

**DHCD Workgroups 2 and 4 Meeting
Virginia Housing Center 9:30 to 3:30
February 28, 2013**

SUPPLEMENTAL HANDOUT

Agenda:

- 8.VCC 908.7 E occupancies co detectors (letter from Delegate) (Handout p. 1)**
- 11.VCC 1106.1 Accessible parking table (additional proposal) (Handout p. 2)**
- 14.VCC 2308.3.2.2 Light-frame construction (comments from AWC) (Handout p. 4)**
- 33.SFPC 503.1 Fire apparatus access roads (new proposal) (Handout p. 5)**

Sub-workgroup proposals

- **Assisted living facilities (additional option) (Handout p. 6)**



COMMONWEALTH OF VIRGINIA
HOUSE OF DELEGATES
RICHMOND

EILEEN FILLER-CORN
POST OFFICE BOX 523082
SPRINGFIELD, VIRGINIA 22152

COMMITTEE ASSIGNMENTS:
TRANSPORTATION
MILITIA, POLICE AND PUBLIC SAFETY

FORTY-FIRST DISTRICT

February 14, 2013

Mr. Bill Shelton, Director
Virginia Department of Housing and Community Development
600 East Main Street
Richmond, Virginia 23219

Dear Bill:

It was a pleasure to meet and speak with Emory Rodgers, Deputy Director of DHCD a couple of weeks ago. As you are aware, we discussed my bill, HB 2201. He provided advice on how best to proceed with regard to the regulatory process for the 2012 Uniform Statewide Building Code (USBC), promulgated by the Board of Housing and Community Development. We discussed adopting requirements to have carbon monoxide alarms to be installed in public K-12 schools. I understand the USBC regulatory process is most inclusive and brings together the diverse stakeholders that might be impacted by any new building code requirements, and is the best way to deal with the many technical procedures required to be implemented in an uniform and effective manner.

I am hopeful this can serve as an official request to the Department of Housing and Community Development to consider adopting requirements to have carbon monoxide alarms to be installed in public K-12 schools for new constructions, additions and alterations. I would also like to request the DHCD assist in preparing draft regulatory code changes and keep my office updated on the progress of your efforts. In light of my discussion with Emory and DHCD's efforts to accomplish this through regulation, I will no longer pursue this course of action through the legislative process.

I believe that this is an important issue and addressing the alarming trend of carbon monoxide leaks in schools is an issue worthy of our concern. This past year we witnessed a frightening incident in an Atlanta school, where a carbon monoxide leak forced over 500 people be evaluated and 40 to be hospitalized. There have been many other similar incidents of carbon monoxide leaks in schools, including in Tennessee, California, New Hampshire, and Kansas. At the moment, Connecticut and Maryland are the only two states that require carbon monoxide detectors in schools, although several other states are considering legislation similar to mine.

Thank you, Bill for your consideration of this matter and please do not hesitate to reach out to me for any further clarification or comments.

Sincerely yours,

Eileen Filler-Corn
Member, House of Delegates

CC: Emory Rodgers, Deputy Director, DHC

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF BUILDING AND FIRE REGULATION

Code Change Form for the 2012 Code Change Cycle

Code Change Number: _____

Proponent Information

(Check one): Individual Government Entity Company

Name (Representing): *John Catlett – City of Alexandria 301 King Street, Room 4200 Alexandria Virginia 22314*
703.746.4182. john.catlett@alexandriava.gov

Proposal Information

Code(s) and Section(s): USBC, Virginia Construction Code Table 1106.1

Proposed Change (including all relevant section numbers, if multiple sections):

Modify table as shown:

TABLE 1106.1a
ACCESSIBLE PARKING SPACES USE GROUPS A, B, E, M, R1, R2, I (a)

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150-125	5
151 126 to 200 150	6
151 201 to 300 200	7
201 301 to 400 300	8
301 to 400	9
401 to 500	9 10
501 to 1000	≥ 2.33% of total
1,001 and over	20 23, plus one two for each 100, or fraction thereof, over 1,000

- a. Condominium parking in use group R2 where parking is part of the unit purchase shall be in accordance with table 1106.1b.

