

BCAC Group A CAH2 Report

June 28, 2024

BCAC will be proposing the following comments.

Code Change	Hearing Committee	Result	Proponent	Sections	Subject	BCAC
E001-24 Part I	IBC-E	D	BCAC, FCAC, PMGCAC	IBC Various	Access (to) vs. accessibility	Split question Both approved
E001-24 Part III	IWUIC	D	BCAC, FCAC, PMGCAC	IWUIC Various	Access (to) vs. accessibility	Approved
E003-24	IBC-E	D	BCAC	IBC: 1003.3.1, 1003.4	circulation path	Approved
E015-24	IBC-E	D	BCAC	IBC: 1005.3, 1030.6	Social stairway - capacity	Approved
E016-24	IBC-E	AS	BCAC	IBC: TABLE 1006.2.1, 1006.2.2.6;	NFPA13D - single exit space	No comment
E018-24	IBC-E	D	BCAC	IBC: 1006.2.2.5	Vehicular ramps	Approved
E022-24	IBC-E	D	BCAC	IBC: TABLE 1006.3.4(1), TABLE 1006.3.4(2);	NFPA13D - single exit tables	Approved
E023-24	IBC-E	D	BCAC	IBC: TABLE 1006.3.4(1), TABLE 1006.3.4(2), 1006.3.4.1, 1031.2;	Combining Group R-2 in single occupant tables	Approved.
E041-24	IBC-E	D	BCAC	IBC: 1009.2.1	AMOE on roof	Approved
E086-24	IBC-E	D	BCAC	IBC: 1014.10	intermediate handrails	Approved
E087-24	IBC-E	D	Cooper	IBC: 1014.10	intermediate handrails	No comment
E093-24	IBC-E	D	BCAC	IBC: TABLE 1017.2	NFPA13D	Approved

E095-24	IBC-E	AS	BCAC	IBC: TABLE 1020.2	NFPA13D	No comment
E107-24	IBC-E	D	BCAC	IBC: 1027.6	exterior exit stairway protection	Split question Approved
FS094-24	IBC-FS	AS	BCAC	IBC: 803.13, TABLE 803.13	NFPA13D	No comment
G008-24 Part 1	IBC-E	D	BCAC	floor area, net and floor area, gross	definition	approved
P019-24 Part 1	IPC	D	BCAC, PMGCAC	IPC: TABLE 403.1	occupant load/fixture count for swimming pools	PMGCAC
G1-24 Part 2	IBC-E	AS	CAC	IBC Chapter 10, 11	Scope – change in title already addressed in E1-24 Part 1	withdrawn
G1-24 Part 4	IPC	AS	CAC	IPC	Scope	approved

E1-24 Part I

IBC: SECTION 202 (New), 703.5, 1004.7, 1011.5.5.3, 1011.7.1, 1015.2, 1607.9.1.1, 1704.2.2, 1807.2.5, 2111.3.1, 2113.9.2, 2405.3.3, 2406.4.3, 3008.9, F101.5.1, H110.1; IFC: [BE] 1004.7, [BE] 1011.5.5.3, [BE] 1011.7.1, [BE] 1015.2

Proposed Change as Submitted

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org); Andrew Bevis, Chair, Plumbing, Mechanical and Fuel Gas Code Action Committee (pmgac@iccsafe.org); Robert Marshall, FCAC, FCAC (fcac@iccsafe.org)

THIS IS A 5 PART CODE CHANGE.

PART I WILL BE HEARD BY THE IBC EGRESS CODE COMMITTEE.

PART II AND III WILL BE HEARD BY THE FIRE/WILDLAND-URBAN INTERFACE CODE COMMITTEE.

PART IV WILL BE HEARD BY THE MECHANICAL CODE COMMITTEE.

**PART V WILL BE HEARD BY THE RESIDENTIAL CODE - PLUMBING & MECHANICAL CODE COMMITTEE.
SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

2024 International Building Code

Add new definition as follows:

ACCESS (TO). That which enables a device, an *appliance* or equipment to be reached by *ready access* or by a means that first requires the removal or movement of a panel or similar obstruction [see also “Ready access (to)”].

READY ACCESS (TO). That which enables a device, *appliance* or equipment to be directly reached, without requiring the removal or movement of any panel or similar obstruction [see also “Access (to)”].

Revise as follows:

703.5 Marking and identification. Where ~~there is an accessible~~ access is provided to a concealed space that is located under a floor, within a floor-ceiling or an *attic* space, *fire walls, fire barriers, fire partitions, smoke barriers* and *smoke partitions* or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

1. Be located within 15 feet (4572 mm) of the end of each wall and at intervals not exceeding 30 feet (9144 mm) measured horizontally along the wall or partition.
2. Include lettering not less than 3 inches (76 mm) in height with a minimum $\frac{3}{8}$ -inch (9.5 mm) stroke in a contrasting color incorporating the suggested wording, “FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS,” or other wording.

1004.7 Outdoor areas. *Yards, patios, occupiable roofs, courts* and similar outdoor areas ~~accessible to and usable intended for use by~~ the *building* occupants shall be provided with *means of egress* as required by this chapter. The *occupant load* of such outdoor areas shall be assigned by the *building official* in accordance with the anticipated use. Where outdoor areas are to be used by *persons* in addition to the occupants of the *building*, and the path of egress travel from the outdoor areas passes through the *building*, *means of egress* requirements for the *building* shall be based on the sum of the *occupant loads* of the *building* plus the outdoor areas.

Exceptions:

1. Outdoor areas used exclusively for service of the building need only have one *means of egress*.
2. Both outdoor areas associated with Group R-3 and individual *dwelling units* of Group R-2.

1011.5.5.3 Solid risers. Risers shall be solid.

Exceptions:

1. Solid risers are not required for *stairways* that are not required to comply with Section 1009.3, provided that the opening between treads does not permit the passage of a sphere with a diameter of 4 inches (102 mm).
2. Solid risers are not required for occupancies in Group I-3 or in Group F, H and S occupancies other than areas ~~accessible~~ open to the public. The size of the opening in the riser is not restricted.
3. Solid risers are not required for *spiral stairways* constructed in accordance with Section 1011.10.

1011.7.1 Stairway walking surface. The walking surface of treads and landings of a *stairway* shall not be sloped steeper than one unit vertical in 48 units horizontal (2-percent slope) in any direction. *Stairway* treads and landings shall have a solid surface. Finish floor surfaces shall be securely attached.

Exceptions:

1. Openings in *stair* walking surfaces shall be a size that does not permit the passage of $1\frac{1}{2}$ -inch-diameter (12.7 mm) sphere. Elongated openings shall be placed so that the long dimension is perpendicular to the direction of travel.
2. In Group F, H and S occupancies, other than areas of parking ~~structures accessible~~ open to the public, openings in treads and landings shall not be prohibited provided that a sphere with a diameter of $1\frac{1}{8}$ inches (29 mm) cannot pass through the opening.

1015.2 Where required. *Guards* shall be located along open-sided walking surfaces, such as *mezzanines, equipment platforms, aisles, stairs, ramps* and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side and at the perimeter of *occupiable roofs*. *Guards* shall be adequate in strength and attachment in accordance with Section 1607.9.

Exceptions: *Guards* are not required for the following locations:

1. On the loading side of loading docks or piers.
2. On the audience side of *stages* and raised *platforms*, including *stairs* leading up to the *stage* and raised *platforms*.
3. On raised *stage* and *platform* floor areas, such as runways, *ramps* and side *stages* used for entertainment or presentations.
4. At vertical openings in the performance area of *stages* and *platforms*.
5. At elevated walking surfaces appurtenant to *stages* and *platforms* for access to and utilization of special lighting or equipment.
6. Along vehicle service pits not ~~accessible~~ open to the public.
7. In assembly seating areas at cross *aisles* in accordance with Section 1030.17.2.
8. On the loading side of station platforms on fixed guideway transit or passenger rail systems.
9. Portions of an *occupiable roof* located less than 30 inches (762 mm) measured vertically to adjacent unoccupiable roof areas where *approved guards* are present at the perimeter of the roof.
10. At portions of an *occupiable roof* where an *approved* barrier is provided.

1607.9.1.1 Uniform load. *Handrails* and *guards* shall be designed to resist a linear *load* of 50 pounds per linear foot (plf) (0.73 kN/m) in accordance with Section 4.5.1.1 of ASCE 7. This load need not be assumed to act concurrently with the concentrated load specified in Section 1607.9.1.

Exceptions:

1. For one- and two-family *dwelling*s, only the single concentrated *load* required by Section 1607.9.1 shall be applied.
2. In Group I-3, F, H and S occupancies, for areas that are not ~~accessible~~ open to the ~~general~~ public and that have an *occupant load* less than 50, the minimum *load* shall be 20 pounds per foot (0.29 kN/m).
3. For roofs not intended for occupancy, only the single concentrated load required by Section 1607.9.1 shall be applied.

1704.2.2 Access for special inspection. The construction or work for which *special inspection* or testing is required shall remain ~~accessible and exposed~~ and with access for *special inspection* or testing purposes until completion of the required *special inspections* or tests.

1807.2.5 Guards. *Guards* shall be provided at retaining walls in accordance with Sections 1807.2.5.1 through 1807.2.5.3.

Exception: *Guards* are not required at retaining walls in areas not accessible ~~open~~ to the public.

2111.3.1 Ash dump cleanout. Cleanout openings, located within foundation walls below fireboxes, where provided, shall be equipped with ferrous metal or *masonry* doors and frames constructed to remain tightly closed, except when in use. Cleanouts shall be ~~accessible~~ provided with access and located so that ash removal will not create a hazard to combustible materials.

2113.9.2 Spark arrestors. Where a spark arrestor is installed on a *masonry* chimney, the spark arrestor shall meet all of the following requirements:

1. The net free area of the arrestor shall be not less than four times the net free area of the outlet of the chimney flue it serves.
2. The arrestor screen shall have heat and *corrosion resistance* equivalent to 19-gage galvanized steel or 24-gage stainless steel.
3. Openings shall not permit the passage of spheres having a diameter greater than $1/2$ inch (12.7 mm) nor block the passage of spheres having a diameter less than $3/8$ inch (9.5 mm).
4. The spark arrestor shall be ~~accessible~~ provided with access for cleaning and the screen or chimney cap shall be removable to allow for cleaning of the chimney flue.

2405.3.3 Screening not required in monolithic and multiple-layer sloped glazing systems. In monolithic and multiple-layer sloped glazing systems, retention screens are not required for any of the following:

1. Fully tempered glass where glazed between intervening floors at a slope of 30 degrees (0.52 rad) or less from the vertical plane, and the highest point of the glass is 10 feet (3048 mm) or less above the walking surface.
2. Any glazing material, including annealed glass, where the walking surface below the glazing material is permanently protected from the risk of falling glass or the area below the glazing material is not a walking surface.
3. Any glazing material, including annealed glass, in the sloped glazing systems of commercial or detached noncombustible *greenhouses* used exclusively for growing plants and not open to the public, provided that the height of the *greenhouse* at the ridge does not exceed 30 feet (9144 mm) above grade.
4. Individual *dwelling units* in Groups R-2, R-3 and R-4 where fully tempered glass is used as single glazing or as both panes in an insulating glass unit, and all of the following conditions are met:
 - 4.1. Each pane of the glass is 16 square feet (1.5 m²) or less in area.
 - 4.2. The highest point of the glass is 12 feet (3658 mm) or less above any walking surface ~~or other accessible area~~.
 - 4.3. The glass thickness is $3/16$ inch (4.8 mm) or less.
5. Laminated glass with a 15-mil (0.38 mm) polyvinyl butyral or equivalent interlayer used in individual *dwelling units* in Groups R-2, R-3 and R-4 where both of the following conditions are met:
 - 5.1. Each pane of glass is 16 square feet (1.5 m²) or less in area.
 - 5.2. The highest point of the glass is 12 feet (3658 mm) or less above a walking surface ~~or other accessible area~~.

2406.4.3 Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

1. The exposed area of an individual pane is greater than 9 square feet (0.84 m²).

2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor or adjacent walking surface.
3. The top edge of the glazing is greater than 36 inches (914 mm) above the floor or adjacent walking surface.
4. One or more walking surface(s) are within 36 inches (914 mm), measured horizontally and in a straight line, of the plane of the glazing.

Exceptions:

1. *Decorative glazing.*
2. Where a horizontal rail is installed on the ~~accessible- walking surfaces side (s)~~ of the glazing at 34 to 38 inches (864 to 965 mm) above the walking surface, ~~the~~ The rail shall be capable of withstanding a horizontal *load* of 50 pounds per linear foot (730 N/m) without contacting the glass and be not less than 1 1/2 inches (38 mm) in cross-sectional height.
3. Outboard panes in insulating glass units or multiple glazing where the bottom exposed edge of the glass is 8 feet (2438 mm) or more above any grade or walking surface adjacent to the glass exterior.

3008.9 Emergency voice/alarm communication system. The *building* shall be provided with an *emergency voice/alarm communication system*. ~~The emergency voice/alarm communication system shall be accessible to the fire department. The system shall be provided~~ in accordance with Section 907.5.2.2.

F101.5.1 Rodent-accessible access to openings. Windows and other openings for the purpose of light and ventilation in the *exterior walls* not covered in this chapter, ~~accessible to that are susceptible to entry by~~ rodents by way of exposed pipes, wires, conduits and other appurtenances, shall be covered with wire cloth of at least 0.035-inch (0.89 mm) wire. In lieu of wire cloth covering, said pipes, wires, conduits and other appurtenances shall be blocked from rodent usage by installing solid sheet metal guards 0.024 inch (0.61 mm) thick or heavier. Guards shall be fitted around pipes, wires, conduits or other appurtenances. In addition, they shall be fastened securely to and shall extend perpendicularly from the *exterior wall* for not less than 12 inches (305 mm) beyond and on either side of pipes, wires, conduits or appurtenances.

H110.1 General. *Roof signs* shall be constructed entirely of metal or other *approved* noncombustible material except as provided for in Sections H106.1.1 and H107.1. Provisions shall be made for electric grounding of metallic parts. Where combustible materials are permitted in letters or other ornamental features, wiring and tubing shall be kept free and insulated therefrom. *Roof signs* shall be so constructed as to leave a clear space of not less than 6 feet (1829 mm) between the roof level and the lowest part of the *sign* and shall have not less than 5 feet (1524 mm) clearance between the vertical supports thereof. *Roof sign structures* shall not project beyond an *exterior wall*.

Exception: *Signs* on flat roofs ~~with every part of the roof accessible where there is access to the signs.~~

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Revise as follows:

[BE] 1004.7 Outdoor areas. *Yards, patios, occupiable roofs, courts* and similar outdoor areas ~~accessible to and usable intended for use~~ by the *building* occupants shall be provided with *means of egress* as required by this chapter. The *occupant load* of such outdoor areas shall be assigned by the *building official* in accordance with the anticipated use. Where outdoor areas are to be used by *persons* in addition to the occupants of the *building*, and the path of egress travel from the outdoor areas passes through the *building*, *means of egress* requirements for the *building* shall be based on the sum of the *occupant loads* of the *building* plus the outdoor areas.

Exceptions:

1. Outdoor areas used exclusively for service of the building need only have one *means of egress*.
2. Both outdoor areas associated with Group R-3 and individual *dwelling units* of Group R-2.

[BE] 1011.5.5.3 Solid risers. Risers shall be solid.

Exceptions:

1. Solid risers are not required for *stairways* that are not required to comply with Section 1009.3, provided that the opening between treads does not permit the passage of a sphere with a diameter of 4 inches (102 mm).
2. Solid risers are not required for occupancies in Group I-3 or in Group F, H and S occupancies other than areas ~~accessible-~~ open to the public. The size of the opening in the riser is not restricted.
3. Solid risers are not required for *spiral stairways* constructed in accordance with Section 1011.10.

[BE] 1011.7.1 Stairway walking surface. The walking surface of treads and landings of a *stairway* shall not be sloped steeper than 1 unit vertical in 48 units horizontal (2-percent slope) in any direction. *Stairway* treads and landings shall have a solid surface. Finish floor surfaces shall be securely attached.

Exceptions:

1. Openings in *stair* walking surfaces shall be a size that does not permit the passage of $1\frac{1}{2}$ -inch-diameter (12.7 mm) sphere. Elongated openings shall be placed so that the long dimension is perpendicular to the direction of travel.
2. In Group F, H and S occupancies, other than areas of parking *structures* ~~accessible-~~ open to the public, openings in treads and landings shall not be prohibited provided that a sphere with a diameter of $1\frac{1}{8}$ inches (29 mm) cannot pass through the opening.

[BE] 1015.2 Where required. *Guards* shall be located along open-sided walking surfaces, such as *mezzanines*, equipment platforms, *aisles*, *stairs*, *ramps* and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side and at the perimeter of *occupiable roofs*. *Guards* shall be adequate in strength and attachment in accordance with Section 1607.9 of the International Building Code.

