New Code Forum Topics – 6 Nov 2012

1) **Five participants:** Marvin Graham/Draper City, Jason Van Ausdal/Springville, Jim Richards/Tooele County, Glen Willie/Pleasant View, Jim McClintic/Sandy City

2) **IBC section #1107.6.2.1.1 & . IBC section #3402.1** – When requiring Type A units in multiple dwelling unit buildings define the phrase “on a site”. Could there be several 16 unit complexes at a given apartment complex each on it’s own site? How about a 24 unit complex on two sites? *(This discussion left one feeling a little bit uncertain about consistency inside individual municipalities and lead you to feel the answer was somewhat indeterminate)* *(3 – Felt “on a site” referred to a recorded lot) / 2 – Felt “on a site” referred to a complete project no matter how many recorded lots there were on a site or how much time had passed between issuance of the permits and/or completion of buildings.)*

3) **ICC/ANSI section #1004.11.3.2 & section #604.5 exception 5** - Type B units require backing for grab bars at the water closet. How is this done when next to the tub? *(5-allowed blocking for a swing up grab bar)*

4) **IRC section #R302.1exception #1 & Section #R302.2.1** – If townhouse roof or deck assemblies that have enclosed attic or floor ceiling assembly spaces are built along the lot line or just along the separation wall line and are separated with an extension of the rated wall through the enclosed part of the deck floor/ceiling assembly or a roof assembly do you require the roof sheathing or the deck flooring to have a 4 foot fire retardant treated wood lay-back? How about any protection of the soffit? *(5 – Indeterminate)*

**IBC sections #602.3 & #705.2** – Is a vestibule which is added to a new or existing III-B building a projection or do you require it to meet the non-combustible requirement of III-B outside walls with 2 hour bearing walls? *(This discussion was also kind of all over the place)* *(3 - Felt that on a new building the walls would be noncombustible and bearing walls would also be 2 hour fire rated on a vestibule even though there may be large amounts of glass in the walls. At the same time they would not require the same on a portico or on a porte-cochere which they would allow to be of any approved material as per IBC sections #705.2.2 & #1406.3 exception #3 / 1 - Felt that the vestibule was a projection and would protect or not protect accordingly.)*

**2 – Felt that on a vestibule addition to a III-B building the walls would be noncombustible and bearing walls would also be 2 hour fire rated. / 1 - Would ignore the fire rating but would require non-combustible construction on a vestibule addition to an existing III-B structure / 1 – Would call it a projection and only protect accordingly.)**

**IBC Table #1021.2** – If an upper story requiring two exits is separated so that either of two required exits to the story are not available to all areas of the story, such as two separately owned or operated office areas on a 2nd story with demising walls between them, do these exits meet the requirements of two exits from the 2nd story? *(4 – Agreed)*
that two exits servicing separate areas of an upper story, which areas were not interconnected with each other, would be allowed if each area served by a single exit meets the requirements of IBC Table 1021.2.)

5) IBC sections #420.2, #709.3 & Table #1018.1 – R-1, R-2 & R-3 dwelling units are required to have tenant separation by fire partitions that are fire rated as 1 hour partitions. Corridor walls are also required to be 1 hour fire rated fire partitions. However Table #1018.1 allows the fire rating of the partition wall of the corridor to be lessened to ½ hour rating if fire sprinkled which fire protection is required by IBC section #903.2.8. When apartments or hotel rooms adjoin a corridor the tenant separation at the corridor wall can be decreased to ½ hour and the doors from the spaces into the corridor are only required to be at least 20 minute doors. This is also true of a breezeway that is built as an open ended corridor with or without exterior stairways? (See IBC section #709.3) (4 – Yes)

6) IRC section #R310.4 - Do you allow the “Great Lift Window Well Escape System” to be used on egress windows? (4 – Yes)

7) IBC sections #3006.4 & #712.4 - Do the floors of elevator machine rooms, which adjoin the elevator shaft, need to have the supporting construction rated as per the elevator shaft if only electrical and electronic control equipment is in the room? (1- Abstained / 1 - Yes / 2 - required no rating on the floor, walls, supporting construction or ceiling of an elevator machine room because of the elevator standard (ASME 44?))

8) IRC section #R302.7 - Do the outside of the under-stair walls have to be covered with sheathing or drywall to be considered an enclosed area or does having rough framed under-stair walls with a rough framed opening make it an enclosed area for storage and therefore require sheet rock on walls and ceiling? (3 – Require ½ gypsum soffit and interior wall protection when the under stair area was rough framed with a rough framed opening / 1 – Not required until the outside is dry-walled.)