TABLE 1106.1b
ACCESSIBLE PARKING SPACES USE GROUPS F, S, H, U (a)

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000

- a. Where parking facilities exceed 500 spaces in use groups F, S, H and U, the building official may consider a reduction to the to the total number of required accessible parking spaces above 500 when it can be demonstrated that the numbers required by Table 1106.1b exceed those necessary to support the use.

Supporting Statement (including intent, need, and impact of the proposal):

This proposal results from the initial review by DHCD workgroups of proposals submitted by a legislative study group (the HJR 648 Study Group). This proposal is offered as an additional compromise to the compromise proposal submitted by the HJR 648 study group and is being submitted by groups involved in the HJR 648 study.

The code change recognizes a need to increase the number of accessible parking spaces in places of public accommodation due to a continually increasing number of disabled persons that have become mobile and capable of full function where barriers do not exist. In addition, we continue to be an aging community with many more people remaining independent for much longer during their life. Providing a greater number of accessible parking spaces near goods, service, entertainment, transportation, and medical care is necessary as more people fall in the category of disabled.

However, there are those facilities that do not demand the higher number of spaces. Examples would be R2 condominium units where parking is associated with unit purchases. In addition, storage facilities, factories, and high hazard facilities that sometimes exceed 1,000,000 square feet or more and are not open to the general public may be worthy of consideration of a reduction in disabled spaces for facilities with more than 500 parking spaces. The permit applicant could provide documentation to support a reduction to the building official for consideration.

Submittal Information

Date Submitted: _____

The proposal may be submitted by email as an attachment, by fax, by mail, or by hand delivery.

Please submit the proposal to:

DHCD DBFR TASO (Technical Assistance and Services Office)
The Jackson Center
501 N. 2nd Street
Richmond, VA 23219-1321

Email Address: taso@dhcd.virginia.gov
Fax Number: (804) 371-7092
Phone Numbers: (804) 371-7140 or (804) 371-7150



Hodge, Vernon (DHCD)

From: Rodgers, Emory (DHCD)
Sent: Friday, February 15, 2013 12:04 PM
To: Francis, Sam
Cc: Davis, Cindy (DHCD); Hodge, Vernon (DHCD)
Subject: RE: proposed change to 2308

Thanks and will attached your new reasoning.

From: Francis, Sam [<mailto:SFrancis@awc.org>]
Sent: Friday, February 15, 2013 12:02 PM
To: Rodgers, Emory (DHCD)
Cc: Davis, Cindy (DHCD); Hodge, Vernon (DHCD)
Subject: RE: proposed change to 2308

First: I was wrong about bringing fire blocking into this discussion, it is NOT part of this section on braced wall lines. Second we still think the existing language does what the proponents want done. This requirement is to provide blocking between rafters to provide structural continuity between the braced wall panel and the roof diaphragm. Allowing the blocking to be less than full height allows the flow of air for ventilation purposes. The blocking needs to be attached to both elements to ensure that continuity.

SO: we think the existing language does this. The proposed change is unnecessary

Sam Francis
American Wood Council
1 Dutton Farm Lane
West Grove, PA 19390
610-869-4774

From: Rodgers, Emory (DHCD) [<mailto:Emory.Rodgers@dhcd.virginia.gov>]
Sent: Thursday, February 14, 2013 11:08 AM
To: Francis, Sam
Cc: Davis, Cindy (DHCD); Hodge, Vernon (DHCD)
Subject: RE: proposed change to 2308

Sam, we will have your email distributed at the meeting, but we will send this to the proponent. Code change is to IBC but states it is to match up with IRC. Is that true so that IRC allows attachment in rafter versus wall connection?

From: Francis, Sam [<mailto:SFrancis@awc.org>]
Sent: Thursday, February 14, 2013 10:51 AM
To: Rodgers, Emory (DHCD)
Cc: Davis, Cindy (DHCD)
Subject: proposed change to 2308

Emory: I will not be able to attend the Task Group meeting next week, as I am recovering from surgery. But the proposed change to IBC 2308 Conventional Light Frame Construction caught my attention. AWC is opposed to the change because it undoes a proper requirement. The context of this section is the top plate of braced wall segments. Fire Blocking has traditionally been required to separate vertical concealed spaces (stud spaces) from horizontal spaces (joist spaces). The proposed language undoes this requirement by making the blocking occur in the RAFTERS, not the wall connection to the rafters. This is wrong. We object. Existing text is correct.