Exception: *Guards* are not required for the following locations:

1. On the loading side of loading docks or piers.
2. On the audience side of stages and raised platforms, including *stairs* leading up to the stage and raised platforms.
3. On raised stage and platform floor areas, such as runways, *ramps* and side stages used for entertainment or presentations.
4. At vertical openings in the performance area of stages and platforms.
5. At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.
6. Along vehicle service pits not ~~accessible-~~ open to the public.
7. In assembly seating areas at cross *aisles* in accordance with Section 1030.17.2.
8. On the loading side of station platforms on fixed guideway transit or passenger rail systems.
9. Portions of an *occupiable roof* located less than 30 inches (762 mm) measured vertically to adjacent unoccupiable roof areas where approved guards are present at the perimeter of the roof.
10. At portions of an *occupiable roof* where an *approved* barrier is provided.

Reason: Because the term 'accessible' is most commonly understood as requiring access for persons with disabilities we are making the changes to delete the word accessible from the remaining codes and replace it with other words, defined terms or phrases that are not attributed to requiring access for the physically disabled. Many of the codes use the defined term 'access (to)' or 'ready access (to)' for access by maintenance and service personnel or fire departments. This proposal provides clarity and consistency in the remaining codes where those coordination modifications missed or came in as part of new code changes.

This a correlation piece for proposals over the last couple of cycles. This effort was started by the CACs in 2015/16 code change cycle, and continued in 2018/19. This proposal is to provide coordination with the action taken with -P84-15, M2-15, RB2-16, F12-16, CE137-16 Part 1, CE29-19 Part 1 and 2. G1-21 Part 1 was disapproved; however Part 2 through 7 were approved.

Correlative pieces will be entered in Group B for parts of IRC, IPMC, IZC and IECC.

This proposal is submitted by the ICC Building Code Action Committee (BCAC), the ICC Fire Code Action Committee (FCAC) and ICC

Plumbing Mechanical Gas Code Action Committee (PMGCAC)

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at [BCAC webpage](#).

Insert FCAC paragraph

PMGCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 PMGCAC has held 26 virtual meetings open to any interested party. In addition, there were several virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the PMGCAC website at [PMGCAC](#).

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a coordination of terms with no changes to construction requirements. See reason statement for additional information on coordination with previous proposals.

E1-24 Part I

Public Hearing Results (CAH1)

CAH1 Committee Action:

Disapproved

CAH1 Committee Reason: While this is a good clarification for the defined term accessible, in several sections, there was concern about "open" being interpreted as open for business, and not unrestricted access. This would be consistent with comments on E1-24 Part III heard by the Fire Committee. (Vote: 8-4)

E1-24 Part I

Individual Consideration Agenda

Comment (CAH2) GROVE-C1:

IBC: 1011.5.5.3, 1011.7.1, 1015.2, 1607.9.1.1, 1807.2.5, 2405.3.3; **IFC:** [BE] 1011.5.5.3, [BE] 1011.7.1, [BE] 1015.2

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org) requests As Modified by Committee (AMC2)

Modify as follows:

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1011.5.5.3 Solid risers. Risers shall be solid.

Exceptions:

1. Solid risers are not required for *stairways* that are not required to comply with Section 1009.3, provided that the opening between treads does not permit the passage of a sphere with a diameter of 4 inches (102 mm).

2. Solid risers are not required for occupancies in Group I-3 or in Group F, H and S occupancies other than areas ~~open to~~ that can be accessed by the public. The size of the opening in the riser is not restricted.
3. Solid risers are not required for *spiral stairways* constructed in accordance with Section 1011.10.

1011.7.1 Stairway walking surface. The walking surface of treads and landings of a *stairway* shall not be sloped steeper than one unit vertical in 48 units horizontal (2-percent slope) in any direction. *Stairway* treads and landings shall have a solid surface. Finish floor surfaces shall be securely attached.

Exceptions:

1. Openings in *stair* walking surfaces shall be a size that does not permit the passage of $1\frac{1}{2}$ -inch-diameter (12.7 mm) sphere. Elongated openings shall be placed so that the long dimension is perpendicular to the direction of travel.
2. In Group F, H and S occupancies, other than areas of parking ~~structures open to~~ that can be accessed by the public, openings in treads and landings shall not be prohibited provided that a sphere with a diameter of $1\frac{1}{8}$ inches (29 mm) cannot pass through the opening.

1015.2 Where required. *Guards* shall be located along open-sided walking surfaces, such as *mezzanines*, *equipment platforms*, *aisles*, *stairs*, *ramps* and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side and at the perimeter of *occupiable roofs*. *Guards* shall be adequate in strength and attachment in accordance with Section 1607.9.

Exceptions: *Guards* are not required for the following locations:

1. On the loading side of loading docks or piers.
2. On the audience side of *stages* and raised *platforms*, including *stairs* leading up to the *stage* and raised *platforms*.
3. On raised *stage* and *platform* floor areas, such as runways, *ramps* and side *stages* used for entertainment or presentations.
4. At vertical openings in the performance area of *stages* and *platforms*.
5. At elevated walking surfaces appurtenant to *stages* and *platforms* for access to and utilization of special lighting or equipment.
6. Along vehicle service pits ~~not open to~~ that cannot be accessed by the public.
7. In assembly seating areas at cross *aisles* in accordance with Section 1030.17.2.
8. On the loading side of station platforms on fixed guideway transit or passenger rail systems.
9. Portions of an *occupiable roof* located less than 30 inches (762 mm) measured vertically to adjacent unoccupiable roof areas where *approved guards* are present at the perimeter of the roof.
10. At portions of an *occupiable roof* where an *approved* barrier is provided.

1607.9.1.1 Uniform load. *Handrails* and *guards* shall be designed to resist a linear *load* of 50 pounds per linear foot (plf) (0.73 kN/m) in accordance with Section 4.5.1.1 of ASCE 7. This load need not be assumed to act concurrently with the concentrated load specified in Section 1607.9.1.

Exceptions:

1. For one- and two-family *dwellings*, only the single concentrated *load* required by Section 1607.9.1 shall be applied.
2. In Group I-3, F, H and S occupancies, for areas that are ~~not open to~~ that cannot be accessed by the public and that have an *occupant load* less than 50, the minimum *load* shall be 20 pounds per foot (0.29 kN/m).
3. For roofs not intended for occupancy, only the single concentrated load required by Section 1607.9.1 shall be applied.

1807.2.5 Guards. *Guards* shall be provided at retaining walls in accordance with Sections 1807.2.5.1 through 1807.2.5.3.

Exception: *Guards* are not required at retaining walls in areas ~~not open to~~ that cannot be accessed by the public.

2405.3.3 Screening not required in monolithic and multiple-layer sloped glazing systems. In monolithic and multiple-layer sloped glazing systems, retention screens are not required for any of the following:

1. Fully tempered glass where glazed between intervening floors at a slope of 30 degrees (0.52 rad) or less from the vertical plane, and the highest point of the glass is 10 feet (3048 mm) or less above the walking surface.
2. Any glazing material, including annealed glass, where the walking surface below the glazing material is permanently protected from the risk of falling glass or the area below the glazing material is not a walking surface.
3. Any glazing material, including annealed glass, in the sloped glazing systems of commercial or detached noncombustible *greenhouses* used exclusively for growing plants and ~~not open to~~ that cannot be access by the public, provided that the height of the *greenhouse* at the ridge does not exceed 30 feet (9144 mm) above grade.
4. Individual *dwelling units* in Groups R-2, R-3 and R-4 where fully tempered glass is used as single glazing or as both panes in an insulating glass unit, and all of the following conditions are met:
 - 4.1. Each pane of the glass is 16 square feet (1.5 m²) or less in area.
 - 4.2. The highest point of the glass is 12 feet (3658 mm) or less above any walking surface .
 - 4.3. The glass thickness is $\frac{3}{16}$ inch (4.8 mm) or less.
5. Laminated glass with a 15-mil (0.38 mm) polyvinyl butyral or equivalent interlayer used in individual *dwelling units* in Groups R-2, R-3 and R-4 where both of the following conditions are met:
 - 5.1. Each pane of glass is 16 square feet (1.5 m²) or less in area.
 - 5.2. The highest point of the glass is 12 feet (3658 mm) or less above a walking surface .

2024 International Fire Code

[BE] 1011.5.5.3 Solid risers. Risers shall be solid.

Exceptions:

1. Solid risers are not required for *stairways* that are not required to comply with Section 1009.3, provided that the opening between treads does not permit the passage of a sphere with a diameter of 4 inches (102 mm).
2. Solid risers are not required for occupancies in Group I-3 or in Group F, H and S occupancies other than areas ~~open to~~ that can be accessed by the public. The size of the opening in the riser is not restricted.
3. Solid risers are not required for *spiral stairways* constructed in accordance with Section 1011.10.

[BE] 1011.7.1 Stairway walking surface. The walking surface of treads and landings of a *stairway* shall not be sloped steeper than 1 unit vertical in 48 units horizontal (2-percent slope) in any direction. *Stairway* treads and landings shall have a solid surface. Finish floor surfaces shall be securely attached.

Exceptions:

1. Openings in *stair* walking surfaces shall be a size that does not permit the passage of $\frac{1}{2}$ -inch-diameter (12.7 mm) sphere. Elongated openings shall be placed so that the long dimension is perpendicular to the direction of travel.
2. In Group F, H and S occupancies, other than areas of parking *structures* ~~open to~~ that can be accessed by the public, openings in treads and landings shall not be prohibited provided that a sphere with a diameter of $1\frac{1}{8}$ inches (29 mm) cannot pass through the opening.

[BE] 1015.2 Where required. *Guards* shall be located along open-sided walking surfaces, such as *mezzanines*, equipment platforms,

aisles, stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side and at the perimeter of *occupiable roofs*. *Guards* shall be adequate in strength and attachment in accordance with Section 1607.9 of the International Building Code.

Exception: *Guards* are not required for the following locations:

1. On the loading side of loading docks or piers.
2. On the audience side of stages and raised platforms, including *stairs* leading up to the stage and raised platforms.
3. On raised stage and platform floor areas, such as runways, *ramps* and side stages used for entertainment or presentations.
4. At vertical openings in the performance area of stages and platforms.
5. At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.
6. Along vehicle service pits ~~not open to~~ that cannot be accessed by the public.
7. In assembly seating areas at cross *aisles* in accordance with Section 1030.17.2.
8. On the loading side of station platforms on fixed guideway transit or passenger rail systems.
9. Portions of an *occupiable roof* located less than 30 inches (762 mm) measured vertically to adjacent unoccupiable roof areas where approved guards are present at the perimeter of the roof.
10. At portions of an *occupiable roof* where an *approved* barrier is provided.

Reason: The committee had a concern about 'open to the public' and how that would be understood. This modification provides an alternative. In addition, Section 2405.3.3 Item 3, where 'open to the public' is currently used, has been revised for consistency. The proposed definitions, and the remainder of the proposal has no revisions. This provides coordination across codes and remove the use of 'accessible' where it does not meet the same intent as the defined term. The BCAC has a proposal in for Part 3 for IWUIC for a similar issue. Part 2, 4 and 5 for IFC, IMC and IRC were approved.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a coordination of terms with no changes to construction requirements. See original reason statement for additional information on coordination with previous proposals.

Comment (CAH2)# 121

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

E1-24 Part I

E1-24 Part I

IBC: SECTION 202 (New), 703.5, 1004.7, 1011.5.5.3, 1011.7.1, 1015.2, 1607.9.1.1, 1704.2.2, 1807.2.5, 2111.3.1, 2113.9.2, 2405.3.3, 2406.4.3, 3008.9, F101.5.1, H110.1; IFC: [BE] 1004.7, [BE] 1011.5.5.3, [BE] 1011.7.1, [BE] 1015.2

Proposed Change as Submitted

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org); Andrew Bevis, Chair, Plumbing, Mechanical and Fuel Gas Code Action Committee (pmgac@iccsafe.org); Robert Marshall, FCAC, FCAC (fcac@iccsafe.org)

THIS IS A 5 PART CODE CHANGE.

PART I WILL BE HEARD BY THE IBC EGRESS CODE COMMITTEE.

PART II AND III WILL BE HEARD BY THE FIRE/WILDLAND-URBAN INTERFACE CODE COMMITTEE.

PART IV WILL BE HEARD BY THE MECHANICAL CODE COMMITTEE.

**PART V WILL BE HEARD BY THE RESIDENTIAL CODE - PLUMBING & MECHANICAL CODE COMMITTEE.
SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.**

2024 International Building Code

Add new definition as follows:

ACCESS (TO). That which enables a device, an *appliance* or equipment to be reached by *ready access* or by a means that first requires the removal or movement of a panel or similar obstruction [see also “Ready access (to)”].

READY ACCESS (TO). That which enables a device, *appliance* or equipment to be directly reached, without requiring the removal or movement of any panel or similar obstruction [see also “Access (to)”].

Revise as follows:

703.5 Marking and identification. Where ~~there is an accessible~~ access is provided to a concealed space that is located under a floor, within a floor-ceiling or an *attic* space, *fire walls, fire barriers, fire partitions, smoke barriers* and *smoke partitions* or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

1. Be located within 15 feet (4572 mm) of the end of each wall and at intervals not exceeding 30 feet (9144 mm) measured horizontally along the wall or partition.
2. Include lettering not less than 3 inches (76 mm) in height with a minimum $\frac{3}{8}$ -inch (9.5 mm) stroke in a contrasting color incorporating the suggested wording, “FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS,” or other wording.

1004.7 Outdoor areas. *Yards, patios, occupiable roofs, courts* and similar outdoor areas ~~accessible to and usable intended for use by~~ the *building* occupants shall be provided with *means of egress* as required by this chapter. The *occupant load* of such outdoor areas shall be assigned by the *building official* in accordance with the anticipated use. Where outdoor areas are to be used by *persons* in addition to the occupants of the *building*, and the path of egress travel from the outdoor areas passes through the *building*, *means of egress* requirements for the *building* shall be based on the sum of the *occupant loads* of the *building* plus the outdoor areas.

Exceptions:

1. Outdoor areas used exclusively for service of the building need only have one *means of egress*.
2. Both outdoor areas associated with Group R-3 and individual *dwelling units* of Group R-2.

1011.5.5.3 Solid risers. Risers shall be solid.

Exceptions:

1. Solid risers are not required for *stairways* that are not required to comply with Section 1009.3, provided that the opening between treads does not permit the passage of a sphere with a diameter of 4 inches (102 mm).
2. Solid risers are not required for occupancies in Group I-3 or in Group F, H and S occupancies other than areas ~~accessible~~ open to the public. The size of the opening in the riser is not restricted.
3. Solid risers are not required for *spiral stairways* constructed in accordance with Section 1011.10.

1011.7.1 Stairway walking surface. The walking surface of treads and landings of a *stairway* shall not be sloped steeper than one unit vertical in 48 units horizontal (2-percent slope) in any direction. *Stairway* treads and landings shall have a solid surface. Finish floor surfaces shall be securely attached.

Exceptions:

1. Openings in *stair* walking surfaces shall be a size that does not permit the passage of $1\frac{1}{2}$ -inch-diameter (12.7 mm) sphere. Elongated openings shall be placed so that the long dimension is perpendicular to the direction of travel.
2. In Group F, H and S occupancies, other than areas of parking ~~structures accessible~~ open to the public, openings in treads and landings shall not be prohibited provided that a sphere with a diameter of $1\frac{1}{8}$ inches (29 mm) cannot pass through the opening.

1015.2 Where required. *Guards* shall be located along open-sided walking surfaces, such as *mezzanines*, *equipment platforms*, *aisles*, *stairs*, *ramps* and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side and at the perimeter of *occupiable roofs*. *Guards* shall be adequate in strength and attachment in accordance with Section 1607.9.

Exceptions: *Guards* are not required for the following locations:

1. On the loading side of loading docks or piers.
2. On the audience side of *stages* and raised *platforms*, including *stairs* leading up to the *stage* and raised *platforms*.
3. On raised *stage* and *platform* floor areas, such as runways, *ramps* and side *stages* used for entertainment or presentations.
4. At vertical openings in the performance area of *stages* and *platforms*.
5. At elevated walking surfaces appurtenant to *stages* and *platforms* for access to and utilization of special lighting or equipment.
6. Along vehicle service pits not ~~accessible~~ open to the public.
7. In assembly seating areas at cross *aisles* in accordance with Section 1030.17.2.
8. On the loading side of station platforms on fixed guideway transit or passenger rail systems.
9. Portions of an *occupiable roof* located less than 30 inches (762 mm) measured vertically to adjacent unoccupiable roof areas where *approved guards* are present at the perimeter of the roof.
10. At portions of an *occupiable roof* where an *approved* barrier is provided.

