**15-075-B**

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

International Fire Code  NFPA 58 Liquefied Petroleum Gas Code

Uniform Plumbing Code  Wildland Urban Interface Code

**Section(s):**

IBC 1203.2 and 1203.1 (the Washington State Amendments combine the two IBC Sections)

**Title:**

1023.2—Ventilation Required

1203.3—Unvented Attic an unvented enclosed rafter assemblies.

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

|  |  |
| --- | --- |
| **Proponent:** | State Building Code Technical Advisory Group |
| **Title:** |  |
| **Date:** | February 23, 2015 |

1. Designated Contact Person:

|  |  |
| --- | --- |
| Name: | Paul Skidmore |
| Title: | Senior Plans Examiner |
| Address: | City of Mercer Island  9611 SE 36th Street  Mercer Island WA, 98040 |
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| **E-Mail address:** | Paul.Skidmore@mercergov.org |

1. 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.

|  |  |  |  |
| --- | --- | --- | --- |
| **Code(s):** | IBC | **Section(s):** | 1203.2, 1203.3 |

Enforceable code language must be used; see an example [by clicking here](https://fortress.wa.gov/ga/apps/SBCC/File.ashx?cid=1803).

Amend section to read as follows:

|  |
| --- |
| ***1203.2:***  Remove Washington State Amendment in its entirety |
| ***1203.3:***  ***TABLE 1203.3 footnote a:***  Contributes to, but does not supersede, thermal resistance requirements for attic and roof assemblies in ~~Section C402.2.1 of the International Energy Conservation Code.~~ **the Washington State Energy Code (WAC 51-11).** |

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 2015 International Building Code now includes much of the language of section 1203.2 of the 2012 Washington State amendment and conforms to the language included in the 2012 IRC. There are relatively minor differences between the two as noted below. There is research that supports the IBC requirements and the language is similar to that in IRC sections R806.2 and R806.5. To maintain consistency between the codes, it is recommended that the SBCC accept the bulk of the IBC except as noted above. The differences between the IBC and the WA Amendments are:

* 1. 1203.2 Ventilation:
     1. IBC Exception 1 includes vapor retarding requirements for Climate Zones 6, 7, and 8 only. None of these Climate Zones are designated in Washington State and therefore conflicts with WA Exception 2 requiring *all* Climate Zones to provide a vapor retarder. The IBC is consistent with the 2012 IRC.
     2. IBC Exception 2 revises the ratio of venting area in the upper half of the roof system in response to recent data demonstrating better ventilation performance with the revised ventilation distribution ratios. The IBC is consistent with the 2012 IRC
     3. IBC Exception 2 is not specific that upper roof ventilation is required to be located in the upper portion of the roof. This can be an issue on low slope roofs. The additional language limits the location of the upper roof vent to the upper half of the roof.
     4. The IBC does not include the exception where the building official can determine whether attic ventilation is necessary. The building official should not be put in the position to make this determination and accept the liability. This provision should be removed.
  2. 1203.3 Unvented attic assemblies:
     1. IBC 1203.3.2 restricts the use of Class I vapor retarders. The WA Amendments restricts the use of *any* vapor retarder. The IBC is consistent with the 2012 IRC.
     2. IBC 1203.3.4 requires a Class III vapor retarder in climate zones 5, 6, 7, and 8. The WA Amendments require a Class II vapor retarder. The IBC is consistent with 2012 IRC.
     3. IBC Table 1203.3 Minimum R-value for Climate Zone 4C is listed as R-10. The WA Amendments list it as R-15. The IBC is consistent with the 2012 IRC.
     4. IBC 1203.3.5.1.3 references IBC Table 1203.3 for minimum air impermeable insulation. The WA Amendments reference Climate Zone #1 and #2 which are not defined in the Energy Code and has a conflicting definition in the IBC. This, and all other WA Amendment and WSEC references to Climate Zone #1 and #2 should be removed. The IBC is consistent with the 2012 IRC.
     5. IBC 1203.3.5.1.4 provides an additional method for unventilated attic assemblies not listed in the WA Amendments nor is it included in the 2012 IRC. It is a calculation method in lieu of prescriptive construction.
     6. IBC 1203.3 Exceptions does not allow unvented attic assemblies with special heat and humidity conditions. These exceptions should be retained.
     7. Table 1203.3 appendix a references the International Energy Conservation Code. The reference should be revised to the Washington State Energy Code.

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.

The amendment corrects errors and omissions.

1. Is there an economic impact:  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 |  |  |  |  |  |  |
| Single family |  |  |  |  |  |  |
| Multi-family |  |  |  |  |  |  |
| Commercial/Retail |  |  |  |  |  |  |
| Industrial |  |  |  |  |  |  |
| Institutional |  |  |  |  |  |  |

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)