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF BUILDING AND FIRE REGULATION

Code Change Form for the 2012 Code Change Cycle

Code Change Number: _____

Proponent Information

(Check one): Individual Government Entity Company

Name: Joel S. Baker

Representing: County of Roanoke

Mailing Address: 5204 Bernard Drive, Roanoke, VA 24018

Email Address: jbaker@roanokecountyva.gov

Telephone Number: 540-776-7300

Proposal Information

Code(s) and Section(s): 503.1, Exception 1

Proposed Change (including all relevant section numbers, if multiple sections):

Modify Exception 1.

In lieu of the requirements of this section and Sections 503.2 and 503.3, fire apparatus access roads shall be permitted to be provided, constructed and maintained in accordance with written policy and standards that establish fire apparatus access road requirements and such requirements shall be identified to the owner or his agent prior to the building official's approval of the building permit.

Supporting Statement (including intent, need, and cost impact of the proposal):

Would permit a locality that has developed local private street construction standards to also include design and construction standards for fire apparatus access roads when such standards are utilized.

When a locality chooses to develop private street and road standards, they should also be permitted to include the design of fire apparatus access roads as part of that standard. The current Section 503 allows a locality to make an exception for requiring access roads initially through a local written policy, but does not appear to permit a locality to also develop the design standards. This would give the locality that ability in order to address specific local conditions.

This change would not increase and has the potential to decrease construction costs.

Submittal Information

Date Submitted: 02/20/2013

The proposal may be submitted by email as an attachment, by fax, by mail, or by hand delivery.

Please submit the proposal to:

DHCD DBFR SBCO (State Building Codes Office)
600 East Main Street

Email Address: Vernon.hodge@dhcd.virginia.gov

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF BUILDING AND FIRE REGULATION

Code Change Form for the 2012 Code Change Cycle

Code Change Number: _____

Proponent Information

(Check one): Individual Government Entity Company

Name: Workgroup 2, Sub-workgroup 1 on Assisted Living Facilities (Draft #2)

Proposal Information

Code(s) and Section(s): 2012 International Building Code (IBC) (with 2009 Virginia amendments)

Proposed Change (including all relevant section numbers, if multiple sections):

Change the following definitions in Section 202 of the IBC as shown:

24-HOUR CARE BASIS. The actual time that a person is an occupant within a facility for the purpose of receiving care. It shall not include a facility that is open for 24 hours and is capable of providing care to someone visiting the facility during any segment of the 24 hours.

CUSTODIAL CARE. Assistance with day-to-day living tasks; such as assistance with cooking, taking medication, bathing, using toilet facilities and other tasks of daily living. In other than in hospice facilities, Custodial care include includes occupants who that have the ability to respond to emergency situations and evacuate at a slower rate and/or or who have mental and psychiatric complications, or both.

GROUP HOME. A facility for social rehabilitation, substance abuse or mental health problems that contains a group housing arrangement that provides custodial care but does not provide acute medical care.

Change Section 308.2 of the IBC to read as shown:

308.2 Definitions. The following terms are defined in Chapter 2:

24-HOUR CARE BASIS.

(remainder of Section 308.2 unchanged)

Change Section 308.3 of the IBC to read as shown:

308.3 Institutional Group I-1. This occupancy shall include buildings, structures or portions thereof for more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised environment and receive custodial care. The persons receiving care are capable of self-preservation. Buildings of Group I-1, other than assisted living facilities licensed by the Virginia Department of Social Services, shall be classified as the occupancy condition indicated in Section 308.3.1. Assisted living facilities licensed by the Virginia Department of Social Services shall be classified as one of the occupancy conditions indicated in Sections 308.3.1 or 308.3.2. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Convalescent facilities
- Group homes
- Halfway houses
- Residential board and ~~custodial~~ care facilities
- Social rehabilitation facilities

Exception: In Group I-1 occupancies classified as the occupancy condition indicated in Section 308.3.1, not more than five of the residents may require physical assistance from staff to respond to an emergency situation when all residents that may require the physical assistance reside on a single level of exit discharge.

