Review. (no handout)

No issues raised; will be removed from workgroup agenda.

6. IBC G30 308.3: From 5 to 1 patients for I-2. Far more restrictive than current 5 or CMS at 4. Impact on R-4, R-5, I-1 and coordination with current USBC to avoid confusion. Major change. Is there a consensus to move forward, amend or delete? (no handout)
7. IBC E160 508.4: Increases fire rating I-2 and other occupancies to 2 hours. Review for justification and fire data. Is there a consensus to move forward, amend or delete? CMS change. (no handout)
8. IBC E121 1017.2: Requires 6 feet corridors where not capable of self-preservation in any occupancies. What are the impacts on R-5 or R-4 and I-1? Is there a consensus to move forward? (no handout)

Items 6-8 above will be considered by a sub-workgroup on care facilities to meet immediately after the next workgroup meeting.

9. USBC 909.6 I-3 smoke control: Is there a consensus to retain or go with 2009 IBC? (no handout)
10. IBC 704.5. Increases from 5 to 10 feet fire separation distance for fire rating of exterior walls limits glazing and types of materials used. Major change to now require fire rating based on interior now required to exterior too. If sprinkled what is issue and fire data? Is there a consensus to move forward, amend or delete? (page 69)

Items 9 and 10 above; no issues raised; 2009 I-Code provisions will be used; will be removed from workgroup agenda unless proposals received.

11. IBC 1003.7 Occupant elevator: Good change that finally elevates fire service elevators at 120 feet to be MOE in emergencies (long used in Europe). Would also be a trade-off for 3rd stairs in super high rises over 420 feet. Is there a consensus to move forward, amend or delete? (Page 71)

Will use 2009 IBC language, proposal to be submitted to add the ASME supplement to the referenced standard.

12. IBC T1005.1: Major change to end sprinkler trade-off for exit stairs and impact is typical 44 inch stair goes to 66 inches in sprinkled buildings. Logic was not for fire but for other evacuations like bomb threats. Little data for this substantial mandate. Is there a consensus to move forward, retain current 2006 requirements as USBC amendment? (no handout)

Discussion included that new requirement would normally not come into play. Will retain issue for further discussion at next workgroup meeting.

13. IBC 1008.1.8.6 and USBC 407.8: Special locking arrangements. Delete USBC for the IBC version? Item 4 in each is different. USBC seems more specific. Is there a consensus to move forward with IBC or retain USBC version? (Page 80)

Will retain USBC amendment and will be removed from workgroup agenda unless proposal is received to use 2009 IBC language.

14. IBC 1027.22: Exit markings 75 feet A, B, M, E, I, R-1 new and existing based on 911 for interior corridors and exit stairs. Based on fire data what is problem? Why not scope on just super high rises - 420 or 120? Is there a consensus to move forward, amend or delete? (Page 81)

DHCD staff to review to determine if retrofit component; will retain for further discussion at next workgroup meeting.

15. IBC Chapter 7: Fire blocking now listed materials instead of 2.4's in combustible construction. Is there a consensus to move forward, amend or delete? (no handout)

Determined to be nonissue, will be removed from workgroup agenda.

16. IBC Chapter 7: Stencil all fire rated assemblies. 2006 USBC does for R attics. Is there a consensus to move forward, amend or delete including USBC change? (Page 100)

DHCD staff to verify that requirement deleted at national level and will retain for further discussion at next workgroup meeting.

17. IBC 1614: Structural integrity impact here in Virginia for 3 stories or higher. Is there a consensus to move forward, amend or delete? (Page 85)

18. USBC Tower Cranes: Standard and requirements to erect from foundation base, attachments to the building, power and structural. Discussion only. (Page 106)
19. USBC Machine-roomless elevators: Standards and requirements review. Discussion only. Carryover from 2006 based on comments from Fairfax. Is there a consensus to allow and standards with any amendments? (no handout)
20. USBC concrete cylinder molds smaller sizes? Fairfax issue carryover. Is there a consensus to reference and allow use? (no handout)
21. IBC 202, 903.2.2 B ambulatory health care facilities/ambulatory surgical centers: Good code changes to bring in-line with CMS for these outpatient facilities. Requires smoke compartments and barriers, alarms and egress requirements independently. Is there a consensus to move forward? Other changes considered for 2012 cycle. (Page 89)
22. IBC 308 I occupancies: Hospices considered I-2 and not other categories listed in I-1. Discussion and possible USBC and ICC amendments. (no handout)

Items 17-22 above will be removed from workgroup agenda, some are 2012 issues, others will use 2009 I-Code language and referenced standards.