1607.9.1.1 Uniform load. *Handrails* and *guards* shall be designed to resist a linear *load* of 50 pounds per linear foot (plf) (0.73 kN/m) in accordance with Section 4.5.1.1 of ASCE 7. This load need not be assumed to act concurrently with the concentrated load specified in Section 1607.9.1.

Exceptions:

1. For one- and two-family *dwelling*s, only the single concentrated *load* required by Section 1607.9.1 shall be applied.
2. In Group I-3, F, H and S occupancies, for areas that are not ~~accessible~~ open to the ~~general~~ public and that have an *occupant load* less than 50, the minimum *load* shall be 20 pounds per foot (0.29 kN/m).
3. For roofs not intended for occupancy, only the single concentrated load required by Section 1607.9.1 shall be applied.

1704.2.2 Access for special inspection. The construction or work for which *special inspection* or testing is required shall remain ~~accessible and exposed~~ and with access for *special inspection* or testing purposes until completion of the required *special inspections* or tests.

1807.2.5 Guards. *Guards* shall be provided at retaining walls in accordance with Sections 1807.2.5.1 through 1807.2.5.3.

Exception: *Guards* are not required at retaining walls in areas not ~~accessible~~ open to the public.

2111.3.1 Ash dump cleanout. Cleanout openings, located within foundation walls below fireboxes, where provided, shall be equipped with ferrous metal or *masonry* doors and frames constructed to remain tightly closed, except when in use. Cleanouts shall be ~~accessible~~ provided with access and located so that ash removal will not create a hazard to combustible materials.

2113.9.2 Spark arrestors. Where a spark arrestor is installed on a *masonry* chimney, the spark arrestor shall meet all of the following requirements:

1. The net free area of the arrestor shall be not less than four times the net free area of the outlet of the chimney flue it serves.
2. The arrestor screen shall have heat and *corrosion resistance* equivalent to 19-gage galvanized steel or 24-gage stainless steel.
3. Openings shall not permit the passage of spheres having a diameter greater than $\frac{1}{2}$ inch (12.7 mm) nor block the passage of spheres having a diameter less than $\frac{3}{8}$ inch (9.5 mm).
4. The spark arrestor shall be ~~accessible~~ provided with access for cleaning and the screen or chimney cap shall be removable to allow for cleaning of the chimney flue.

2405.3.3 Screening not required in monolithic and multiple-layer sloped glazing systems. In monolithic and multiple-layer sloped glazing systems, retention screens are not required for any of the following:

1. Fully tempered glass where glazed between intervening floors at a slope of 30 degrees (0.52 rad) or less from the vertical plane, and the highest point of the glass is 10 feet (3048 mm) or less above the walking surface.
2. Any glazing material, including annealed glass, where the walking surface below the glazing material is permanently protected from the risk of falling glass or the area below the glazing material is not a walking surface.
3. Any glazing material, including annealed glass, in the sloped glazing systems of commercial or detached noncombustible *greenhouses* used exclusively for growing plants and not open to the public, provided that the height of the *greenhouse* at the ridge does not exceed 30 feet (9144 mm) above grade.
4. Individual *dwelling units* in Groups R-2, R-3 and R-4 where fully tempered glass is used as single glazing or as both panes in an insulating glass unit, and all of the following conditions are met:
 - 4.1. Each pane of the glass is 16 square feet (1.5 m²) or less in area.
 - 4.2. The highest point of the glass is 12 feet (3658 mm) or less above any walking surface ~~or other accessible area~~.
 - 4.3. The glass thickness is $\frac{3}{16}$ inch (4.8 mm) or less.
5. Laminated glass with a 15-mil (0.38 mm) polyvinyl butyral or equivalent interlayer used in individual *dwelling units* in Groups R-2, R-3 and R-4 where both of the following conditions are met:
 - 5.1. Each pane of glass is 16 square feet (1.5 m²) or less in area.
 - 5.2. The highest point of the glass is 12 feet (3658 mm) or less above a walking surface ~~or other accessible area~~.

2406.4.3 Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

1. The exposed area of an individual pane is greater than 9 square feet (0.84 m²).

2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor or adjacent walking surface.
3. The top edge of the glazing is greater than 36 inches (914 mm) above the floor or adjacent walking surface.
4. One or more walking surface(s) are within 36 inches (914 mm), measured horizontally and in a straight line, of the plane of the glazing.

Exceptions:

1. *Decorative glazing.*
2. Where a horizontal rail is installed on the ~~accessible- walking surfaces side (s)~~ of the glazing at 34 to 38 inches (864 to 965 mm) above the walking surface, ~~the~~ The rail shall be capable of withstanding a horizontal *load* of 50 pounds per linear foot (730 N/m) without contacting the glass and be not less than 1 1/2 inches (38 mm) in cross-sectional height.
3. Outboard panes in insulating glass units or multiple glazing where the bottom exposed edge of the glass is 8 feet (2438 mm) or more above any grade or walking surface adjacent to the glass exterior.

3008.9 Emergency voice/alarm communication system. The *building* shall be provided with an *emergency voice/alarm communication system*. ~~The emergency voice/alarm communication system shall be accessible to the fire department. The system shall be provided~~ in accordance with Section 907.5.2.2.

F101.5.1 Rodent-accessible access to openings. Windows and other openings for the purpose of light and ventilation in the *exterior walls* not covered in this chapter, ~~accessible to that are susceptible to entry by~~ rodents by way of exposed pipes, wires, conduits and other appurtenances, shall be covered with wire cloth of at least 0.035-inch (0.89 mm) wire. In lieu of wire cloth covering, said pipes, wires, conduits and other appurtenances shall be blocked from rodent usage by installing solid sheet metal guards 0.024 inch (0.61 mm) thick or heavier. Guards shall be fitted around pipes, wires, conduits or other appurtenances. In addition, they shall be fastened securely to and shall extend perpendicularly from the *exterior wall* for not less than 12 inches (305 mm) beyond and on either side of pipes, wires, conduits or appurtenances.

H110.1 General. *Roof signs* shall be constructed entirely of metal or other *approved* noncombustible material except as provided for in Sections H106.1.1 and H107.1. Provisions shall be made for electric grounding of metallic parts. Where combustible materials are permitted in letters or other ornamental features, wiring and tubing shall be kept free and insulated therefrom. *Roof signs* shall be so constructed as to leave a clear space of not less than 6 feet (1829 mm) between the roof level and the lowest part of the *sign* and shall have not less than 5 feet (1524 mm) clearance between the vertical supports thereof. *Roof sign structures* shall not project beyond an *exterior wall*.

Exception: *Signs* on flat roofs ~~with every part of the roof accessible where there is access to the signs.~~

2024 International Fire Code

Revise as follows:

[BE] 1004.7 Outdoor areas. *Yards, patios, occupiable roofs, courts* and similar outdoor areas ~~accessible to and usable intended for use~~ by the *building* occupants shall be provided with *means of egress* as required by this chapter. The *occupant load* of such outdoor areas shall be assigned by the *building official* in accordance with the anticipated use. Where outdoor areas are to be used by *persons* in addition to the occupants of the *building*, and the path of egress travel from the outdoor areas passes through the *building*, *means of egress* requirements for the *building* shall be based on the sum of the *occupant loads* of the *building* plus the outdoor areas.

Exceptions:

1. Outdoor areas used exclusively for service of the building need only have one *means of egress*.
2. Both outdoor areas associated with Group R-3 and individual *dwelling units* of Group R-2.

[BE] 1011.5.5.3 Solid risers. Risers shall be solid.

Exceptions:

1. Solid risers are not required for *stairways* that are not required to comply with Section 1009.3, provided that the opening between treads does not permit the passage of a sphere with a diameter of 4 inches (102 mm).
2. Solid risers are not required for occupancies in Group I-3 or in Group F, H and S occupancies other than areas ~~accessible-~~ open to the public. The size of the opening in the riser is not restricted.
3. Solid risers are not required for *spiral stairways* constructed in accordance with Section 1011.10.

[BE] 1011.7.1 Stairway walking surface. The walking surface of treads and landings of a *stairway* shall not be sloped steeper than 1 unit vertical in 48 units horizontal (2-percent slope) in any direction. *Stairway* treads and landings shall have a solid surface. Finish floor surfaces shall be securely attached.

Exceptions:

1. Openings in *stair* walking surfaces shall be a size that does not permit the passage of $1\frac{1}{2}$ -inch-diameter (12.7 mm) sphere. Elongated openings shall be placed so that the long dimension is perpendicular to the direction of travel.
2. In Group F, H and S occupancies, other than areas of parking *structures* ~~accessible-~~ open to the public, openings in treads and landings shall not be prohibited provided that a sphere with a diameter of $1\frac{1}{8}$ inches (29 mm) cannot pass through the opening.

[BE] 1015.2 Where required. *Guards* shall be located along open-sided walking surfaces, such as *mezzanines*, equipment platforms, *aisles*, *stairs*, *ramps* and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side and at the perimeter of *occupiable roofs*. *Guards* shall be adequate in strength and attachment in accordance with Section 1607.9 of the International Building Code.

Exception: *Guards* are not required for the following locations:

1. On the loading side of loading docks or piers.
2. On the audience side of stages and raised platforms, including *stairs* leading up to the stage and raised platforms.
3. On raised stage and platform floor areas, such as runways, *ramps* and side stages used for entertainment or presentations.
4. At vertical openings in the performance area of stages and platforms.
5. At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.
6. Along vehicle service pits not ~~accessible-~~ open to the public.
7. In assembly seating areas at cross *aisles* in accordance with Section 1030.17.2.
8. On the loading side of station platforms on fixed guideway transit or passenger rail systems.
9. Portions of an *occupiable roof* located less than 30 inches (762 mm) measured vertically to adjacent unoccupiable roof areas where approved guards are present at the perimeter of the roof.
10. At portions of an *occupiable roof* where an *approved* barrier is provided.

Reason: Because the term 'accessible' is most commonly understood as requiring access for persons with disabilities we are making the changes to delete the word accessible from the remaining codes and replace it with other words, defined terms or phrases that are not attributed to requiring access for the physically disabled. Many of the codes use the defined term 'access (to)' or 'ready access (to)' for access by maintenance and service personnel or fire departments. This proposal provides clarity and consistency in the remaining codes where those coordination modifications missed or came in as part of new code changes.

This a correlation piece for proposals over the last couple of cycles. This effort was started by the CACs in 2015/16 code change cycle, and continued in 2018/19. This proposal is to provide coordination with the action taken with -P84-15, M2-15, RB2-16, F12-16, CE137-16 Part 1, CE29-19 Part 1 and 2. G1-21 Part 1 was disapproved; however Part 2 through 7 were approved.

Correlative pieces will be entered in Group B for parts of IRC, IPMC, IZC and IECC.

This proposal is submitted by the ICC Building Code Action Committee (BCAC), the ICC Fire Code Action Committee (FCAC) and ICC

Plumbing Mechanical Gas Code Action Committee (PMGCAC)

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at [BCAC webpage](#).

Insert FCAC paragraph

PMGCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 PMGCAC has held 26 virtual meetings open to any interested party. In addition, there were several virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the PMGCAC website at [PMGCAC](#).

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a coordination of terms with no changes to construction requirements. See reason statement for additional information on coordination with previous proposals.

E1-24 Part I

Public Hearing Results (CAH1)

CAH1 Committee Action:

Disapproved

CAH1 Committee Reason: While this is a good clarification for the defined term accessible, in several sections, there was concern about "open" being interpreted as open for business, and not unrestricted access. This would be consistent with comments on E1-24 Part III heard by the Fire Committee. (Vote: 8-4)

E1-24 Part I

Individual Consideration Agenda

Comment (CAH2) GROVE-C2:

IBC: SECTION 202, 703.5, 1004.7, 1704.2.2, 2111.3.1, 2113.9.2, 2405.3.3, 2406.4.3, 3008.9, F101.5.1, H110.1; **IFC:** [BE] 1004.7

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org) requests As Modified by Committee (AMC2)

Replace as follows:

2024 International Building Code

ACCESS (TO). That which enables a device, an *appliance* or equipment to be reached by *ready access* or by a means that first requires the removal or movement of a panel or similar obstruction [see also "Ready access (to)"].

READY ACCESS (TO). That which enables a device, *appliance* or equipment to be directly reached, without requiring the removal or movement of any panel or similar obstruction [see also "Access (to)"].

703.5 Marking and identification. Where ~~there is an accessible~~ access is provided to a concealed space that is located under a floor, within a floor-ceiling or an attic space, *fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions* or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

1. Be located within 15 feet (4572 mm) of the end of each wall and at intervals not exceeding 30 feet (9144 mm) measured horizontally along the wall or partition.
2. Include lettering not less than 3 inches (76 mm) in height with a minimum $\frac{3}{8}$ -inch (9.5 mm) stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS," or other wording.

1004.7 Outdoor areas. *Yards, patios, occupiable roofs, courts* and similar outdoor areas ~~accessible to and usable~~ intended for use by the building occupants shall be provided with *means of egress* as required by this chapter. The *occupant load* of such outdoor areas shall be assigned by the *building official* in accordance with the anticipated use. Where outdoor areas are to be used by *persons* in addition to the occupants of the *building*, and the path of egress travel from the outdoor areas passes through the *building*, *means of egress* requirements for the *building* shall be based on the sum of the *occupant loads* of the *building* plus the outdoor areas.

Exceptions:

1. Outdoor areas used exclusively for service of the building need only have one *means of egress*.
2. Both outdoor areas associated with Group R-3 and individual *dwelling units* of Group R-2.

1704.2.2 Access for special inspection. The construction or work for which *special inspection* or testing is required shall remain ~~accessible and~~ exposed and with access for *special inspection* or testing purposes until completion of the required *special inspections* or tests.

2111.3.1 Ash dump cleanout. Cleanout openings, located within foundation walls below fireboxes, where provided, shall be equipped with ferrous metal or *masonry* doors and frames constructed to remain tightly closed, except when in use. Cleanouts shall be ~~accessible~~ provided with access and located so that ash removal will not create a hazard to combustible materials.

2113.9.2 Spark arrestors. Where a spark arrestor is installed on a *masonry* chimney, the spark arrestor shall meet all of the following requirements:

1. The net free area of the arrestor shall be not less than four times the net free area of the outlet of the chimney flue it serves.
2. The arrestor screen shall have heat and *corrosion resistance* equivalent to 19-gage galvanized steel or 24-gage stainless steel.
3. Openings shall not permit the passage of spheres having a diameter greater than $\frac{1}{2}$ inch (12.7 mm) nor block the passage of spheres having a diameter less than $\frac{3}{8}$ inch (9.5 mm).
4. The spark arrestor shall be ~~accessible~~ provided with access for cleaning and the screen or chimney cap shall be removable to allow for cleaning of the chimney flue.

2405.3.3 Screening not required in monolithic and multiple-layer sloped glazing systems. In monolithic and multiple-layer sloped glazing systems, retention screens are not required for any of the following:

1. Fully tempered glass where glazed between intervening floors at a slope of 30 degrees (0.52 rad) or less from the vertical plane, and the highest point of the glass is 10 feet (3048 mm) or less above the walking surface.
2. Any glazing material, including annealed glass, where the walking surface below the glazing material is permanently protected from the risk of falling glass or the area below the glazing material is not a walking surface.
3. Any glazing material, including annealed glass, in the sloped glazing systems of commercial or detached noncombustible *greenhouses* used exclusively for growing plants and not open to the public, provided that the height of the *greenhouse* at the ridge does not exceed 30 feet (9144 mm) above grade.

4. Individual *dwelling units* in Groups R-2, R-3 and R-4 where fully tempered glass is used as single glazing or as both panes in an insulating glass unit, and all of the following conditions are met:
 - 4.1. Each pane of the glass is 16 square feet (1.5 m²) or less in area.
 - 4.2. The highest point of the glass is 12 feet (3658 mm) or less above any walking surface ~~or other accessible area~~.
 - 4.3. The glass thickness is ³/₁₆ inch (4.8 mm) or less.
5. Laminated glass with a 15-mil (0.38 mm) polyvinyl butyral or equivalent interlayer used in individual *dwelling units* in Groups R-2, R-3 and R-4 where both of the following conditions are met:
 - 5.1. Each pane of glass is 16 square feet (1.5 m²) or less in area.
 - 5.2. The highest point of the glass is 12 feet (3658 mm) or less above a walking surface or other accessible area.

2406.4.3 Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

1. The exposed area of an individual pane is greater than 9 square feet (0.84 m²).
2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor or adjacent walking surface.
3. The top edge of the glazing is greater than 36 inches (914 mm) above the floor or adjacent walking surface.
4. One or more walking surface(s) are within 36 inches (914 mm), measured horizontally and in a straight line, of the plane of the glazing.

