**15-099-C**

**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): Amending Section 510.2**

 **Title: Podium Buildings**

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

 **Proponent: Department of Health, Construction Review Services**

 **Title:**

 **Date: 2/2015**

**3. Designated Contact Person:**

 **Name: Allen Spaulding**

 **Title: Plans Reviewer**

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**4. Proposed Code Amendment**.

 **Code(s)** \_IBC **Amend** **Section(s)** 510.2

**SECTION 510 SPECIAL PROVISIONS**

**510.1 General.** The provisions in Sections 510.2 through 510.9 shall permit the use of special conditions that are exempt from, or modify, the specific requirements of this chapter regarding the allowable building heights and areas of buildings based on the occupancy classification and type of construction, provided the special condition complies with the provisions specified in this section for such condition and other applicable requirements of this code. The provisions of Sections 510.2 through 510.8 are to be considered independent and separate from each other.

**510.2 Horizontal building separation allowance.** A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where all of the following conditions are met:

1. The buildings are separated with a horizontal assembly having a fire-resistance rating of not less than 3 hours.

2. The building below the horizontal assembly is of Type IA construction.

3. Shaft, stairway, ramp and escalator enclosures through the horizontal assembly shall have not less than a 2- hour fire-resistance rating with opening protectives in accordance with Section 716.5.

Exception: Where the enclosure walls below the horizontal assembly have not less than a 3-hour firer-resistance rating with opening protectives in accordance with Section 716.5, the enclosure walls extending above the horizontal assembly shall be permitted to have a 1-hour fire-resistance rating, provided:

1. The building above the horizontal assembly is not required to be of Type I construction;

2. The enclosure connects fewer than four stories; and

3. The enclosure opening protectives above the horizontal assembly have a fire protection rating of not less than 1 hour.

4. The building or buildings above the horizontal assembly shall be permitted to have multiple Group A occupancy uses, each with an occupant load of less 300, or Group B, Group I-1, condition 2 licensed care facilities ~~identified in Section~~ ~~308.3.2.1~~, M, R or S occupancies.

5. The building below the horizontal assembly shall be protected throughout by an approved automatic sprinkler system in accordance with Section 903.3.1.1, and shall be permitted to be any occupancy allowed by this code except Group H.

6. The maximum building height in feet (mm) shall not exceed the limits set forth in Section 504.3 for the building having the smaller allowable height as measured from the grade plane.

Exception: The maximum building height in feet (mm), for Group I-1, condition 2 licensed care facilities ~~identified in Section 308.3.2.1~~ shall not exceed the height limits for a Group R-2 occupancy.~~set forth in Section 504.3 for the building having the smaller allowable height as measured from above the horizontal assembly~~.

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

This proposal will support continued use of podium style buildings in high density urban settings that include certain licensed care facilities. A current proposal for consideration re-classifies the occupancy designation of certain licensed care facilities from an R-2 to an I-1, condition 2. Interested parties have expressed concerns that the proposed change lowers allowable height for specific construction types. The intent is to offset potential construction costs while moving state licensed care facilities more in line with model code language. Additional modifications in red are intended to remove unintended consequences arising from an unlimited height podium building. The intent is to carry over existing height allowances for assisted living facilities that are currently classified as a Group R-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.

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

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

[x]  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     [x]  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

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)