Add new Sections 308.3.1 and 308.3.2 to the IBC and change existing Sections 308.3.1 and 308.3.2 of the IBC as shown:

308.3.1 Condition 1. This occupancy condition shall include buildings in which all persons receiving custodial care who, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

308.3.2 Condition 2. This occupancy condition shall include buildings in which there are any persons receiving custodial care who require verbal or physical assistance by not more than one person while responding to an emergency situation to complete building evacuation.

~~308.3.2~~ 308.3.3 Six to sixteen persons receiving custodial care. A facility ~~such as above~~, housing not fewer than six and not more than 16 persons receiving ~~such custodial care~~, shall be classified as Group R-4.

~~308.3.4~~ 308.3.4 Five or fewer persons receiving custodial care. A facility ~~such as the above~~ with five or fewer persons receiving ~~such custodial care~~ shall be classified as Group R-3 or shall comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or with Section P2904 of the International Residential Code.

Change Section 310.6 of the IBC as shown:

310.6 Residential Group R-4. This occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. ~~The persons receiving care are capable of self-preservation.~~ Buildings of Group R-4, other than assisted living facilities licensed by the Virginia Department of Social Services, shall be classified as the occupancy condition indicated in Section 310.6.1. Assisted living facilities licensed by the Virginia Department of Social Services shall be classified as one of the occupancy conditions indicated in Sections 310.6.1 or 310.6.2. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Convalescent facilities
- Group homes
- Halfway houses
- Hospice facilities
- Residential board and custodial care facilities
- Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.

310.6.1 Condition 1. This occupancy condition shall include buildings in which all persons receiving custodial care, who without any assistance, are capable of responding to an emergency situation to complete building evacuation and hospice facilities.

310.6.2 Condition 2. This occupancy condition shall include buildings in which there are any persons receiving custodial care who require verbal or physical assistance by not more than one person while responding to an emergency situation to complete building evacuation.

Exceptions:

1. Group homes licensed by the Virginia Department of Behavioral Health and Developmental Services that house no more than eight persons with one or more resident counselors shall be classified as Group R-2, R-3, R-4 or R-5. Not more than five of the persons may require physical assistance from staff to respond to an emergency situation.
2. In Group R-4 occupancies classified as the occupancy condition indicated in Section 310.6.1 other than hospice facilities, not more than five of the residents may require physical assistance from staff to respond to an emergency situation when all residents who may require the physical assistance from staff reside on a single level of exit discharge and other than using a ramp, a change of elevation using steps or stairs is not within the path of egress to an exit door.
3. Assisted living facilities licensed by the Virginia Department of Social Services that house no more than eight persons, with one or more resident counselors, and all of the residents are capable of responding to an emergency situation without physical assistance from staff, may be classified as Group R-2, R-3 or R-5.
4. Assisted living facilities licensed by the Virginia Department of Social Services that house no more than eight persons, with one or more resident counselors, may be classified as Group R-5 when in compliance with all of the following:
 - 4.1. The building is protected by an automatic sprinkler system installed in accordance with Section 903.3 or Section P2904 of the IRC.
 - 4.2. Not more than five of the residents may require physical assistance from staff to respond to an emergency situation.
 - 4.3. All residents who may require physical assistance from staff to respond to an emergency situation reside on a single level of exit discharge and other than using a ramp, a change in elevation using steps or stairs is not within the path of egress to an exit door.
5. Hospice facilities with five or fewer occupants are permitted to comply with the IRC provided the building is protected by an automatic sprinkler system in accordance with IRC Section P2904 or IBC Section 903.3.

Change Section 420 of the IBC as shown:

SECTION 420
GROUPS I-1, R-1, R-2, R-3, R-4

420.1 General. Occupancies in Groups I-1, R-1, R-2 ~~and~~ R-3 and R-4 shall comply with the provisions of Sections 420.1 through ~~420.5~~ 420.6 and other applicable provisions of this code.

(no change to Sections 420.2 and 420.3)

420.4 Smoke barriers in Group I-1 Condition 2. Smoke barriers shall be provided in Group I-1 Condition 2 to subdivide every story used by persons receiving care, treatment or sleeping and to provide other stories with an occupant load of 50 or more persons, into no fewer than two smoke compartments. Such stories shall be divided into smoke compartments with an area of not more than 22,500 square feet (2092 m²) and the travel distance from any point in a smoke compartment to a smoke barrier door shall not exceed 200 feet (60 960 mm). The smoke barrier shall be in accordance with Section 709.