Exceptions:

1. *Decorative glazing.*
2. Where a horizontal rail is installed on the ~~accessible~~ walking surfaces side of the glazing at 34 to 38 inches (864 to 965 mm) above the walking surface, the . The rail shall be capable of withstanding a horizontal *load* of 50 pounds per linear foot (730 N/m) without contacting the glass and be not less than 1 ¹/₂ inches (38 mm) in cross-sectional height.
3. Outboard panes in insulating glass units or multiple glazing where the bottom exposed edge of the glass is 8 feet (2438 mm) or more above any grade or walking surface adjacent to the glass exterior.

3008.9 Emergency voice/alarm communication system. The *building* shall be provided with an *emergency voice/alarm communication system* ~~The emergency voice/alarm communication system shall be accessible to the fire department. The system shall be provided~~ in accordance with Section 907.5.2.2.

F101.5.1 Rodent access to openings. Windows and other openings for the purpose of light and ventilation in the *exterior walls* not covered in this chapter, ~~accessible to~~ that are susceptible to entry by rodents by way of exposed pipes, wires, conduits and other appurtenances, shall be covered with wire cloth of at least 0.035-inch (0.89 mm) wire. In lieu of wire cloth covering, said pipes, wires, conduits and other appurtenances shall be blocked from rodent usage by installing solid sheet metal guards 0.024 inch (0.61 mm) thick or heavier. Guards shall be fitted around pipes, wires, conduits or other appurtenances. In addition, they shall be fastened securely to and shall extend perpendicularly from the *exterior wall* for not less than 12 inches (305 mm) beyond and on either side of pipes, wires, conduits or appurtenances.

H110.1 General. *Roof signs* shall be constructed entirely of metal or other *approved* noncombustible material except as provided for in Sections H106.1.1 and H107.1. Provisions shall be made for electric grounding of metallic parts. Where combustible materials are permitted in letters or other ornamental features, wiring and tubing shall be kept free and insulated therefrom. *Roof signs* shall be so constructed as to leave a clear space of not less than 6 feet (1829 mm) between the roof level and the lowest part of the *sign* and shall have not less than 5 feet (1524 mm) clearance between the vertical supports thereof. *Roof sign structures* shall not project beyond an *exterior wall*.

Exception: *Signs* on flat roofs with every part of the roof accessible where there is access to the signs.

2024 International Fire Code

[BE] 1004.7 Outdoor areas. *Yards, patios, occupiable roofs, courts* and similar outdoor areas ~~accessible to and usable~~ intended for use by the *building* occupants shall be provided with *means of egress* as required by this chapter. The *occupant load* of such outdoor areas shall be assigned by the *building official* in accordance with the anticipated use. Where outdoor areas are to be used by *persons* in addition to the occupants of the *building*, and the path of egress travel from the outdoor areas passes through the *building*, *means of egress* requirements for the *building* shall be based on the sum of the *occupant loads* of the *building* plus the outdoor areas.

Exceptions:

1. Outdoor areas used exclusively for service of the building need only have one *means of egress*.
2. Both outdoor areas associated with Group R-3 and individual *dwelling units* of Group R-2.

Reason: The testimony at the spring hearings were all in regard to 'open to the public'. This is addressed in a separate comment. These sections are for the removal of 'accessible' where it is not related to access for people with disabilities.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a coordination of terms with no changes to construction requirements. See reason statement for additional information on coordination with previous proposals.

Comment (CAH2)# 223

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

E1-24 Part I

E1-24 Part III

IWUIC: A103.2, TABLE C101.1, G101.3.2

Proposed Change as Submitted

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org); Andrew Bevis, Chair, Plumbing, Mechanical and Fuel Gas Code Action Committee (pmgcac@iccsafe.org); Robert Marshall, FCAC, FCAC (fcac@iccsafe.org)

2024 International Wildland Urban Interface Code

Revise as follows:

A103.2 ~~Trespassing on posted private property~~ Restricted areas. Where the *code official* determines that a specific area within a *wildland-urban interface area* presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or ~~accessibility open~~ to the public, such areas shall be restricted or closed until changed conditions warrant termination of such restriction or closure. Such areas shall be posted in accordance with Section A103.2.1.

TABLE C101.1 FIRE HAZARD SEVERITY FORM

Portions of table not shown remain unchanged.

A. Subdivision Design Points	
3. Accessibility Vehicle access	
Road grade 5% or less	1__
Road grade more than 5%	3__

G101.3.2 Alternative water supply systems for exposure protection. Pools and spas are often offered as an alternative water source for fire departments. These water sources must be reliable and able to be accessed to be of any use by fire protection forces.

~~Accessibility~~ Access means that the fire department ~~must be~~ is able to withdraw the water without having to go through extraordinary measures such as knocking down fences or having to set up drafting situations. Designs have been created to put liquid- or gas-fueled pumps or gravity valves on pools and spas to allow fire departments to access these water systems. A key vulnerability to the use of these alternative water systems is loss of electrical power. When the reliability of a water system depends on external power sources, it cannot be relied upon by fire fighters to be available in a worst-case scenario.

Reason: Because the term 'accessible' is most commonly understood as requiring access for persons with disabilities we are making the changes to delete the word accessible from the remaining codes and replace it with other words, defined terms or phrases that are not attributed to requiring access for the physically disabled. Many of the codes use the defined term 'access (to)' or 'ready access (to)' for access by maintenance and service personnel or fire departments. This proposal provides clarity and consistency in the remaining codes where those coordination modifications missed or came in as part of new code changes.

This a correlation piece for proposals over the last couple of cycles. This effort was started by the CACs in 2015/16 code change cycle, and continued in 2018/19. This proposal is to provide coordination with the action taken with -P84-15, M2-15, RB2-16, F12-16, CE137-16 Part 1, CE29-19 Part 1 and 2 . G1-21 Part 1 was disapproved; however Part 2 through 7 were approved.

Correlative pieces will be entered in Group B for parts of IRC, IPMC, IZC and IECC.

This proposal is submitted by the ICC Building Code Action Committee (BCAC), the ICC Fire Code Action Committee (FCAC) and ICC Plumbing Mechanical Gas Code Action Committee (PMGCAC)

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at [BCAC webpage](#).

Insert FCAC paragraph

PMGCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 PMGCAC has held 26 virtual meetings open to any interested party. In addition, there were several virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the PMGCAC website at [PMGCAC](#).

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a coordination of terms with no changes to construction requirements. See reason statement for additional information on coordination with previous proposals.

E1-24 Part III

Public Hearing Results (CAH1)

CAH1 Committee Action:

Disapproved

CAH1 Committee Reason: The committee stated that the reasons for the disapproval of the proposal were: There was disagreement over the deletion and replacement of the existing word "accessibility" in Section A103.2 and that the word replacement needs to be determined outside of the hearings. (Vote: 12-1)

E1-24 Part III

Individual Consideration Agenda

Comment (CAH2) GROVE-C1:

IWUIC: A103.2

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org) requests As Modified by Committee (AMC2)

Modify as follows:

2024 International Wildland Urban Interface Code

A103.2 Restricted areas. Where the *code official* determines that a specific area within a *wildland-urban interface area* presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or that can be accessed by open to the public, such areas shall be restricted or closed until changed conditions warrant termination of such restriction or closure. Such areas shall be posted in accordance with Section A103.2.1.

Reason: The committee had a concern about 'open to the public' and how that would be understood. This modification provides an alternative. The remainder of the proposal has no revisions. This provides coordination across codes and remove the use of 'accessible' where it does not meet the same intent as the defined term. The BCAC has a proposal in for Part 1 for IBC for a similar issue. Part 2, 4 and 5 for IFC, IMC and IRC were approved.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a coordination of terms with no changes to construction requirements. See original reason statement for additional information on coordination with previous proposals.

Comment (CAH2)# 124

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

E1-24 Part III

E3-24

IBC: 1003.3.1, 1003.4; IFC: [BE] 1003.3.1, [BE] 1003.4

Proposed Change as Submitted

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org)

2024 International Building Code

Revise as follows:

1003.3.1 Headroom. Protruding objects are permitted to extend below the minimum ceiling height required by Section 1003.2 where a minimum headroom of 80 inches (2032 mm) is provided over any *circulation paths*, including walks, *corridors*, *aisles* and passageways. Not more than 50 percent of the ceiling area of a ~~means of egress~~ *circulation path* shall be reduced in height by protruding objects.

Exception: Door closers, *overhead doorstops*, frame stops, power door operators and electromagnetic door locks shall be permitted to project into the door opening height not lower than 78 inches (1980 mm) above the floor.

A barrier shall be provided where the vertical clearance above a *circulation path* is less than 80 inches (2032 mm) high above the finished floor. The leading edge of such a barrier shall be located 27 inches (686 mm) maximum above the finished floor.

1003.4 Slip-resistant surface. ~~Circulation paths of the means of egress~~ shall have a slip-resistant surface and be securely attached.

2024 International Fire Code

Revise as follows:

[BE] 1003.3.1 Headroom. Protruding objects are permitted to extend below the minimum ceiling height required by Section 1003.2 where a minimum headroom of 80 inches (2032 mm) is provided over any circulation paths, including walks, *corridors*, *aisles* and passageways. Not more than 50 percent of the ceiling area of a ~~means of egress~~ *circulation path* shall be reduced in height by protruding objects.

Exception: Door closers, overhead doorstops, frame stops, power door operators and electromagnetic door locks shall be permitted to project into the door opening height not lower than 78 inches (1980 mm) above the floor.

A barrier shall be provided where the vertical clearance above a circulation path is less than 80 inches (2032 mm) high above the finished floor. The leading edge of such a barrier shall be located 27 inches (686 mm) maximum above the finished floor.

[BE] 1003.4 Slip-resistant surface. ~~Circulation paths of the means of egress~~ shall have a slip-resistant surface and be securely attached.

Reason: Section 1003 applies to all parts of the *means of egress* system.

- In IBC/IFC 1003.3 “*circulation path*” is not followed by “of the *means of egress*”.
- In IBC/IFC 1003.4 “*circulation path*” is followed by “of the *means of egress*”.

The inclusion of “of the *means of egress*” in one, but not the other, gives the unintended mistaken interpretation that the provisions of section 1003.3 apply to all circulation paths and the provisions of section 1003.4 applies only circulations paths of the means of egress.

This proposal is primarily editorial and to remove the possibility of misinterpretation.

Please refer to the definition of 'circulation path'. The term is also used in Sections 1003.3 and 1003.3.3.

This proposal is submitted by the ICC Building Code Action Committee (BCAC).

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee

as well as interested parties. Related documents and reports are posted on the BCAC website at [BCAC webpage](#).

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is an editorial clarification for circulation paths. There are not change to construction requirements.

E3-24

Public Hearing Results (CAH1)

CAH1 Committee Action:

Disapproved

CAH1 Committee Reason: The proposal was disapproved because the change in verbiage could be interpreted to broaden this requirement from means of egress to all parts of the building, such as catwalks and tunnel. (Vote: 8-6)

E3-24

Individual Consideration Agenda

Comment (CAH2) GROVE-C1:

IBC: 1003.3, 1003.3.1, 1003.3.3, 1003.4; IFC: [BE] 1003.3, [BE] 1003.3.1, [BE] 1003.3.3, [BE] 1003.4

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org) requests As Submitted

Reason: The committee had concerns that removing “of the means of egress” would change the scope of 1003.3 and 1003.4. IBC 1001.1 defines the scope of these two, so the deletion “of the means of egress” would not change the scope.

1001.1 General. Buildings or portions thereof shall be provided with a means of egress system as required by this chapter. The provisions of this chapter shall control the design, construction and arrangement of means of egress components required to provide an approved means of egress from structures and portions thereof.

Consideration was given to adding “of the means of egress” where missing; however, that only pushes the proverbial can down the road. If someone submitted a code change and did not say “of the means of egress” immediately following circulation paths, the issue today would present.

This proposal is editorial, has no technical effects, and removes the possibility of misinterpretation, currently and in the future.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is an editorial clarification for circulation paths. There are not change to construction requirements.

Comment (CAH2)# 126

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

E3-24

E15-24

IBC: 1005.3, 1030.6; IFC: [BE] 1005.3, [BE] 1030.6

Proposed Change as Submitted

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org)

2024 International Building Code

Revise as follows:

1005.3 Required capacity based on occupant load. The required capacity, in inches (mm), of the *means of egress* for any room, area, space or *story* shall be not less than that determined in accordance with Sections 1005.3.1 and 1005.3.2. The capacity, in inches, of means of egress stairways between stories or mezzanines that also serve as a stepped aisle for tiered platforms used for seating shall be the aggregate of both of the following:

1. The occupant load served by the stairway from the story or mezzanine in accordance with Sections 1005.3.1.
2. The occupant load of the tiered platforms used for seating determined in accordance with Section 1030.6.

1030.6 Capacity of aisle for assembly. The required capacity of aisles shall be not less than that determined in accordance with Section 1030.6.1 where *smoke-protected assembly seating* is not provided, Section 1030.6.2 where *smoke-protected assembly seating* is provided and Section 1030.6.3 where *open-air assembly seating* is provided. The capacity, in inches, of means of egress stairways between stories or mezzanines that also serve as a stepped aisle for tiered platforms used for seating shall be the aggregate of both of the following:

1. The occupant load served by the stairway from the story or mezzanine in accordance with Sections 1005.3.1.
2. The occupant load of the tiered platforms used for seating determined in accordance with Section 1030.6.

2024 International Fire Code

Revise as follows:

[BE] 1005.3 Required capacity based on occupant load. The required capacity, in inches (mm), of the *means of egress* for any room, area, space or *story* shall be not less than that determined in accordance with Sections 1005.3.1 and 1005.3.2. The capacity, in inches, of means of egress stairways between stories or mezzanines that also serve as a stepped aisle for tiered platforms used for seating shall be the aggregate of both of the following:

1. The occupant load served by the stairway from the story or mezzanine in accordance with Sections 1005.3.1.
2. The occupant load of the tiered platforms used for seating determined in accordance with Section 1030.6.

[BE] 1030.6 Capacity of aisle for assembly. The required capacity of *aisles* shall be not less than that determined in accordance with Section 1030.6.1 where *smoke-protected assembly seating* is not provided, with Section 1030.6.2 where *smoke-protected assembly seating* is provided, and with Section 1030.6.3 where *open-air assembly seating* is provided. The capacity, in inches, of means of egress stairways between stories or mezzanines that also serve as a stepped aisle for tiered platforms used for seating shall be the aggregate of both of the following:

1. The occupant load served by the stairway from the story or mezzanine in accordance with Sections 1005.3.1.
2. The occupant load of the tiered platforms used for seating determined in accordance with Section 1030.6.

Reason: E106-18 added criteria to 1030.16 to address social stairways.

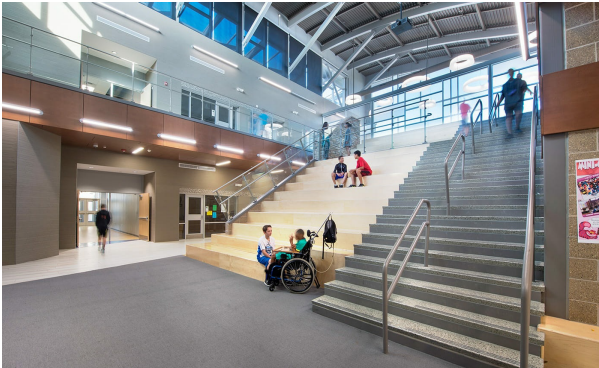
“Where stepped aisles have seating on one side and the aisle width is 74 inches (1880 mm) or greater, two handrails are required.

Where two handrails are required, one of the handrails shall be within 30 inches (762 mm) horizontally of the stepped aisle.”

The question at this point is where there is this type assembly seating immediately adjacent to the egress from the upper floor – how should the capacity of the combined stairway/stepped aisle be calculated? We feel that the proposed language would clarify this issue.

This proposal is submitted by the ICC Building Code Action Committee (BCAC).

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at [BCAC webpage](#).



Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a clarification of requirements to calculate width for the stairway/stepped aisle. There are no change to construction requirements.

