

IEBC Significant Changes Report

2021 Code Section	2018 Code Section	Title or Subject	Reviewers Comments	Cost (Y/N)	Amend Needed (Y/N)	TAG Comments / Recommendations
Chapter 1—Scope and General Requirements						
TAG Member: ???						
101.2.1	None	Application of fire code	Adds pointer to IFC Chapter 11	N	N	
103	103	Code compliance agency	Changes name of section, adds fill in the blank for jurisdictions to add their department names. Matches changes to IBC	N	N	
105.2 (Building)	Same	Work exempt from permit	Adds another exception for nonfixed and movable cases, counters and partitions not over 5 feet 9 inches in height	N	N	
109.3.10	None	Flood hazard documentation	Requirement to document elevation of lowest floor level in flood hazard areas; refers to IBC or IRC for compliance.	Y	N	
110.1	110.1	Certificate of Occupancy	Adds a new exception exempting work exempt from permits in accordance with Section 105.2.	N	N	
110.4	110.4	Revocation	Adds "or other ordinance of the jurisdiction" to reasons why a code official is authorized to revoke a CO.	N	N	
111.2	111.2	Temporary connection	Adds water and sewer to the things the code official can approve temporary connections to	N	N	
114.3	N/A	Emergencies	New section specifying that where an emergency exists, the code official is not required to give a written notice prior to stopping the work.	N	N	
115.1	115.1	Unsafe structures and equipment	Changes to reference structures instead of buildings. Clarifies that vacant structures that are not secured are unsafe.	N	N	
Chapter 2—General Definitions						
TAG Member: ???						
202	202	Change of Occupancy	Reformats the definition. Definition seems clearer.	N	N	
202	202	Change of Use	New definition. Was previously used in chapter 10.	N	N	
202	202	Emergency Escape and Rescue Opening	New definition; consistent with IBC.	N	N	
202	202	Exterior Wall Covering	New definition; consistent with IBC.	N	N	
202	202	Exterior Wall Envelope	New definition; consistent with IBC.	N	N	
Chapter 3—Provisions for All Compliance Methods						
TAG Member:						

301.1	301.1	Applicability	Added language to clarify that 302 through 309 apply to all methods of compliance. Added reference to ICC 300 for assembly seating.	N	N	
301.3	301.3	Alteration, addition or change of occupancy	New language clarifies that the exception doesn't apply to alterations for accessibility required by Section 306.	N	N	
302.2.1	None	Additional codes in health care	New section, refers to NFPA 99 for health care facilities.	N	N	Does DOH already require this anyway and is just a clarification?
303	None	Storm Shelters	Storm shelter requirements have been relocated from Section 1106. The required occupant capacity is now limited to the total occupant load of the classrooms, vocational rooms and offices in the school while the maximum distance of travel has been deleted.	N	N	Storm shelter requirements have been moved from the prescriptive and work area methods and relocated to Chapter 3 to apply to all compliance methods. In addition, a new Section 303.1 clarifies the difference between storm shelters used solely during a tornado or hurricane and emergency shelters used after such events, requiring that a storm shelter comply with the International Code Council's standard ICC 500. This language is now consistent with IBC Section 423.
306.2	None	Design (accessibility)	Relocated reference to 117.1	N	N	
305.2	306.3	Maintenance and repair	Requirement added to maintain accessible means of egress during construction.	Y	N	
306.3.1	None	Prohibited reduction in accessibility	New section clarifying no alterations can be done that would decrease accessibility	N	N	Just clarification, always was intent
306.7.2/3/4	305.6	Alterations/accessibility	Relocated sections	N	N	
306.7.6	None	Accessible route	New requirement stating that exterior elements must be at least 36 inches wide	?	Y	Maybe; research the 44"
306.7.10	305.8.6/7/8	Accessible dwelling units	Relocated requirements for when to provide type A / type B units	N	N	
307	None	Smoke Alarms	Requirement to add smoke alarms for all group R and I-1 for any classification of work	N	N	Already a Fire Code requirement
308	None	Carbon Monoxide Detection	Requirement to add carbon monoxide detection in group I, R, and E under some circumstances	N	N	Already a Fire Code requirement in most cases
309	None	Exterior Envelope	Requirements for when exterior envelope must comply with new construction	Y	N	
Chapter 4—Repairs						
TAG Member: Kim						
401.1.1	None	Bleachers, grandstands and folding and telescopic seating.	New section refers to ICC 300 for repairs to existing bleachers, grandstands and folding and telescopic seating.	N	N	

405.2.4	405.2.4	Substantial structural damage to gravity load-carrying components.	Clarifies that snow loads must be addressed for the repair of substantial structural damage regardless of whether the damage was a result of snow. Previously, consideration of snow load effects was only required when substantial structural damage was caused by snow loads.	Y	N	
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Chapter 5—Prescriptive compliance method

TAG Member:

