**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):**

IFC [A] 102.5

**Title:**

Application of residential code

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

**Proponent: Al Audette**

**Title: Gov Affairs and Codes Coord**

**Date: 2/17/2015**

**3. Designated Contact Person:**

**Name: Al Audette**

**Title: Gov Affairs and Codes Coord.**

**Address: 111 21st Ave SW Olympia, WA 98501**

**Office Phone: 360-352-7800**

**Cell: 360-451-1089**

**E-Mail address: ala@biaw.com**

**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.

**Code(s)** IFC **Section(s)** IFC [A] 102.5

Amend section to read as follows:

***IFC [A] 102.5 Application of residential code.*** *Where structures are designed and constructed in accordance with the International Residential Code, the provisions of this code shall apply as follows:*

*1. Construction and design provisions: Provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. ~~Where interior or exterior systems or devices are installed, construction permits required by Section 105.7 of this code shall also apply.~~*

*2. Administrative, and operational ~~and maintenance~~ provisions: All such provisions of this code shall apply.*

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.

*This amendment removes language that would apply the provisions of the International Fire Code on one- and two-family dwellings that are constructed using the International Residential Code. One of the significant problems is found in the last sentence of the first application, regarding the construction permits required by section 105.7. All of the required construction permits that would apply to these types of structures, as indicated in this section, are already addressed within the scope of the IRC. There is no need for duplicative construction or permitting requirements within the I-Codes that would require a builder or home owner to get separate permits under the IRC and IFC for the same scope of work. Prior to the approval of the public comment on F3-07/08, there was no specific language in the IFC that required maintenance for IRC structures in accordance with the IFC. Due to the language that was approved in F3-07/08 public comment, all of the maintenance provisions in the IFC should be being applied right now. The IFC states that it is the fire official’s responsibility to ensure existing buildings meet the requirements of this code and that all buildings are maintained in accordance with its provisions. How many departments have requested entry to ensure that every existing one- and two- family dwelling is equipped with a carbon monoxide detector as required by the 2012 IFC? The current language of the IFC leaves the fire service open to liability if they are not enforcing the provisions of this code as it is written and adopted. Although some of the referenced standards in the IFC do not require maintenance on some of the systems in a one-and two-family dwelling or townhouse, the inference is that maintenance is required because the term “maintenance” is used in 102.5 (2).*

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

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

X 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:

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 |  | \*\* | $0 |  | \* |  |
| Single family |  | \*\* | $0 |  | \* |  |
| Multi-family |  | \*\* | $0 |  | \* |  |
| Commercial/Retail |  | \*\* | $0 |  | \* |  |
| Industrial |  | \*\* | $0 |  | \* |  |
| Institutional |  | \*\* | $0 |  | \* |  |

*\*Sprinkler backflow inspections- $150/year. Lost wages for the homeowner (resulting from taking a day off work for the fire department to enter their home for inspection) and the increase in taxes that would be required to fund these inspection personnel will vary by jurisdiction, type of system, and occupation of the homeowner.*

*\*\* Cost savings for builders who would not be required to install a residential sprinkler system, or maintain it, would also vary. (2) examples provided to show actual cost to builders regarding residential sprinkler systems: (1) According to a Pierce County residential sprinkler contractor, a 1700 sq ft home would need approximately 17 sprinkler heads with a tank and a pump required to provide a 10 minute water supply and a pump to meet the sprinkler demand pressures. The tank is usually 400 gallons and the pump is generally 1.5 HP. They suggested a budget of $5500 for the sprinkler system and added that a homeowner would need to be aware of the additional cost for electrical wiring of the pump and the electric bell (used for alarm if there is water flow in the sprinkler system) and a domestic plumbing line used for an automatic fill on the storage tank. This does not include the heated area to enclose the pump and tank, generally a Garage or an area not subject to freezing, or the mechanics that would be involved if the existing water supply was not adequate to supply domestic water needs and the extra water needed in storage to operate the fire system at the required rate for 10 minutes.*

*(2) A current project in Kirkland is a 4,667 SF home and has the following costs associated with it related to a residential sprinkler system:*

*1: 13D Blazemaster CVPVC system with Concealed heads- $11,700, including permit fees.*

*2: Larger water meter: Kirkland does not charge the additional $14,116.50 for meter fees if the larger service is ONLY for sprinklers (from a 5/8x3/4 to a 1”meter), however it does charge $18.00 more for installation.  If pressure is inadequate, a booster pump on this home with a 400 Gallon Poly tank will increase the sprinkler installation cost by $2800.   Construction of a 8’ x8’ area for the storage tank inside the perimeter of the home will add 64 SF to the home, reduce available lot coverage for dwelling space, and cost on average $6,400 for unconditioned construction to support this space, with no freeze protection provided.*

*3: If an alarm bell is required it is an additional $150 for electrical installation costs, and a booster pump circuit adds $250.  Heating is dependent on too many factors to price.*

*4: Upsizing underground piping to meter from a 1” to a 1 ½” line is $200 typical house within 30 feet of the meter.*

*5: Backflow testing – annual to perpetuity - $150/year.*

*6: Fire Sprinkler Tenting (insulation over pipes in attic required) $300*

*An NAHB study in 2014 found that 3,469 potential homebuyers in Washington State are priced out of a home for every $1000 that gets added to the cost of construction.*

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)