CAH1 Committee Reason: The intent is good, but there are some additional clean ups needed. This might be better located in a subsection. The terminology mixes 'required capacity' and occupant load - this needs to be separated. There should be a pointer in one of the sections to reduce duplication. (Vote: 13-1)

Individual Consideration Agenda

Comment (CAH2) GROVE-C1:

IBC: 1005.3, 1005.3.1, 1005.3.1.1 (New), 1005.3.2, 1030.6, 1003.6.4 (New); **IFC:** [BE] 1005.3, [BE] 1005.3.1, [BE]1005.3.1.1 (New), [BE] 1005.3.2, [BE] 1030.6, [BE] 1003.6.4 (New)

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org) requests As Modified by Committee (AMC2)

Modify as follows:

2024 International Building Code

1005.3 Required capacity based on occupant load. The required capacity, in inches (mm), of the *means of egress* for any room, area, space or *story* shall be not less than that determined in accordance with Sections 1005.3.1 and 1005.3.2. ~~The capacity, in inches, of means of egress stairways between stories or mezzanines that also serve as a stepped aisle for tiered platforms used for seating shall be the aggregate of both of the following:~~

- ~~1. The occupant load served by the stairway from the story or mezzanine in accordance with Sections 1005.3.1.~~
- ~~2. The occupant load of the tiered platforms used for seating determined in accordance with Section 1030.6.~~

1005.3.1 Stairways. The capacity, in inches, of means of egress *stairways* shall be calculated by multiplying the *occupant load* served by such *stairways* by a *means of egress* capacity factor of 0.3 inch (7.6 mm) per occupant. Where *stairways* serve more than one *story*, only the *occupant load* of each *story* considered individually shall be used in calculating the required capacity of the *stairways* serving that *story*.

Exceptions:

1. For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress *stairways* shall be calculated by multiplying the *occupant load* served by such *stairways* by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant in *buildings* equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an *emergency voice/alarm communication system* in accordance with Section 907.5.2.2.
2. *Facilities with smoke-protected assembly seating* shall be permitted to use the capacity factors in Table 1030.6.2 indicated for stepped *aisles* for *exit access* or *exit stairways* where the entire path for *means of egress* from the seating to the *exit discharge* is provided with a smoke control system complying with Section 909.
3. *Facilities with open-air assembly seating* shall be permitted to the capacity factors in Section 1030.6.3 indicated for stepped *aisles* for *exit access* or *exit stairways* where the entire path for *means of egress* from the seating to the *exit discharge* is open to the outdoors.

1005.3.1.1 Stepped aisles for tiered platforms used as seating. The capacity, in inches, of the means of egress stairways between stories or mezzanines that also serve as a stepped aisle for tiered platforms used for seating shall comply with Section 1030.6.1.

1005.3.2 Other egress components. The capacity, in inches, of *means of egress* components other than *stairways* shall be calculated by multiplying the *occupant load* served by such component by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant.

Exceptions:

1. For other than Group H and I-2 occupancies, the capacity, in inches, of *means of egress* components other than *stairways* shall be calculated by multiplying the *occupant load* served by such component by a means of egress capacity factor of 0.15 inch (3.8 mm) per occupant in *buildings* equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.
2. *Facilities* with *smoke-protected assembly seating* shall be permitted to use the capacity factors in Table 1030.6.2 indicated for level or ramped *aisles* for *means of egress* components other than *stairways* where the entire path for *means of egress* from the seating to the *exit discharge* is provided with a smoke control system complying with Section 909.
3. *Facilities* with *open-air assembly seating* shall be permitted to the capacity factors in Section 1030.6.3 indicated for level or ramped *aisles* for *means of egress* components other than *stairways* where the entire path for *means of egress* from the seating to the *exit discharge* is open to the outdoors.

1030.6 Capacity of aisle for assembly. The required capacity of aisles shall be not less than that determined in accordance with Section 1030.6.1 where *smoke-protected assembly seating* is not provided, Section 1030.6.2 where *smoke-protected assembly seating* is provided, and Section 1030.6.3 where *open-air assembly seating* is provided and Section 1030.6.4 where tiered platforms used as seating is provided. ~~The capacity, in inches, of means of egress stairways between stories or mezzanines that also serve as a stepped aisle for tiered platforms used for seating shall be the aggregate of both of the following:~~

- ~~1. The occupant load served by the stairway from the story or mezzanine in accordance with Sections 1005.3.1.~~
- ~~2. The occupant load of the tiered platforms used for seating determined in accordance with Section 1030.6.~~

1003.6.4 Stepped aisles for tiered platforms used as seating. The capacity, in inches, of means of egress stairways between stories or mezzanines that also serve as a stepped aisle for tiered platforms used for seating shall be the aggregate of the following:

1. The capacity, in inches, of the means of egress stairway from the story or mezzanine in accordance with Sections 1005.3.1.
2. The capacity, in inches, as determined by the occupant load of the tiered platforms used for seating in accordance with Section 1030.6.1, 1030.6.2, or 1030.6.3, as applicable.

2024 International Fire Code

[BE] 1005.3 Required capacity based on occupant load. The required capacity, in inches (mm), of the *means of egress* for any room, area, space or story shall be not less than that determined in accordance with Sections 1005.3.1 and 1005.3.2. Stepped aisles adjacent to tiered platforms used as seating shall comply with Section 1005.3.3. ~~The capacity, in inches, of means of egress stairways between stories or mezzanines that also serve as a stepped aisle for tiered platforms used for seating shall be the aggregate of both of the following:~~

- ~~1. The occupant load served by the stairway from the story or mezzanine in accordance with Sections 1005.3.1.~~
- ~~2. The occupant load of the tiered platforms used for seating determined in accordance with Section 1030.6.~~

[BE] 1005.3.1 Stairways. The capacity, in inches, of *means of egress stairways* shall be calculated by multiplying the *occupant load* served by such *stairways* by a means of egress capacity factor of 0.3 inch (7.6 mm) per occupant. Where *stairways* serve more than one story, only the *occupant load* of each story considered individually shall be used in calculating the required capacity of the *stairways* serving that story.

Exceptions:

1. For other than Group H and I-2 occupancies, the capacity, in inches, of *means of egress stairways* shall be calculated by multiplying the *occupant load* served by such *stairways* by a *means of egress* capacity factor of 0.2 inch (5.1 mm) per occupant in buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.
2. Facilities with *smoke-protected assembly seating* shall be permitted to use the capacity factors in Table 1030.6.2 indicated for stepped *aisles* for *exit access* or *exit stairways* where the entire path for *means of egress* from the seating to the *exit discharge* is provided with a smoke control system complying with Section 909.
3. Facilities with *open-air assembly seating* shall be permitted to the capacity factors in Section 1030.6.3 indicated for stepped *aisles* for *exit access* or *exit stairways* where the entire path for *means of egress* from the seating to the *exit discharge* is open to the outdoors.

[BE]1005.3.1.1 Stepped aisles for tiered platforms used as seating. The capacity, in inches, of the means of egress stairways between stories or mezzanines that also serve as a stepped aisle for tiered platforms used for seating shall comply with Section 1030.6.1.

[BE] 1005.3.2 Other egress components. The capacity, in inches, of *means of egress* components other than *stairways* shall be calculated by multiplying the *occupant load* served by such component by a *means of egress* capacity factor of 0.2 inch (5.1 mm) per occupant.

Exceptions:

1. For other than Group H and I-2 occupancies, the capacity, in inches, of *means of egress* components other than *stairways* shall be calculated by multiplying the *occupant load* served by such component by a *means of egress* capacity factor of 0.15 inch (3.8 mm) per occupant in buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.
2. Facilities with *smoke-protected assembly seating* shall be permitted to use the capacity factors in Table 1030.6.2 indicated for level or ramped *aisles* for *means of egress* components other than *stairways* where the entire path for *means of egress* from the seating to the *exit discharge* is provided with a smoke control system complying with Section 909.
3. Facilities with *open-air assembly seating* shall be permitted to the capacity factors in Section 1030.6.3 indicated for level or ramped *aisles* for *means of egress* components other than *stairways* where the entire path for *means of egress* from the seating to the *exit discharge* is open to the outdoors.

[BE] 1030.6 Capacity of aisle for assembly. The required capacity of *aisles* shall be not less than that determined in accordance with Section 1030.6.1 where *smoke-protected assembly seating* is not provided, with Section 1030.6.2 where *smoke-protected assembly seating* is provided, and Section 1030.6.3 where *open-air assembly seating* is provided and Section 1030.6.4 where tiered platforms used as seating is provided. ~~The capacity, in inches, of means of egress stairways between stories or mezzanines that also serve as a stepped aisle for tiered platforms used for seating shall be the aggregate of both of the following:~~

- ~~1. The occupant load served by the stairway from the story or mezzanine in accordance with Sections 1005.3.1.~~
- ~~2. The occupant load of the tiered platforms used for seating determined in accordance with Section 1030.6.~~

[BE] 1003.6.4 Stepped aisles for tiered platforms used as seating. The capacity, in inches, of means of egress stairways between stories or mezzanines that also serve as a stepped aisle for tiered platforms used for seating shall be the aggregate of the following:

1. The capacity, in inches, of the means of egress stairway from the story or mezzanine in accordance with Sections 1005.3.1.
2. The capacity, in inches, as determined by the occupant load of the tiered platforms used for seating in accordance with Section 1030.6.1, 1030.6.2, or 1030.6.3, as applicable..

Reason: The intent of this proposal remains the same (see original reason). The modifications were made to address the committee comments.

In response to the Committee's comment that this would be better in its own subsection, subsection 1030.6.4 was created, with a pointer being added in a new subsection 1005.3.1.1. While either location would be acceptable, 1030.6 was chosen on the belief that a user may start in Section 1030 when designing a social stairway.

To address the committee's concerns about the mixing of terminology, Section 1030.6.4, Items 1 and 2 were re-written slightly to better address that the minimum width of the stairway is the aggregate of widths as determined by the two conditions.

Throughout the means of egress sections, the minimum size of egress components is stated with the phrase "capacity, in inches". It was used in this proposal to keep the text consistent with the remainder of the established means of egress sections. See Section 1005.3, 1005.3.1, 1005.3.2, 1030.6.1, 1030.6.2 and 1030.6.3 for examples of this phrase in current text. If it was the committee's desire for that phrasing to be addressed in some way throughout the code, BCAC would happily consider it in a proposal for next cycle, but changing here it is beyond the intent and scope of this proposal.

Example:

200 occupants egressing on the stairway from the 2nd floor and 150 occupants on the tiered platforms in a college student union.

$(200 \text{ occupants} \times 0.3") + (150 \text{ occupants} \times 0.3") = 60" + 45" = \text{a minimum stairway width of } 105"$

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a clarification of requirements to calculate width for the stairway/stepped aisle. There are no change to construction requirements.

Comment (CAH2)# 127

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

E15-24

E18-24

IBC: 1006.2.2.5; IFC: [BE] 1006.2.2.5

Proposed Change as Submitted

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org)

2024 International Building Code

Revise as follows:

1006.2.2.5 Vehicular ramps. Vehicular ramps intended only for vehicle traffic shall not be considered as an *exit access ramp* ~~unless pedestrian facilities are~~ except where a walkway used exclusively as a pedestrian trafficway is provided.

2024 International Fire Code

Revise as follows:

[BE] 1006.2.2.5 Vehicular ramps. Vehicular ramps intended only for vehicle traffic shall not be considered as an *exit access ramp* ~~unless pedestrian facilities are~~ except where a walkway used exclusively as a pedestrian trafficway is provided.

Reason: Are vehicular ramps the driveways and crossovers for cars only with no parking on either side; or are they wherever a car drives in a parking garage. Pedestrian walkways are used for bridges between buildings in Chapter 31, so we did not want to use the defined term, but the words in the defined term would add clarity to this requirement. The term "pedestrian facilities" is not defined and is not clear.

This proposal is submitted by the ICC Building Code Action Committee (BCAC).

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at [BCAC webpage](#).

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a clarification of requirements for pedestrians on vehicular ramps. There are no changes to construction requirements.

E18-24

Public Hearing Results (CAH1)

CAH1 Committee Action:

Disapproved

CAH1 Committee Reason: The change adds confusion. Does a pedestrian trafficway require a sidewalk or barriers along the vehicle ramp? If you have a pedestrian route, this is not longer a "vehicular ramp only for vehicle traffic." (Vote: 14-0)

E18-24

Individual Consideration Agenda

Comment (CAH2) GROVE-C1:

IBC: 1006.2.2.5; IFC: [BE] 1006.2.2.5

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org) requests As Modified by Committee (AMC2)

Modify as follows:

2024 International Building Code

1006.2.2.5 Vehicular ramps. Vehicular ramps intended only for vehicle traffic shall not be considered as an *exit access ramp* except where a demarcated walkway used exclusively ~~as a~~ for pedestrian traffic ~~way~~ is provided.

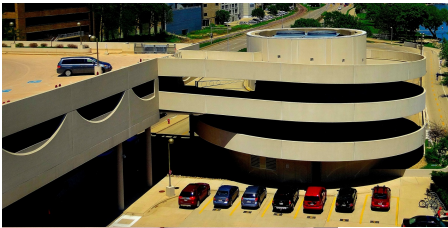
2024 International Fire Code

[BE] 1006.2.2.5 Vehicular ramps. Vehicular ramps intended only for vehicle traffic shall not be considered as an *exit access ramp* except where a demarcated walkway used exclusively ~~as a~~ for pedestrian traffic ~~way~~ is provided.

Reason: The modifications are intended to address the committee's concerns.

Vehicular ramps are driveways and crossovers for cars only with no parking on either side; they are not sloped surfaces between parking where vehicles enter or exit spaces. Typically pedestrians are not using these entrance ramps. The allowance is for emergency egress if needed.

The requirement for the walkway to be **demarcated** is added to clarify the need for separation but leaves the method of such separation open (barriers, marking, sidewalks, curbs, etc.). The term demarcated is already used in 1016.2 (item 6, exception 2).



Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a clarification of requirements for pedestrians on vehicular ramps. There are no changes to construction requirements.

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

E18-24

E22-24

IBC: TABLE 1006.3.4(1), TABLE 1006.3.4(2); IFC: [BE] TABLE 1006.3.4(1), [BE] TABLE 1006.3.4(2)

Proposed Change as Submitted

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org)

2024 International Building Code

1006.3.4 Single exits. A single *exit* or access to a single *exit* shall be permitted from any *story* or *occupiable roof* where one of the following conditions exists:

1. The *occupant load*, number of *dwelling units* and exit access travel distance do not exceed the values in Table 1006.3.4(1) or 1006.3.4(2).
2. Rooms, areas and spaces complying with Section 1006.2.1 with *exits* that discharge directly to the exterior at the *level of exit discharge*, are permitted to have one *exit* or access to a single *exit*.
3. Parking garages where vehicles are mechanically parked shall be permitted to have one *exit* or access to a single *exit*.
4. Group R-3 and R-4 occupancies shall be permitted to have one *exit* or access to a single *exit*.
5. Individual single-story or multistory *dwelling units* shall be permitted to have a single *exit* or access to a single *exit* from the *dwelling unit* provided that both of the following criteria are met:
 - 5.1. The *dwelling unit* complies with Section 1006.2.1 as a space with one *means of egress*.
 - 5.2. Either the exit from the *dwelling unit* discharges directly to the exterior at the *level of exit discharge*, or the *exit access* outside the *dwelling unit's* entrance door provides access to not less than two *approved independent exits*.

Revise as follows:

TABLE 1006.3.4(1) STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES

STORY OR OCCUPIABLE ROOF	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
Basement, first, second or third story above grade plane and occupiable roofs over the first or second story above grade plane	R-2 ^{a, b, c}	4 dwelling units	125 feet
Fourth story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

- a. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, ~~or~~ 903.3.1.2 or 903.3.1.3, and provided with emergency escape and rescue openings in accordance with Section 1031.
- b. This table is used for Group R-2 occupancies consisting of dwelling units. For Group R-2 occupancies consisting of sleeping units, use Table 1006.3.4(2).
- c. This table is for occupiable roofs accessed through and serving individual dwelling units in Group R-2 occupancies. For Group R-2 occupancies with occupiable roofs that are not accessed through and serving individual units, use Table 1006.3.4(2).

TABLE 1006.3.4(2) STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES

STORY AND OCCUPIABLE ROOF	OCCUPANCY	MAXIMUM OCCUPANT LOAD PER STORY AND OCCUPIABLE ROOF	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (feet)
First story above or below grade plane and occupiable roofs over the first story above grade plane	A, B ^b , E, F ^b , M, U	49	75
	H-2, H-3	3	25
	H-4, H-5, I, R-1, R-2 ^a , C	10	75
	S ^{b, d}	29	75
Second story above grade plane	B, F, M, S ^d	29	75
Third story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

- a. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, ~~or~~ 903.3.1.2 or 903.3.1.3, and provided with emergency escape and rescue openings in accordance with Section 1031.
- b. Group B, F and S occupancies in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or an occupiable roof of such buildings shall have a maximum exit access travel distance of 100 feet.
- c. This table is used for Group R-2 occupancies consisting of sleeping units. For Group R-2 occupancies consisting of dwelling units, use Table 1006.3.4(1).
- d. The length of exit access travel distance in a Group S-2 open parking garage shall be not more than 100 feet.

