**15-023**

**1. State Building Code to be Amended:**

International Building Code  State Energy Code

ICC ANSI A117.1 Accessibility Code  International Mechanical Code

International Existing Building Code  International Fuel Gas Code

International Residential Code  NFPA 54 National Fuel Gas Code

X International Fire Code  NFPA 58 Liquefied Petroleum Gas Code

Uniform Plumbing Code  Wildland Urban Interface Code

**Section(s):** Sections 1103.7.8 (New)

**Title:**

ADA Dwelling Units

**2. Proponent Name (Specific local government, organization or individual):**

**Proponent: David Kokot**

**Title: Fire Protection Engineer**

**Date: 2/4/15**

**3. Designated Contact Person:**

**Name: David Kokot**

**Title: Fire Protection Engineer**

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**4. Proposed Code Amendment**. Reproduce the section to be amended by underlining all added language, striking through all deleted language. Insert new sections in the appropriate place in the code in order to continue the established numbering system of the code. If more than one section is proposed for amendment or more than one page is needed for reproducing the affected section of the code additional pages may be attached. (Examples on the SBCC [website](https://fortress.wa.gov/ga/apps/sbcc/Page.aspx?nid=191))

**Code(s)** 2015 International Fire Code **Section(s)** 1103.7.8 (New)

Add the Following Section:

1103.7.8 ADA Dwelling Units. Existing ADA Type A dwelling units will be provided with both audible and visual fire alarm notification compliant with Chapter 10 of ICC A117.1. Compliance shall be completed by July 1, 2018 for buildings that were existing as of July 1, 2016.

1. **Briefly explain your proposed amendment, including the purpose, benefits and problems addressed.** Specifically note any impacts or benefits to business, and specify construction types, industries and services that would be affected. Finally, please note any potential impact on enforcement such as special reporting requirements or additional inspections required.

The Fire Code requires providing devices in new construction for this potentially high risk occupancy. For existing buildings without this protection, a large number of occupants are exposed to a higher hazard than would be experienced in new buildings. This provision helps to increase the survival potential for occupants of the ADA dwelling units as well as providing for the means of increasing the probability that the occupants would acknowledge that there is an alarm.

1. **Specify what criteria this proposal meets.** You may select more than one.

X The amendment is needed to address a critical life/safety need.

The amendment is needed to address a specific state policy or statute.

The amendment is needed for consistency with state or federal regulations.

The amendment is needed to address a unique character of the state.

The amendment corrects errors and omissions.

1. **Is there an economic impact: X** Yes      No

Explain:

The construction of adding devices can range between a low cost (when there is a capable fire alarm system in the building) to a higher cost if the current fire alarm system is not capable of supporting the additional devices. In some cases, buildings do not have fire alarm panels, but use manual pull stations connected to bells for signaling. It is proposed to allow a period of time to allow the conversion to take effect. This allows for budgets to be adjusted in a reasonable amount of time.

If there is an economic impact, use the Table below to estimate the costs and savings of the proposal on construction practices, users and/or the public, the enforcement community, and operation and maintenance. If preferred, you may submit an alternate cost benefit analysis.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Building Type | Construction[[1]](#footnote-1) | | Enforcement[[2]](#footnote-2) | | Operations & Maintenance[[3]](#footnote-3) | |
| Costs | Benefits[[4]](#footnote-4) | Costs | Benefits4 | Costs | Benefits4 |
| Residential |  |  |  |  |  |  |
| Single family |  |  |  |  |  |  |
| Multi-family | $200/unit\* |  | Minimal |  | \*\* |  |
| Commercial/Retail |  |  |  |  |  |  |
| Industrial |  |  |  |  |  |  |
| Institutional |  |  |  |  |  |  |

**\***The initial cost for the fire alarm is presented assuming that there is a fire alarm panel in the building. The costs will be higher if the fire alarm system does not support the proposed devices, and could be a fixed cost of $5,000-$10,000.

\*\*The costs of maintaining the fire alarm system will not be greatly affected by adding the devices. In cases where the panel is required to be upgraded, there will be an annual inspection and testing required which would be approximately $500- $1,500.

Please send your completed proposal to: [sbcc@ga.wa.gov](mailto:sbcc@ga.wa.gov)

All questions must be answered to be considered complete. Incomplete proposals will not be accepted.

1. $ / square foot of floor area or other cost. Attach data. **Construction** costs are costs prior to occupancy, and include both design and direct construction costs

   that impact the total cost of the construction to the owner/consumer. [↑](#footnote-ref-1)
2. Cost per project plan. Attach data. **Enforcement** costs include governmental review of plans, field inspection, and other action required for enforcement. [↑](#footnote-ref-2)
3. Cost to building owner/tenants over the life of the project. [↑](#footnote-ref-3)
4. Measurable benefit.

   [↑](#footnote-ref-4)