502.6; 503.16; 506.6	None	Enhanced classroom acoustics	Additions, Level 3 alterations and changes of occupancy in educational occupancies are now required to meet the enhanced classroom acoustic requirements of Section 808 of ICC A117.1.	Y	N	
503.4	503.4	Existing structural elements carrying lateral load	Adds exception 2. The addition of equipment to the roof without a full structural analysis is now permitted when the equipment weighs less than 400 pounds and is less than 10 percent of the total roof dead load.	N	N	
503.12	503.12	Roof diaphragms resisting wind loads in high-wind regions	Adds new exception. The requirements of Sections 503.12 and 707.3.2 have been relaxed so that the evaluation of wind loads is now only required when the ultimate design wind speed is greater than 130 mph.	N	N	
503.17	None	Locking arrangements in educational occupancies.	Requirements in the IBC have been referenced to provide special allowances for educational occupancies with regard to door lock mechanisms.	N	N	
506.4	None	Existing emergency escape and rescue openings.	New provisions allow the use of existing and smaller replacement windows for emergency escape and rescue openings within a change of occupancy when applying both the prescriptive and work area methods, providing flexibility while still maintaining the level of safety for occupants and emergency responders.	N	N	

506.5.3	506.4.3	Seismic loads (seismic force-resisting system)	An upgrade threshold has been added when changing from a Group S or U occupancy to another occupancy. This change of occupancy now triggers an analysis of the need for seismic upgrade while allowing the use of reduced seismic loads from ASCE 41 for the analysis. This is an exception only for situations where the risk category does not change.	Y	N	occupancy triggers a seismic upgrade only when the change is so significant that it moves the building into a higher risk category. While this is preferable to the pre-2012 triggers, which were complex, an increasingly common case has been missed in which an unoccupied storage, parking, or utility area is converted to an occupied residential unit, leasable office or commercial space. In a seismically deficient building, such a change amounts to adding units to a substandard building, and often in the ground story of a soft-story building. This risk is equivalent to constructing new housing to obsolete seismic standards. The growing interest in accessory dwelling units (ADUs) makes the problem more urgent when ADUs are proposed inside older storage buildings. Converting collapse-prone unoccupied space to new occupied space represents a significant increase in risk that the code has not previously addressed. Because Group S, U, R, B and M occupancies are generally assigned to Risk Category II, a change from a Group S or U occupancy to a Group R, B or M occupancy typically has not triggered any seismic work.
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Chapter 6—Classification of work

TAG Member:

603.1	603.1	Alteration-Level 1; Scope	Furniture, such as office cubicles, reception desks and small bookcases, is exempt from a permit and not intended to be a Level 2 alteration.	N	N	
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Chapter 7—Alterations - Level 1

TAG Member:

Chapter 8—Alterations - Level 2

TAG Member:

Alterations - Level 3

TAG Member:

Chapter 10—Change of Occupancy

TAG Member:

Chapter 11—Additions

TAG Member:

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Chapter 12—Historic buildings							
TAG Member: Andrea							
	1201.3	1201.3	Special occupancy exceptions—museums	Minor changes to language	N	N	Not too significant, just an editorial change
	1203.4	1203.4	Transoms	Changes language from "fully sprinklered buildings" to "automatic sprinkler systems"	N	N	Not too significant, just an editorial change
	1204.9	1203.5	Interior finishes	Condenses some sections & broadens language so as not to limit interior finish materials / allows coating	N	N	Possible increase of options for fire-retardants that can be used in interior finishes
Chapter 13—Performance compliance method							
TAG Member:							
Chapter 14—Relocated or moved buildings							
TAG Member: Andrea							
	1401.1.1		Bleachers, grandstands and folding and telescopic seating	Completely new sub section that requires relocated or moved bleachers, grandstands, and folding seating to comply with ICC 300.	N	N	Gives pointer to ICC 300 as the code language to follow / if WA doesn't adopt ICC 300, might be worth adding to IEBC as amendment
Chapter 15—Construction safeguards							
TAG Member: Andrea							
	1501.2.1		Structural and construction loads	New sub section: Structural roof components shall be capable of supporting the roof-covering system and the material and equipment loads that will be encountered during installation of the system	N	N	Seems obvious but clarifying load capacity while installing is a good idea
	1502.2		Excavation retention systems	Adds section to describe support needed for excavation retaining systems	Y	N	Has the possibility for adding to project costs as it requires excavation retention systems to be designed by a design professional and requires monitoring of system and adjacent structures for any movement
	1509.1	1509.1	When required	Water supply should be made available as soon as combustible building material arrives on site / exception gives fire code official authorization to reduce fire-flow requirements for various reasons	N	N	Adds clarity
	1509.2		Combustible building materials	Requires fire flow of 500 gallons per minute and within 500 feet of combustible building materials			Is this in IFC?

1509.3	Vertical construction of Types III, IV, V construction	Sets fire separation parameters for > 30 ft, 30-60 ft and < 30 ft	Is this in IFC?
1509.4	Vertical construction, Types I and II construction	Combustible building materials delivered to site, water supply to be supplied; additional supply for fire flow not required before beginning construction	Is this in IFC?
1509.5	Standpipe supply	Requires water supply be provided at 500 gallons per minute and a fire hydrant used for water supply to be placed 100 ft of fire department connection supplying standpipe	Is this in IFC?
Chapter 16—Referenced standards			
TAG Member:			