2024 International Fire Code

[BE] 1006.3.4 Single exits. A single *exit* or access to a single *exit* shall be permitted from any story or *occupiable roof*, where one of the following conditions exists:

1. The *occupant load*, number of *dwelling units* and *exit access* travel distance do not exceed the values in Table 1006.3.4(1) or 1006.3.4(2).
2. Rooms, areas and spaces complying with Section 1006.2.1 with *exits* that discharge directly to the exterior at the *level of exit discharge*, are permitted to have one *exit* or access to a single *exit*.
3. Parking garages where vehicles are mechanically parked shall be permitted to have one *exit* or access to a single *exit*.
4. Group R-3 and R-4 occupancies shall be permitted to have one *exit* or access to a single *exit*.
5. Individual single-story or multistory *dwelling units* shall be permitted to have a single *exit* or access to a single *exit* from the *dwelling unit* provided that both of the following criteria are met:
 - 5.1. The *dwelling unit* complies with Section 1006.2.1 as a space with one means of egress.
 - 5.2. Either the *exit* from the *dwelling unit* discharges directly to the exterior at the *level of exit discharge*, or the *exit access* outside the *dwelling unit's* entrance door provides access to not less than two *approved independent exits*.

Revise as follows:

[BE] TABLE 1006.3.4(1) STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES

STORY OR OCCUPIABLE ROOF	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
Basement, first, second or third story above grade plane and occupiable roofs over the first or second story above grade plane	R-2 ^{a, b, c}	4 dwelling units	125 feet

STORY OR OCCUPIABLE ROOF	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
Fourth story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

- a. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, ~~or~~ 903.3.1.2 or 903.3.1.3 and provided with emergency escape and rescue openings in accordance with Section 1031.
- b. This table is used for Group R-2 occupancies consisting of dwelling units. For Group R-2 occupancies consisting of sleeping units, use Table 1006.3.4(2).
- c. This table is for occupiable roofs accessed through and serving individual dwelling units in Group R-2 occupancies. For Group R-2 occupancies with occupiable roofs that are not accessed through and serving individual units, use Table 1006.3.4(2).

[BE] TABLE 1006.3.4(2) STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES

STORY AND OCCUPIABLE ROOF	OCCUPANCY	MAXIMUM OCCUPANT LOAD PER STORY AND OCCUPIABLE ROOF	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (feet)
First story above or below grade plane and occupiable roofs over the first story above grade plane	A, B ^b , E, F ^b , M, U	49	75
	H-2, H-3	3	25
	H-4, H-5, I, R-1, R-2 ^{a, c}	10	75
	S ^{b, d}	29	75
Second story above grade plane	B, F, M, S ^d	29	75
Third story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

- a. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, ~~or~~ 903.3.1.2 or 903.3.1.3 and provided with emergency escape and rescue openings in accordance with Section 1031.
- b. Group B, F and S occupancies in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or an occupiable roof of such buildings shall have a maximum exit access travel distance of 100 feet.
- c. This table is used for Group R-2 occupancies consisting of sleeping units. For Group R-2 occupancies consisting of dwelling units, use Table 1006.3.4(1).
- d. The length of exit access travel distance in a Group S-2 open parking garage shall be not more than 100 feet.

Reason: A townhouse can be a Group R-2 and be permitted to use an NFPA13D sprinkler system. Footnote a of Table 1006.3.4(1) and 1006.3.4(2) should include a requirement for townhouses with a single exit to have emergency escape and rescue openings consistent with Group R-2 with an NFPA 13 or NFPA 13R systems.

This proposal is submitted by the ICC Building Code Action Committee (BCAC).

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned

International Codes or portions thereof. In 2023 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at [BCAC webpage](#).

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a clarification of requirements for Group R where an NFPA13D system is permitted. There are no changes to construction requirements.

E22-24

Public Hearing Results (CAH1)

CAH1 Committee Action:

Disapproved

CAH1 Committee Reason: Is a NFPA13D permitted in a townhouse? It needs to be clarified that a NFPA13D system is limited to three story units so it will not be interpreted to be allowed in taller Group R-2 dwelling units. Is a NFPA13D system permitted in a Group R-2 with sleeping units? (Vote: 12-2)

E22-24

Individual Consideration Agenda

Comment (CAH2) GROVE-C1:

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org) requests As Submitted

Reason: BCAC had 5 different proposals dealing with requirements for buildings where an NFPA13D sprinkler system is permitted. Proposal FS94-24, E16-24 and E95-24 were approved. We are asking for approval of code changes E22-24 and E93-24 for consistency within the code.

In these tables, by not listing and NFPA13D system, it could be interpreted that emergency escape windows are not required. Since emergency escape windows would be required for a building with an NFPA13 or NFPA13R system, this is not consistent and is a safety issue.

Much of the discussion with the committee was about where an NFPA13D system can be used. That is outside the scope of these proposals. However, Code change [F100-24](#) was approved as modified to clarify where an NFPA13D system can be use. This is the approved text.

2024 International Fire/Building Code

Revise as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3.1 shall be provided throughout all buildings with a Group R fire area.

Delete without substitution:

~~903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.~~

~~903.2.8.2 Group R-4, Condition 1. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-4, Condition 1 occupancies.~~

~~903.2.8.3 Care facilities. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in care facilities~~

~~with five or fewer individuals in a single family dwelling.~~

Revise as follows:

903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings and townhouses; Group R-3; and Group R-4, ~~Condition 1~~; and townhouses shall be permitted to be installed throughout in accordance with NFPA13D.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a clarification of requirements for Group R where an NFPA13D system is permitted. There are no changes to construction requirements.

Comment (CAH2)# 140

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

E22-24

E23-24

IBC: TABLE 1006.3.4(1), TABLE 1006.3.4(2), 1006.3.4.1, 1031.2; IFC: [BE] TABLE 1006.3.4(1), [BE] TABLE 1006.3.4(2), [BE] 1006.3.4.1, [BE] 1031.2

Proposed Change as Submitted

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org)

2024 International Building Code

1006.3.4 Single exits. A single *exit* or access to a single *exit* shall be permitted from any *story* or *occupiable roof* where one of the following conditions exists:

1. The *occupant load*, number of *dwelling units* and exit access travel distance do not exceed the values in Table 1006.3.4(1) or 1006.3.4(2).
2. Rooms, areas and spaces complying with Section 1006.2.1 with *exits* that discharge directly to the exterior at the *level of exit discharge*, are permitted to have one *exit* or access to a single *exit*.
3. Parking garages where vehicles are mechanically parked shall be permitted to have one *exit* or access to a single *exit*.
4. Group R-3 and R-4 occupancies shall be permitted to have one *exit* or access to a single *exit*.
5. Individual single-story or multistory *dwelling units* shall be permitted to have a single *exit* or access to a single *exit* from the *dwelling unit* provided that both of the following criteria are met:
 - 5.1. The *dwelling unit* complies with Section 1006.2.1 as a space with one *means of egress*.
 - 5.2. Either the exit from the *dwelling unit* discharges directly to the exterior at the *level of exit discharge*, or the *exit access* outside the *dwelling unit's* entrance door provides access to not less than two *approved independent exits*.

Revise as follows:

TABLE 1006.3.4(1) STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES ^{a,b}

STORY OR OCCUPIABLE ROOF	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
Basement, first, second or third story above grade plane and occupiable roofs over the first or second story above grade plane	R-2 ^{a, b, c} consisting of dwelling units	4 dwelling units	125 feet
	R-2 consisting of sleeping units	20 occupants	125 feet
Fourth story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

- a. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1031.
- b. ~~This table is used for Group R-2 occupancies consisting of dwelling units. For Group R-2 occupancies consisting of sleeping units, use Table 1006.3.4(2).~~
- e. b. This table is for occupiable roofs accessed through and serving individual dwelling units or sleeping units in Group R-2 occupancies. For Group R-2 occupancies with occupiable roofs that are not accessed through and serving individual dwelling units or sleeping units, use Table 1006.3.4(2).

TABLE 1006.3.4(2) STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES

STORY AND OCCUPIABLE ROOF	OCCUPANCY	MAXIMUM OCCUPANT LOAD PER STORY AND OCCUPIABLE ROOF	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (feet)
First story above or below grade plane and occupiable roofs over the first story above grade plane	A, B ^a , E, F ^a , M, U	49	75
	H-2, H-3	3	25
	H-4, H-5, I, R-1, R-2 ^a	10	75
	S ^a , D ^a	29	75
Second story above grade plane	B, F, M, S ^a	29	75
Third story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

- a. ~~Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1031.~~
- b. a. Group B, F and S occupancies in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or an occupiable roof of such buildings shall have a maximum exit access travel distance of 100 feet.
- c. ~~This table is used for Group R-2 occupancies consisting of sleeping units. For Group R-2 occupancies consisting of dwelling units, use Table 1006.3.4(1).~~
- d. b. The length of exit access travel distance in a Group S-2 open parking garage shall be not more than 100 feet.

1006.3.4.1 Mixed occupancies. Where one *exit*, or *exit access stairway* or *ramp* providing access to exits at other *stories*, is permitted to serve individual *stories*, mixed occupancies shall be permitted to be served by single *exits* provided that each individual occupancy complies with the applicable requirements of Table 1006.3.4(1) or 1006.3.4(2) for that occupancy. Where applicable, cumulative *occupant loads* from adjacent occupancies shall be considered to be in accordance with the provisions of Section 1004.1. In each *story* of a mixed occupancy *building*, the maximum number of occupants served by a single exit shall be such that the sum of the ratios of the calculated number of occupants of the space divided by the allowable number of occupants indicated in Table 1006.3.4(1) for Group R-2 sleeping units or Table 1006.3.4(2) for each occupancy does not exceed one. Where Group R-2 dwelling units are located on a story with other occupancies, the actual number of *dwelling units* divided by four plus the ratio from the other occupancy does not exceed one.

1031.2 Where required. In addition to the *means of egress* required by this chapter, *emergency escape and rescue openings* shall be provided in the following occupancies:

1. Group R-2 occupancies located in *stories* with only one *exit* or access to only one *exit* as permitted by ~~Tables~~ Table 1006.3.4(1) and 1006.3.4(2).
2. Group R-3 and R-4 occupancies.

Basements and sleeping rooms below the fourth *story above grade plane* shall have not fewer than one *emergency escape and rescue opening* in accordance with this section. Where *basements* contain one or more sleeping rooms, an *emergency escape and rescue opening* shall be required in each sleeping room, but shall not be required in adjoining areas of the *basement*. Such openings shall open directly into a *public way* or to a *yard* or *court* that opens to a *public way*, or to an *egress balcony that leads to a public way*.

Exceptions:

1. *Basements* with a ceiling height of less than 80 inches (2032 mm) shall not be required to have *emergency escape and rescue openings*.
2. *Emergency escape and rescue openings* are not required from *basements* or sleeping rooms that have an *exit door* or *exit access door* that opens directly into a *public way* or to a *yard, court* or exterior egress balcony that leads to a *public way*.

3. *Basements* without *habitable spaces* and having not more than 200 square feet (18.6 m²) in floor area shall not be required to have *emergency escape and rescue openings*.
4. *Storm shelters* are not required to comply with this section where the shelter is constructed in accordance with ICC 500.
5. Within individual *dwelling* and *sleeping units* in Groups R-2 and R-3, where the *building* is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, *sleeping rooms* in *basements* shall not be required to have *emergency escape and rescue openings* provided that the *basement* has one of the following:
 - 5.1. One *means of egress* and one *emergency escape and rescue opening*.
 - 5.2. Two *means of egress*.

2024 International Fire Code

[BE] 1006.3.4 Single exits. A single *exit* or access to a single *exit* shall be permitted from any story or *occupiable roof*, where one of the following conditions exists:

1. The *occupant load*, number of *dwelling units* and *exit access* travel distance do not exceed the values in Table 1006.3.4(1) or 1006.3.4(2).
2. Rooms, areas and spaces complying with Section 1006.2.1 with *exits* that discharge directly to the exterior at the *level of exit discharge*, are permitted to have one *exit* or access to a single *exit*.
3. Parking garages where vehicles are mechanically parked shall be permitted to have one *exit* or access to a single *exit*.
4. Group R-3 and R-4 occupancies shall be permitted to have one *exit* or access to a single *exit*.
5. Individual single-story or multistory *dwelling units* shall be permitted to have a single *exit* or access to a single *exit* from the *dwelling unit* provided that both of the following criteria are met:
 - 5.1. The *dwelling unit* complies with Section 1006.2.1 as a space with one means of egress.
 - 5.2. Either the *exit* from the *dwelling unit* discharges directly to the exterior at the *level of exit discharge*, or the *exit access* outside the *dwelling unit's* entrance door provides access to not less than two *approved independent exits*.

Revise as follows:

[BE] TABLE 1006.3.4(1) STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES
a,b

STORY OR OCCUPIABLE ROOF	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
Basement, first, second or third story above grade plane and occupiable roofs over the first or second story above grade plane	R-2 ^{a, b, c} consisting of dwelling units	4 dwelling units	125 feet
	R-2 consisting of sleeping units	20 occupants	125 feet
Fourth story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

- a. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1031.

- b- ~~This table is used for Group R-2 occupancies consisting of dwelling units. For Group R-2 occupancies consisting of sleeping units, use Table 1006.3.4(2).~~
- e- b. This table is for occupiable roofs accessed through and serving individual dwelling units or sleeping units in Group R-2 occupancies. For Group R-2 occupancies with occupiable roofs that are not accessed through and serving individual dwelling or sleeping units, use Table 1006.3.4(2).

[BE] TABLE 1006.3.4(2) STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES

STORY AND OCCUPIABLE ROOF	OCCUPANCY	MAXIMUM OCCUPANT LOAD PER STORY AND OCCUPIABLE ROOF	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (feet)
First story above or below grade plane and occupiable roofs over the first story above grade plane	A, B ^{ab} , E, F ^{ab} , M, U	49	75
	H-2, H-3	3	25
	H-4, H-5, I, R-1, R-2 ^{abc}	10	75
	S ^{a, b-d}	29	75
Second story above grade plane	B, F, M, S ^{ab}	29	75
Third story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

- a- ~~Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1031.~~
- b- a. Group B, F and S occupancies in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or an occupiable roof of such buildings shall have a maximum exit access travel distance of 100 feet.
- e- ~~This table is used for Group R-2 occupancies consisting of sleeping units. For Group R-2 occupancies consisting of dwelling units, use Table 1006.3.4(1).~~
- e- b. The length of exit access travel distance in a Group S-2 open parking garage shall be not more than 100 feet.

[BE] 1006.3.4.1 Mixed occupancies. Where one *exit*, or *exit access stairway* or *ramp* providing access to *exits* at other stories, is permitted to serve individual stories, mixed occupancies shall be permitted to be served by single *exits* provided that each individual occupancy complies with the applicable requirements of Table 1006.3.4(1) or 1006.3.4(2) for that occupancy. Where applicable, cumulative *occupant loads* from adjacent occupancies shall be considered to be in accordance with the provisions of Section 1004.1. In each story of a mixed occupancy building, the maximum number of occupants served by a single *exit* shall be such that the sum of the ratios of the calculated number of occupants ~~of the indicated in Table 1006.3.4(1) for Group R-2 sleeping units~~ or Table 1006.3.4(2) for each occupancy does not exceed one. Where *dwelling units* are located on a story with other occupancies, the actual number of Group R-2 dwelling units divided by four plus the ratio from the other occupancy does not exceed one.

[BE] 1031.2 Where required. In addition to the *means of egress* required by this chapter, *emergency escape and rescue openings* shall be provided in the following occupancies:

1. Group R-2 occupancies located in stories with only one *exit* or access to only one *exit* as permitted by ~~Tables~~ Table 1006.3.4(1) and 1006.3.4(2).
2. Group R-3 and R-4 occupancies.

Basements and sleeping rooms below the fourth *story above grade plane* shall have not fewer than one *emergency escape and rescue*

opening in accordance with this section. Where *basements* contain one or more sleeping rooms, an *emergency escape and rescue opening* shall be required in each sleeping room, but shall not be required in adjoining areas of the *basement*. Such openings shall open directly into a *public way* or to a *yard* or *court* that opens to a *public way*, or to an egress balcony that leads to a *public way*.

Exceptions:

1. *Basements* with a ceiling height of less than 80 inches (2032 mm) shall not be required to have *emergency escape and rescue openings*.
2. *Emergency escape and rescue openings* are not required from *basements* or sleeping rooms that have an *exit door* or *exit access door* that opens directly into a *public way* or to a *yard*, *court* or exterior egress balcony that leads to a *public way*.
3. *Basements* without *habitable spaces* and having not more than 200 square feet (18.6 m²) in floor area shall not be required to have *emergency escape and rescue openings*.
4. *Storm shelters* are not required to comply with this section where the shelter is constructed in accordance with ICC 500.
5. Within individual *dwelling* and *sleeping units* in Groups R-2 and R-3, where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, sleeping rooms in *basements* shall not be required to have *emergency escape and rescue openings* provided that the *basement* has one of the following:
 - 5.1. One *means of egress* and one *emergency escape and rescue opening*.
 - 5.2. Two *means of egress*.