420.4.1 Refuge area. Refuge areas shall be provided within each smoke compartment. The size of the refuge area shall accommodate the occupants and care recipients from the adjoining smoke compartment. Where a smoke compartment is adjoined by two or more smoke compartments, the minimum area of the refuge area shall accommodate the largest occupant load of the adjoining compartments. The size of the refuge area shall provide the following:

1. Not less than 15 net square feet (1.4 m²) for each care recipient.
2. Not less than 6 net square feet (0.56 m²) for other occupants.

Areas or spaces permitted to be included in the calculation of the refuge area are corridors, lounge or dining areas and other low hazard areas.

~~420.4~~ 420.5 Automatic sprinkler system. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8. Group I-1 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.6. Quick response or residential automatic sprinklers shall be installed in accordance with Section 903.3.2.

~~420.5~~ 420.6 ~~Smoke detection and fire alarm systems and smoke alarms.~~ Fire alarm systems and smoke alarms shall be provided in Group I-1, R-1 ~~and~~, R-2 ~~and~~ Group R-4 occupancies in accordance with Sections 907.2.6, 907.2.8 ~~and~~, 907.2.9 ~~and~~ 907.2.10, respectively. Single- or multiple- station smoke alarms shall be provided in Groups I-1, R-2, R-3 and R-4 in accordance with Section 907.2.11.

Change Section 504.2 of the IBC as shown:

504.2 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum building height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one. These increases are permitted in addition to the building area increase in accordance with Sections 506.2 and 506.3. For Group R buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2, the value specified in Table 503 for maximum building height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one, but shall not exceed 60 feet (18 288 mm) or four stories, respectively.

Exception: The use of an automatic sprinkler system to increase building heights shall not be permitted for the following conditions:

1. Buildings, or portions of buildings, classified as a Group I-1 Condition 2, of Type IIB, III, IV or V construction or Group I-2 occupancy occupancies of Type IIB, III, IV or V construction.
2. Buildings, or portions of buildings, classified as a Group H-1, H-2, H-3 or H-5 occupancy.
3. Buildings where an automatic sprinkler system is substituted for fire-resistance rated construction in accordance with Table 601, Note d.

Change Section 709.5 of the IBC as shown:

709.5 Openings. Openings in a smoke barrier shall be protected in accordance with Section 716.

Exceptions:

1. In Group I-1 Condition 2, Group I-2 and ambulatory care facilities, where doors are installed across corridors, a pair of opposite- swinging doors without a center mullion shall be installed having vision panels with fire-protection- rated glazing materials in fire-protection-rated frames, the area of which shall not exceed that tested. The doors shall be close fitting within operational tolerances, and shall not have undercuts in excess of 3/4-inch, louvers or grilles. The doors shall have head and jamb stops, astragals or rabbets at meeting edges and shall be automatic-closing by smoke detection in accordance with Section 716.5.9.3. Where permitted by the door manufacturer's listing, positive-latching devices are not required.
2. In Group I-1 Condition 2, Group I-2 and ambulatory care facilities, horizontal sliding doors installed in accordance with Section 1008.1.4.3 and protected in accordance with Section 716.

Change Section 903.2.6 of the IBC as shown:

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

Exceptions:

1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 Condition 1 facilities.
- ~~2. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be allowed in Group I-1 facilities when in compliance with all of the following:~~
 - ~~2.1. A hydraulic design information sign is located on the system riser~~
 - ~~2.2. Exception 1 of Section 903.4 is not applied, and~~
 - ~~2.3. Systems shall be maintained in accordance with the requirements of Section 903.3.1.2.~~
- 2.3. An automatic sprinkler system is not required where Group I-4 day care facilities are at the level of exit discharge and where every room where care is provided has at least one exterior exit door.
- 3.4. In buildings where Group I-4 day care is provided on levels other than the level of exit discharge, an automatic sprinkler system in accordance with 903.3.1.1 shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.

