**15-037**

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

 X 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

 [ ]  International Fire Code [ ]  NFPA 58 Liquefied Petroleum Gas Code

 [ ]  Uniform Plumbing Code [ ]  Wildland Urban Interface Code

 **Section(s): 505.2 & 505.3**

 **Title: Mezzanines; Equipment platforms**

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

 **Proponent: Washington Association of Building Officials**

 **Title:**

 **Date: February 25, 2015**

**3. Designated Contact Person:**

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**4. Proposed Code Amendment.**

 **Code(s)** International Building Code **Section(s)** 505.2 & 505.3

 Amend section to read as follows:

**505.2.1 Area limitation.** The aggregate area of a *mezzanine* or *mezzanines* within a room shall be not greater than one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the *mezzanine* is located. In determining the allowable *mezzanine* area, the area of the *mezzanine* shall not be included in the floor area of the room.

~~Where a room contains both a~~ *~~mezzanine~~* ~~and an~~ *~~equipment platform~~*~~, the aggregate area of the two raised floor levels shall be not greater than two-thirds of the floor area of that room or space in which they are located.~~

**Exceptions:**

1. The aggregate area of *mezzanines* in buildings and structures of Type I or II construction for special industrial occupancies in accordance with Section 503.1.1 shall be not greater than two-thirds of the floor area of the room.

2. The aggregate area of mezzanines in buildings and structures of Type I or II construction shall be not greater than one-half of the floor area of the room in buildings and structures equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 and an approved emergency voice/alarm communication system in accordance with Section 907.5.2.2.

**505.2.1.1 Aggregate area of mezzanines and equipment platforms.** Where a room contains both a *mezzanine* and an *equipment platform*, the aggregate area of the two raised floor levels shall be not greater than two-thirds of the floor area of the room or space in which they are located. The area of the mezzanine shall not exceed the area determined according to Section 505.2.1.

**505.3.1 Area limitation.** The aggregate area of all *equipment platforms* within a room shall be not greater than two-thirds of the area of the room in which they are located. Where an *equipment platform* is located in the same room as a *mezzanine*, the area of the *mezzanine* shall be determined by Section 505.2.1 and the combined aggregate area of the *equipment platforms* and *mezzanines* shall be not greater than two-thirds of the room in which they are located. The area of the mezzanine shall not exceed the area determined according to Section 505.2.1.

1. **Briefly explain your proposed amendment, including the purpose, benefits and problems addressed.**

The current language states that, when a mezzanine and an equipment platform are located in the same room, their total area can be 2/3 the area of the room. This language allows mezzanines to be larger than is intended by the code. For example, it allows a room to have a small equipment platform with an area 1% the size of the room and a large mezzanine with an area 65% the size of the room.

The statement that the mezzanine's area is determined by Section 505.2.1 doesn't quite solve the problem because the same language about aggregating the area appears there. We propose putting the provisions related to aggregate area of mezzanines and platforms into a new subsection 505.2.1.1 to allow us to refer to the base language about mezzanine area separately. No change to the Section 505.2.1 exceptions is proposed; they are merely moved so they stay with the base language about area of mezzanines.

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

[ ]  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.

 X The amendment corrects errors and omissions.

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

Explain: This proposal clarifies the intent behind existing code language.

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 |  |  |  |  |  |  |
| Commercial/Retail |  |  |  |  |  |  |
| Industrial |  |  |  |  |  |  |
| Institutional |  |  |  |  |  |  |

Please send your completed proposal to: 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)