Reason: The purpose of this code change is to coordinate and consolidate requirements for R-2 units in Tables 1006.2.1 (single exit space), 1006.3.4(1) and 1006.3.4(2) (single exit buildings).

Proposal E17-15 increased the maximum occupant load for R-2 Occupancies from 10 to 20 occupants for single exit spaces stating that it's appropriate since Group R-2 occupancies require sprinkler protection per Section 903.3.1.1 or 903.3.1.2. and that the exit access travel distance is 125' in both Table 1006.2.1 and 1006.3.4(1). There is no logic for a unit on the 1st floor of single exit building to have a lower occupant load or a shorter travel distance. In addition, if 4 single exit dwelling units are permitted on the 2nd and 3rd floor of a Group R-2 building, why is a single exit dwelling not permitted at the 2nd floor of a mixed-use building? Please note that emergency escape and rescue openings would be required in the single exit building. The change to Sections 1006.3.4.1 and 1031.2 are editorial to recognize that R-2 is only in one table.

This proposal is submitted by the ICC Building Code Action Committee (BCAC).

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at [BCAC webpage](#).

Cost Impact: Decrease

Estimated Immediate Cost Impact:

\$0 - This will eliminate the need for a 2nd exterior door, and will allow for more efficient floor plan design. The options in floor plans is so wide ranging, it is not possible to determine costs.

Estimated Immediate Cost Impact Justification (methodology and variables):

This will only affect dwelling units on the basement, 1st or 2nd floor of a mixed-use building. This will most likely be no change in units less than 2,000 sq. ft. This will allow for a single exit in some apartments between 2,000 and 4,000 sq. ft., provided they can meet the exit access travel distance and provide EEROs.

Public Hearing Results (CAH1)

CAH1 Committee Action:

Disapproved

CAH1 Committee Reason: Combining the two tables appears to increase the number of sleeping units permitted to have a single exit. The revised table could be read to allow each of the sleeping units to have 20 occupants - there should be a unit count. The title on the third column of 'maximum number' is not clear. (Vote: 8-5)

E23-24

Individual Consideration Agenda

Comment (CAH2) GROVE-C1:

IBC: TABLE 1006.3.4(1); IFC: [BE] TABLE 1006.3.4(1)

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org) requests As Modified by Committee (AMC2)

Modify as follows:

2024 International Building Code

TABLE 1006.3.4(1) STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES ^{a,b}

STORY OR OCCUPIABLE ROOF	OCCUPANCY	MAXIMUM NUMBER	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
Basement, first, second or third story above grade plane and occupiable roofs over the first or second story above grade plane	R-2consisting of dwelling units	4 dwelling units <u>per building</u>	125 feet
	R-2 consisting of sleeping units	20 occupants <u>per story</u>	125 feet
Fourth story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

- a. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1031.
- b. This table is for occupiable roofs accessed through and serving individual dwelling units or sleeping units in Group R-2 occupancies. For Group R-2 occupancies with occupiable roofs that are not accessed through and serving individual dwelling units or sleeping units, use Table 1006.3.4(2).

2024 International Fire Code

[BE] TABLE 1006.3.4(1) STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES ^{a,b}

STORY OR OCCUPIABLE ROOF	OCCUPANCY	MAXIMUM NUMBER	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
Basement, first, second or third story above grade plane and occupiable roofs over the first or second story above grade plane	R-2consisting of dwelling units	4 dwelling units <u>per building</u>	125 feet
	R-2 consisting of sleeping units	20 occupants <u>per story</u>	125 feet
Fourth story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

- a. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1031.
- b. This table is for occupiable roofs accessed through and serving individual dwelling units or sleeping units in Group R-2 occupancies. For Group R-2 occupancies with occupiable roofs that are not accessed through and serving individual dwelling or sleeping units, use Table 1006.3.4(2).

Reason: From the report of committee actions- “Committee Reason: Combining the two tables appears to increase the number of sleeping units permitted to have a single exit. The revised table could be read to allow each of the sleeping units to have 20 occupants - there should be a unit count. The title on the third column of 'maximum number' is not clear. (Vote: 8-5)”

The purpose of this code change is to coordinate and consolidate requirements for R-2 units in Tables 1006.2.1 (single exit space), 1006.3.4(1) and 1006.3.4(2) (single exit buildings).

Proposal E17-15 increased the maximum occupant load for R-2 Occupancies from 10 to 20 occupants for single exit spaces stating that it's appropriate since Group R-2 occupancies require sprinkler protection per Section 903.3.1.1 or 903.3.1.2. and that the exit access travel distance is 125' in both Table 1006.2.1 and 1006.3.4(1). There is no logic for a unit on the 1st floor of single exit building to have a lower occupant load or a shorter travel distance. Whether or not the spaces are dwelling or sleeping units shouldn't impact the allowable travel distance, because in both cases the residents are non-transient and equally familiar with their surroundings. The difference between the two is whether the spaces have both cooking and sanitation facilities, or only one of them. In addition, if 4 single exit dwelling units are permitted on the 2nd and 3rd floor of a Group R-2 building, why is a single exit dwelling not permitted at the 2nd floor of a mixed-use building? Please note that emergency escape and rescue openings would be required in the single exit building. The change to Sections 1006.3.4.1 and 1031.2 are editorial to recognize that R-2 is only in one table.

Regarding the committee's concern that the number of sleeping units should be limited to a certain number, rather than limiting only by number of occupants. Keep in mind that there are other factors that will also limit the overall story size. First, the occupant load calculation from Table 1004.5, where a residential occupancy is calculated at 200 sf per occupant, gross states to reach 20 occupants per story the building would be 4,000 sf in area, which could be 40'x100'; and maximum travel distance still needs to be met to a single exit. Table 1006.2.1 Spaces with One Exit or Exit Access Doorway uses 125-feet for the maximum R-2 travel distance, and that is the value used in the combined table.

This proposal is submitted by the ICC Building Code Action Committee (BCAC).

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Cost Impact: Decrease

Estimated Immediate Cost Impact:

\$0 - This will eliminate the need for a 2nd exterior door, and will allow for more efficient floor plan design. The options in floor plans is so

wide ranging, it is not possible to determine costs.

Estimated Immediate Cost Impact Justification (methodology and variables):

This will only affect dwelling units on the basement, 1st or 2nd floor of a mixed-use building. This will most likely be no change in units less than 2,000 sq. ft. This will allow for a single exit in some apartments between 2,000 and 4,000 sq. ft., provided they can meet the exit access travel distance and provide EEROs.

Comment (CAH2)# 139

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

E23-24

E41-24

IBC: 1009.2.1; IFC: [BE] 1009.2.1

Proposed Change as Submitted

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org)

2024 International Building Code

Revise as follows:

1009.2.1 Elevators required. In *buildings* where a required *accessible* floor is four or more *stories* above or below a *level of exit discharge* or where an accessible *occupiable roof* is above a *story* that is three or more *stories* above the *level of exit discharge* , not less than one required *accessible means of egress* shall include an elevator complying with Section 1009.4.

Exceptions:

1. In *buildings* equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the ~~The~~ elevator shall not be required as part of the *accessible means of egress* ~~on floors provided with a horizontal exit and located at or above the levels of exit discharge.~~ where the building complies with all of the following:
 - 1.1. The building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 1.2. All floors above the level of exit discharge are provided with a horizontal exit.
 - 1.3. Where there is an occupiable roof, the means of egress serving the occupiable roof is provided by interior exit stairways or ramps complying with Section 1023.
2. In *buildings* equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the elevator shall not be required as part of the *accessible means of egress* on floors or *occupiable roofs* provided with a ramp conforming to the provisions of Section 1012.

2024 International Fire Code

Revise as follows:

[BE] 1009.2.1 Elevators required. In buildings where a required accessible floor is four or more stories above or below a *level of exit discharge* or where an accessible *occupiable roof* is above a *story* that is three or more stories above the *level of exit discharge* , not less than one required *accessible means of egress* shall include an elevator complying with Section 1009.4.

Exceptions:

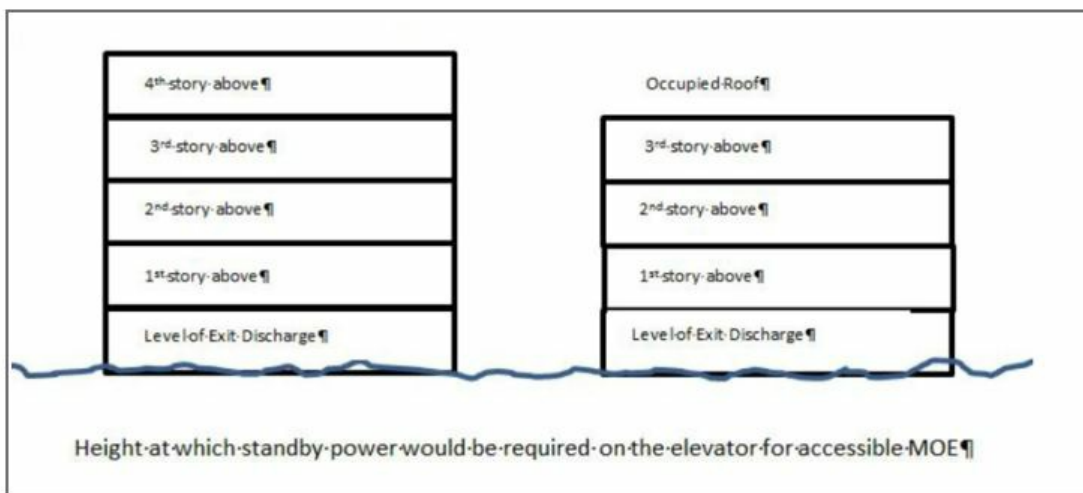
1. In buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the ~~The~~ elevator shall not be required as part of the *accessible means of egress* ~~on floors provided with a horizontal exit and located at or above the levels of exit discharge.~~ where the building complies with all of the following:
 - 1.1. The building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 1.2. All floors above the level of exit discharge are provided with a horizontal exit.
 - 1.3. Where there is an occupiable roof, the means of egress serving the occupiable roof is provided by interior exit stairways or ramps complying with Section 1023.
2. In buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the elevator shall not be required as part of the *accessible means of egress* on floors or *occupiable roofs* provided with a *ramp* conforming to the provisions of Section 1012.

Reason: The intent of this proposal is to address buildings that have an occupiable roof and to allow for those buildings to use the option of elevators with standby power (required in Section 1009.4) or to allow the use of horizontal exits. The reformatting is for ease of use and clarity. The new requirement for occupiable roofs is addressed in 1.3.

Horizontal exits on floors provide protected areas for people to wait for fire department assisted rescue if they need it.

With the addition of 1.3, people on the occupied roofs would be protected from smoke and fumes by being open to the air. If the people enter directly into enclosed exit stairways, they are protected to the level of exit discharge. These are sprinklered buildings, so no interior areas of refuge are required. The horizontal exits below allow for slower evacuation time, so the fire department can have additional time to assist anyone on the roof. Section 1006.3 considers occupiable roofs as a story for means of egress, so there will always be at least two ways off.

The Egress committee (E31-21) raised some concerns last cycle which this proposal addresses. The concern as to the location of the horizontal exit on the level below the occupied roof is immaterial because the occupants will already be within a protected exit enclosure. Following, there is not a concern of an occupant traveling down to the fire side of a horizontal exit on the floor below with the use of an exit access stairway or ramp.



This proposal is submitted by the ICC Building Code Action Committee (BCAC).

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Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Occupiable roofs were added to Section 1009.2 by E30-18. This clarifies an option for accessible means of egress for building with occupiable roofs.

Public Hearing Results (CAH1)

CAH1 Committee Reason: This clarification is needed to address occupied roofs. However, the exception does not address what happens in the basement levels - either address these or limit the exception to above grade. (Vote: 14-0)

Individual Consideration Agenda

Comment (CAH2) GROVE-C1:

IBC: 1009.2.1; IFC: [BE] 1009.2.1

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org) requests As Modified by Committee (AMC2)

Modify as follows:

2024 International Building Code

1009.2.1 Elevators required. In *buildings* where a required *accessible* floor is four or more *stories* above or below a *level of exit discharge* or where an *accessible occupiable roof* is above a *story* that is three or more *stories* above the *level of exit discharge* , not less than one required *accessible means of egress* shall include an elevator complying with Section 1009.4.

Exceptions:

1. The elevator shall not be required as part of the *accessible means of egress* where the building complies with all of the following:
 - 1.1. The building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 1.2. All floors above or below the level of exit discharge are provided with a horizontal exit.
 - 1.3. Where there is an occupiable roof, the means of egress serving the occupiable roof is provided by interior exit stairways or ramps complying with Section 1023.
2. In *buildings* equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the elevator shall not be required as part of the *accessible means of egress* on floors or *occupiable roofs* provided with a ramp conforming to the provisions of Section 1012.

2024 International Fire Code

[BE] 1009.2.1 Elevators required. In *buildings* where a required *accessible* floor is four or more *stories* above or below a *level of exit discharge* or where an *accessible occupiable roof* is above a *story* that is three or more *stories* above the *level of exit discharge* , not less than one required *accessible means of egress* shall include an elevator complying with Section 1009.4.

Exceptions:

1. The elevator shall not be required as part of the *accessible means of egress* where the building complies with all of the following:
 - 1.1. The building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 1.2. All floors above or below the level of exit discharge are provided with a horizontal exit.
 - 1.3. Where there is an occupiable roof, the means of egress serving the occupiable roof is provided by interior exit stairways or ramps complying with Section 1023.

2. In buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the elevator shall not be required as part of the *accessible means of egress* on floors or *occupiable roofs* provided with a *ramp* conforming to the provisions of Section 1012.

Reason: The revision to the proposal is to address a concern brought up during the testimony at the spring hearings. "Or below" was pointed out as a miss and has been corrected.

Please see the reason for the original proposal.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Occupiable roofs were added to Section 1009.2 by E30-18. This clarifies an option for accessible means of egress for building with occupiable roofs.

Comment (CAH2)# 220

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

E41-24

E86-24

IBC: 1014.10; IFC: [BE] 1014.10

Proposed Change as Submitted

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org)

2024 International Building Code

Revise as follows:

1014.10 Intermediate handrails. Stairways with a required width of greater than 60 inches, shall have intermediate *handrails* located in such a manner that all portions of the *stairway* minimum width or required capacity are within 30 inches (762 mm) of a *handrail*. On monumental *stairs*, where intermediate handrails are required, *handrails* shall be located along the most direct path of egress travel.

2024 International Fire Code

Revise as follows:

[BE] 1014.10 Intermediate handrails. Stairways with a required width of greater than 60 inches, shall have intermediate *handrails* located in such a manner that all portions of the *stairway* minimum width or required capacity are within 30 inches (762 mm) of a *handrail*. On monumental *stairs*, where intermediate handrails are required, *handrails* shall be located along the most direct path of egress travel.

Reason: The intermediate handrail requirement can be inadvertently read to require an intermediate handrail every 5', or to require a center handrail with a center door. This is a clarification for where they would be required. This is not a technical change.

Where there is sufficient distance for occupants to navigate to the sides of a monumental stairway the most direct path of egress, the centerline of the door to the exit, may not be the natural path.

This modification gives guidance to the building official to allow intermediate handrails to be installed in the correct locations.

This proposal is submitted by the ICC Building Code Action Committee (BCAC).

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Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a clarification for the requirements for a central handrail on wider stairways.

E86-24

Public Hearing Results (CAH1)

CAH1 Committee Action:

Disapproved

CAH1 Committee Reason: While some of the committee felt that this was a clarification, where the handrail overlaps the required

stairway width, the stairway can be wider than 60" and a person could still be within 30" of a handrail. The confusion is a misinterpretation of the difference between provided stairway width and required stairway width. See also E87-24. (Vote: 9-5)

Individual Consideration Agenda

Comment (CAH2) GROVE-C1:

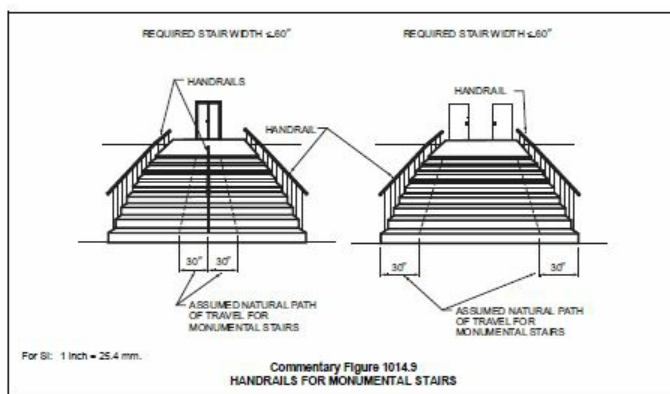
Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org) requests As Submitted

Reason: We believe this proposal was disapproved based on incorrect testimony. Examples were given stating a center handrail was not required until 69", but that is assuming handrail projections. Other proponents thought a center handrail was required on a 44 inch wide stairway. This misunderstanding is why this change is needed.