Change Section 903.2.8 (and all subsections) of the IBC as shown:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

~~903.2.8.1 Group R-3 or R-4 congregate residence. An automatic sprinkler system installed in accordance with 903.3.1.3 shall be permitted in Group R-3 or R-4 congregate residences with 16 or fewer residents.~~

903.2.8.2 Group R-4 Condition 1. An automatic sprinkler system installed in accordance with 903.3.1.3 shall be permitted in Group R-4 Condition 1.

903.2.8.3 Group R-4 Condition 2. An automatic sprinkler system installed in accordance with 903.3.1.2 shall be permitted in Group R-4 Condition 2. Attics shall be protected in accordance with Sections 903.2.8.3.1 or 903.2.8.3.2.

903.2.8.3.1 Attics used for living purposes, storage or fuel fired equipment. Attics used for living purposes, storage or fuel fired equipment shall be protected throughout with automatic sprinkler system installed in accordance with 903.3.1.2.

903.2.8.3.2 Attics not used for living purposes, storage or fuel fired equipment. Attics not used for living purposes, storage or fuel fired equipment shall be protected in accordance with one of the following:

1. Attics protected throughout by a heat detector system arranged to activate the building fire alarm system in accordance with Section 907.2.10.
2. Attics constructed of non-combustible materials.
3. Attics constructed of fire-retardant-treated wood framing complying with Section 2303.2.
4. The automatic fire sprinkler system shall be extended to provide protection throughout the attic space.

~~903.2.8.2~~ 903.2.8.4 Care facilities. An automatic sprinkler system installed in accordance with 903.3.1.3 shall be permitted in care facilities with 5 or fewer individuals in a single family dwelling.

Change Section 903.3.1.3 of the IBC as shown:

903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one and two-family dwellings, Group R-3, and ~~R-4 congregate residences~~ Condition 1 and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D.

Change Section 907.2.6.1 of the IBC as shown:

907.2.6.1 Group I-1. In Group I-1 occupancies, an automatic smoke detection system shall be installed in corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens. The system shall be activated in accordance with Section 907.5.

Exceptions:

1. For Group I-1 Condition 1, smoke detection in habitable spaces is not required where the facility is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
2. Smoke detection is not required for exterior balconies.

Change Section 1018.1 of the IBC as shown:

1018.1 Construction. Corridors shall be fire-resistance rated in accordance with Table 1018.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 for fire partitions.

Exceptions:

1. A fire-resistance rating is not required for corridors in an occupancy in Group E where each room that is used for instruction has at least one door opening directly to the exterior and rooms for assembly purposes have at least one-half of the required means of egress doors opening directly to the exterior. Exterior doors specified in this exception are required to be at ground level.
2. A fire-resistance rating is not required for corridors contained within a dwelling or sleeping unit in an occupancy in Group I-1 and Group R.
3. A fire-resistance rating is not required for corridors in open parking garages.
4. A fire-resistance rating is not required for corridors in an occupancy in Group B which is a space requiring only a single means of egress complying with Section 1015.1.
5. Corridors adjacent to the exterior walls of buildings shall be permitted to have unprotected openings on unrated exterior walls where unrated walls are permitted by Table 602 and unprotected openings are permitted by Table 705.8.

Supporting Statement (including intent, need, and cost impact of the proposal):

This proposal was developed by a sub-workgroup of Workgroup 2, a workgroup consisting of client groups and affected parties with expertise in the technical aspects of the code, established as part of the 2012 code change process to assist in evaluating proposals and addressing issues in the use of the International Codes and standards as part of the Virginia Uniform Statewide Building Code. This proposal is taken from proposal submitted and approved in the International Code Council's code development process for the 2015 International Building Code (IBC). Minor changes were made to it to accommodate Virginia's current amendments to the IBC. Essentially the proposal establishes two new classifications (I-1 Condition 2 and R-4 Condition 2) in the IBC. These classifications apply to Assisted Living Facilities licensed by the Virginia Department of Social Services and will permit residents needing assistance in evacuating to be present due to enhanced safety requirements inherent in the new classifications, such as the use of a full building sprinkler system (NFPA 13 system) and smoke detection systems. While the R-4 Condition 2 classification does not have as many safety features required as the I-1 Condition 2 classification, the R-4 facilities are small, having only up to 16 residents.