23. IBC/USBC 308/310 I-1, I-2, I-4, R-4, R-3 and R-5: Licensed ALF's are today handling residents requiring some moderate assistance in emergencies. Rating systems are used to place residents in the ALF's and I-2 nursing homes and hospices. Rated at 1-4 residents can be in ALF's and 5-7 in I-2 facilities. ICC CTC has a draft 2012 proposal to keep current I's but beefing up I-1 by such requirements for passive systems like smoke barriers, floor ceiling separations, rated doors, CO alarms, along with the arc-fault devices and alarms with direct grade access for those needing assistance and those capable of being able to exit able to be on other floors. See JFSRC denied code changes F109 for bedroom separation and F116 for flame spread ratings for walls and ceilings as options. Discussion for USBC needs to also look at SFPC fire drill code changes for the 2009, and working concurrently with code changes to the ICC for 2012. Is there a consensus to develop code changes and move forward in USBC and then to the ICC? (Page 101)

To be considered by a sub-workgroup on care facilities to meet immediately after the next workgroup meeting.

24. IBC 905.2 exception: Should 13R be allowed same? Code change submission by East Coast Fire Protection. (page 70)

Proposal received for consideration at next workgroup meeting.

25. USBC/IWUIC: Carry-over with the 2009 IWUIC having even more stringent provisions added from California. Definitions on urban interface zone as it might relate to urban areas and vacant land or parks still an issue along with the size of such zones. Technical issues include clearing, tree canopies, water storage, materials allowed to be used, storage and existing buildings. Discussion only. (no handout)

Department of Forestry has established voluntary program; will be removed from workgroup agenda.

USBC/2009 IEBC:

1. IEBC 605.1 Denied HUD change to have rehabilitation of existing building altered residential to have Type A and B units even though FHAG doesn't require. Are there some options that would increase supply? Discussion only. (Page 111)

Need to contact disability advocates for input and will retain for further discussion at next workgroup meeting.

USBC/2009 VMC/IPMC:

1. PM 604.3: New section on electrical hazard and how to have certified with manufacturer. Would this be a USBC VCC issue? Can do already so what is the need for laundry list including how to determine if damaged wiring or equipment can be reused? Generally, you get electrical contractor, PE, UL or manufacturer to provide technical advice in testing the cables for replacement of the wiring. (Page 114)

VBCOA property maintenance committee to review and will retain for further discussion at next workgroup meeting.

2. House Bill 1671: Another tool for dealing with vacant properties besides current USBC and spot blight ordinances. (no handout)

DHCD staff to review new legislation to assure no changes necessary to USBC. Will be removed from workgroup agenda.

New Business:

Fire pits IFC 307.4.3 and IFGC: What is covered by the USBC or SFPC?

Is comparable USBC provision needed? Will retain for further discussion at next workgroup meeting.

1. Pool Safety - new standard for entrapment. Does 4 foot barrier wall of above-ground pools meet the requirement? (no handout)

Need to review federal requirements to determine whether retrofit requirement for entrapment in public pools is appropriate or necessary. Will retain this issue only for next workgroup meeting.

2. Lightweight trusses: Used IRC and in Type 3 and 5 construction. Issues and solutions? What is fire data? (no handout)

HBAV oppose any increase of requirements; may be 2012 issue, but will be retained for further discussion at next workgroup meeting.

Suggested Order and Tentative Agenda Items for May 6, 2009 Workgroup Meeting

Morning Session

1. USBC/NEC – Arc fault and child proof covers.
2. USBC/IPC – Fold-down grab bars, water reuse, grease traps.
3. USBC/IMC/IFGC – Schrader valve locks, CO alarms, grease hoods.
4. USBC/IBC – Group R-4 sprinklers, occupant elevators, 66 inch corridors, lock-down units, exit markings, standpipe residual pressure, pool entrapment, light-weight trusses.
5. USBC/IPMC – Electrical hazards from water damage.
6. USBC/IEBC – Type A and B units in renovation.
7. SFPC/IFC – Fire pits.
8. New proposals received.

Afternoon Session

1. Sub-workgroup on care facilities – Able to exit without personal assistance, definition of ambulatory and non-ambulatory, classification of facilities, fire ratings.

***** Reminder*****

Work Group 3's next meeting will be May 6, 2009 at 9:30 a.m. at DHCD, 501 North 2nd Street, Richmond, VA in the 1st floor Board Room.