The proposal uses the required width of 60 inches as the starting point for this requirement. Handrails do not have to project into the required width of the stairway - it is an option (Section 1014.3). If you had handrails that did protrude 4-1/2" and a double center handrail (Section 1014.9), the required width could be wider than 60" and meet the required reach to a handrail of 30". Below are the relevant sections and a picture from the IBC commentary illustrating Section 1014.9.

1014.3 Lateral location. Handrails **located outward from the edge of the walking surface** of flights of stairways, ramps, stepped aisles and ramped aisles shall be located 6 inches (152.4 mm) or less measured horizontally from the edge of the walking surface. Handrails projecting into the width of the walking surface shall comply with Section 1014.9.

1014.9 Projections. On ramps and on ramped aisles that are part of an accessible route, the clear width between handrails shall be 36 inches (914 mm) minimum. **Projections into the required width** of aisles, stairways and ramps at each side shall not exceed 4 1/2 inches (114 mm) at or below the handrail height. Projections into the required width shall not be limited above the minimum head-room height required in Section 1011.3. **Projections due to intermediate handrails** shall not constitute a reduction in the egress width. Where a pair of intermediate handrails are provided within the stairway width without a walking surface between the pair of intermediate handrails and the distance between the pair of intermediate handrails is greater than 6 inches (152 mm), the available egress width shall be reduced by the distance between the closest edges of each such intermediate pair of handrails that is greater than 6 inches (152 mm).



Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a clarification for the requirements for a central handrail on wider stairways.

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

E86-24

E93-24

IBC: TABLE 1017.2; IFC: [BE] TABLE 1017.2

Proposed Change as Submitted

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org)

2024 International Building Code

1017.2 Limitations. *Exit access* travel distance shall not exceed the values given in Table 1017.2.

Revise as follows:

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE^a

OCCUPANCY	WITHOUT AUTOMATIC SPRINKLER SYSTEM (feet)	WITH AUTOMATIC SPRINKLER SYSTEM (feet)	
		<u>S, S13R</u>	<u>S13D</u>
	<u>NS</u>		
A, E, F-1, M, R, S-1	200 ^b	250 ^b	<u>NP</u>
R-1	<u>NP</u>	250	<u>NP</u>
R-2, R-3 ^c , R-4 ^c	<u>NP</u>	250	200
I-1	Not Permitted <u>NP</u>	250 ^b	<u>NP</u>
B	200	300 ^c	<u>NP</u>
F-2, S-2, U	300	400 ^c	<u>NP</u>
H-1	Not Permitted <u>NP</u>	75 ^{b,c}	<u>NP</u>
H-2	Not Permitted <u>NP</u>	100 ^{b,d}	<u>NP</u>
H-3	Not Permitted <u>NP</u>	150 ^{b,d}	<u>NP</u>
H-4	Not Permitted <u>NP</u>	175 ^{b,d}	<u>NP</u>
H-5	Not Permitted <u>NP</u>	200 ^c	<u>NP</u>
I-2, I-3	Not Permitted <u>NP</u>	200 ^c	<u>NP</u>
I-4	150	200 ^c	<u>NP</u>

For SI: 1 foot = 304.8 mm. NP = Not Permitted.

NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2; S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Sections 903.2.8 and 903.3.1.3.

- a. See the following sections for modifications to exit access travel distance requirements:
- Section 402.8: For the distance limitation in malls.
 - Section 407.4: For the distance limitation in Group I-2.
 - Sections 408.6.1 and 408.8.1: For the distance limitations in Group I-3.
 - Section 411.2: For the distance limitation in special amusement areas.
 - Section 412.6: For the distance limitations in aircraft manufacturing facilities.
 - Section 1006.2.2.2: For the distance limitation in refrigeration machinery rooms.
 - Section 1006.2.2.3: For the distance limitation in refrigerated rooms and spaces.
 - Section 1006.3.4: For buildings with one exit.
 - Section 1017.2.2: For increased distance limitation in Groups F-1 and S-1.
 - Section 1017.2.3: For increased distance limitation in Group H-5.
 - Section 1030.7: For increased limitation in assembly seating.
 - Section 3103.4: For temporary structures.
 - Section 3104.9: For pedestrian walkways.
- b. ~~Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.c.~~ Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
- b. ~~Group H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.5.1.~~
- c. ~~Group R-3 and R-4 buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.3. See Section 903.2.8 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.3.~~ The exit access travel distance shall only apply in a Group R-3 and R-4 occupancy located in a mixed occupancy building.

2024 International Fire Code

[BE] 1017.2 Limitations. Exit access travel distance shall not exceed the values given in Table 1017.2.

Revise as follows:

[BE] TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE^a

OCCUPANCY	WITHOUT AUTOMATIC SPRINKLER SYSTEM (feet)	WITH AUTOMATIC SPRINKLER SYSTEM (feet)	
		S, S13R	S13D
A, E, F-1, M, R, S-1	NS 200	250 ^{b,e}	NP
R-1	NP	250	NP
R-2, R-3 ^c , R-4 ^c	NP	250	200
I-1	Not Permitted NP	250 ^b	NP
B	200	300 ^e	NP
F-2, S-2, U	300	400 ^e	NP
H-1	Not Permitted NP	75 ^{b,d}	NP
H-2	Not Permitted NP	100 ^{b,d}	NP
H-3	Not Permitted NP	150 ^{b,d}	NP
H-4	Not Permitted NP	175 ^{b,d}	NP
H-5	Not Permitted NP	200 ^e	NP

OCCUPANCY	WITHOUT AUTOMATIC SPRINKLER SYSTEM (feet)	WITH AUTOMATIC SPRINKLER SYSTEM (feet)	
		<u>S, S13R</u>	<u>S13D</u>
I-2, I-3	<u>NS</u> Not Permitted <u>NP</u>	200 ^b	<u>NP</u>
I-4	150	200 ^b	<u>NP</u>

For SI: 1 foot = 304.8 mm. NP = Not Permitted.

NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2; S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Sections 903.2.8 and 903.3.1.3.

- a. See the following sections for modifications to exit access travel distance requirements:

Section 402.8 of the International Building Code: For the distance limitation in malls.

Section 407.4 of the International Building Code: For the distance limitation in Group I-2.

Sections 408.6.1 and 408.8.1 of the International Building Code: For the distance limitations in Group I-3.

Section 411.2 of the International Building Code: For the distance limitation in special amusement areas.

Section 412.6 of the International Building Code: For the distance limitations in aircraft manufacturing facilities.

Section 1006.2.2.2: For the distance limitation in refrigeration machinery rooms.

Section 1006.2.2.3: For the distance limitation in refrigerated rooms and spaces.

Section 1006.3.4: For buildings with one exit.

Section 1017.2.2: For increased distance limitation in Groups F-1 and S-1.

Section 1017.2.3: For increased distance limitation in Group H-5.

Section 1030.7: For increased limitation in assembly seating.

Section 3103.4 of the International Building Code: For temporary structures.

Section 3104.9 of the International Building Code: For pedestrian walkways.

- ~~b. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.~~

- ~~e. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.~~

- ~~b~~ d. Group H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.5.1.

- ~~e. Group R-3 and R-4 buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.3. See Section 903.2.8 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.3.~~

- c. The exit access travel distance shall only apply in a Group R-3 and R-4 occupancy located in a mixed occupancy building.

Reason: The intent of this group of proposal is to make the tables in Chapter 8 and 10 consistent with the revisions to Table 504.3, 504.4, 506.2 – using S13, S13R, S13D and NP for sprinkler requirements. This would clarify what happens when an NFPA 13D sprinkler system is used. This is not intent to change current allowances; just to clarify what requirements are applicable for an NFPA13D system. Discussion during the BCAC calls has indicated that it is needed to identifying specific code sections so that everyone has the same understanding.

Group R-4 requirements do not always have to be stated as Section 310.5 states “Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.” However, since a lot of people miss that, we are including R-4 in the proposed applicable footnotes.

Townhouses are defined as attached dwelling units that extend from foundation to grade and are open on at least two sides. If a townhouse is 3 stories or less, it can choose to comply with the IBC or IRC (Section 101.2). The IRC Section P2904 is similar to an NFPA 13D system. If the IBC is used, townhouses subdivided by firewalls into 1 or 2 units per building is a Group R-3 (Section 310.4) and townhouses subdivided by fire partitions (Section 420.2) are a Group R-2 (Section 310.3). This is important to clarify because all townhouses can use a 13D sprinkler system: Section 903.2.8 references 903.3, and 903.1.3.3 specifically stating that “Automatic sprinkler systems installed in ... and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D.” To make this obvious in the tables, a reference to 903.2.8 and 903.1.3.3 are added in the footnote.

Specifics for this change –

- adds the S13, S13R, S13D and NS in the table titles and footnotes with the section references for sprinklers.
- add columns for NFPA13D and rows to separate out Group R requirements.
- Footnotes b, c and e are redundant and deleted.
- The new footnote is added to coordinate with the single exit allowance in Section 1006.3.4 Item 4.
- “NP” instead of “not permitted” is for consistency in table styles.

This proposal is submitted by the ICC Building Code Action Committee (BCAC).

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at [BCAC webpage](#).

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a clarification of requirements for Group R where an NFPA13D system is permitted. There are no changes to construction requirements.

E93-24

Public Hearing Results (CAH1)

CAH1 Committee Action:

Disapproved

CAH1 Committee Reason: The proposal needs to clarify that Group R-2 townhouses are limited to 3 stories when using a NFPA13D system - this might be in the new footnote. It needs to be clarified where Group R-3 and R-4 are allowed to not have a limit on the exit access travel distance. Section 1006.2.2.6 this appears to reduce the travel distance to 125' for Group R-3 and 75' for Group R-4.
(Vote:12-2)

E93-24

Individual Consideration Agenda

Comment (CAH2) GROVE-C1:

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org) requests As Submitted

Reason: BCAC had 5 different proposals dealing with requirements for buildings where an NFPA13D sprinkler system is permitted. Proposal FS94-24, E16-24 and E95-24 were approved. We are asking for approval of code changes E22-24 and E93-24 for consistency within the code.

In these tables, by not listing an NFPA13D system, there is no information on exit access travel distance for buildings where an NFPA13D system is permitted. Non-sprinklered buildings say 'NP' for 'not permitted', so information is missing.

Much of the discussion with the committee was about where an NFPA13D system can be used. That is outside the scope of these proposals. However, Code change F100-24 was approved as modified to clarify where an NFPA13D system can be use. This is the approved text.

2024 International Fire/Building Code

Revise as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3.1 shall be provided throughout all buildings with a Group R fire area.

Delete without substitution:

~~903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.~~

~~903.2.8.2 Group R-4, Condition 1. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-4, Condition 1 occupancies.~~

~~903.2.8.3 Care facilities. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with five or fewer individuals in a single family dwelling.~~

Revise as follows:

903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings and townhouses; Group R-3; and Group R-4, Condition 1; ~~and townhouses~~ shall be permitted to be installed throughout in accordance with NFPA13D.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a clarification of requirements for Group R where an NFPA13D system is permitted. There are no changes to construction requirements.

Comment (CAH2)# 141

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

E93-24

E107-24

IBC: 1027.6; IFC: [BE] 1027.6

Proposed Change as Submitted

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org)

2024 International Building Code

Revise as follows:

1027.6 Exterior exit stairway and ramp protection. *Exterior exit stairways and ramps shall be separated from the interior of the building as required in Section 1023.2. Openings shall be limited to those necessary for egress from normally occupied spaces. Where a vertical plane projecting from the edge of an exterior exit stairway or ramp and landings is exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the exterior wall shall be rated in accordance with Section 1023.7. Where the exterior exit stairway is recessed into the building, the separation for the exterior exit stairway or ramp shall extend to the exterior walls.*

Exceptions:

1. Separation from the interior of the *building* is not required for occupancies, other than those in Group R-1 or R-2, in *buildings* that are not more than two *stories above grade plane* where a *level of exit discharge* serving such occupancies is the first *story above grade plane*.
2. Separation from the interior of the *building* is not required where the *exterior exit stairway or ramp* is served by an *exterior exit ramp* or balcony that connects two remote exterior exit *stairways* or other *approved exits* with a perimeter that is not less than 50 percent open. To be considered open, the opening shall be not less than 50 percent of the height of the enclosing wall, with the top of the openings not less than 7 feet (2134 mm) above the top of the balcony.
3. Separation from the *open-ended corridor* of the *building* is not required for *exterior exit stairways or ramps*, provided that Items 3.1 through 3.5 are met:
 - 3.1. The *building*, including *open-ended corridors*, and *stairways and ramps*, shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 3.2. The *open-ended corridors* comply with Section 1020.
 - 3.3. The *open-ended corridors* are connected on each end to an *exterior exit stairway or ramp* complying with Section 1027. At the location where the exterior exit stairway or ramp is open to an open-ended corridor, the separation from the interior of the building shall extend to the extent of the required landing.
 - 3.4. The *exterior walls* and openings adjacent to the *exterior exit stairway or ramp* comply with Section 1023.7.
 - 3.5. At any location in an open-ended *corridor* where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3.3 m²) or an *exterior stairway or ramp* shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or *toxic gases*.
4. In Group R-3 occupancies not more than four *stories* in height, *exterior exit stairways and ramps* serving individual *dwelling units* are not required to be separated from the interior of the *building* where the *exterior exit stairway or ramp* discharges directly to grade.

2024 International Fire Code

Revise as follows:

[BE] 1027.6 Exterior exit stairway and ramp protection. *Exterior exit stairways and ramps shall be separated from the interior of the building as required in Section 1023.2. Openings shall be limited to those necessary for egress from normally occupied spaces. Where a vertical plane projecting from the edge of an exterior exit stairway or ramp and landings is exposed by other parts of the building at an*

angle of less than 180 degrees (3.14 rad), the *exterior wall* shall be rated in accordance with Section 1023.7. Where the exterior exit stairway is recessed into the building, the separation for the exterior exit stairway or ramp shall extend to the exterior walls.

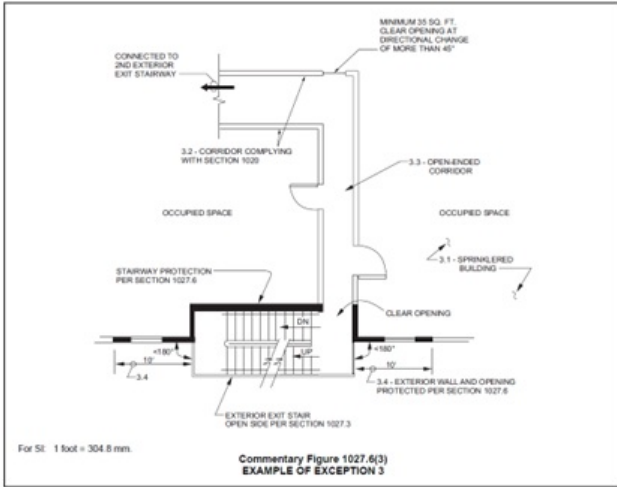
Exceptions:

1. Separation from the interior of the building is not required for occupancies, other than those in Group R-1 or R-2, in buildings that are not more than two stories above *grade plane* where a *level of exit discharge* serving such occupancies is the first story above *grade plane*.
2. Separation from the interior of the building is not required where the *exterior exit stairway* or *ramp* is served by an *exterior exit ramp* or balcony that connects two remote *exterior exit stairways* or other *approved exits*, with a perimeter that is not less than 50 percent open. To be considered open, the opening shall be not less than 50 percent of the height of the enclosing wall, with the top of the openings not less than 7 feet (2134 mm) above the top of the balcony.
3. Separation from the *open-ended corridor* of the building is not required for *exterior exit stairways* or *ramps*, provided that Items 3.1 through 3.5 are met:
 - 3.1. The building, including *open-ended corridors*, and *stairways* and *ramps*, shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 3.2. The *open-ended corridors* comply with Section 1020.
 - 3.3. The *open-ended corridors* are connected on each end to an *exterior exit stairway* or *ramp* complying with Section 1027. At the location where the exterior exit stairway or ramp is open to an open-ended corridor, the separation from the interior of the building shall extend to the extent of the required landing.
 - 3.4. The *exterior walls* and openings adjacent to the *exterior exit stairway* or *ramp* comply with Section 1023.7.
 - 3.5. At any location in an *open-ended corridor* where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3.3 m²) or an *exterior stairway* or *ramp* shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or toxic gases.
4. In Group R-3 occupancies not more than four stories in height, *exterior exit stairways* and *ramps* serving individual *dwelling units* are not required to be separated from the interior of the building where the *exterior exit stairway* or *ramp* discharges directly to grade.

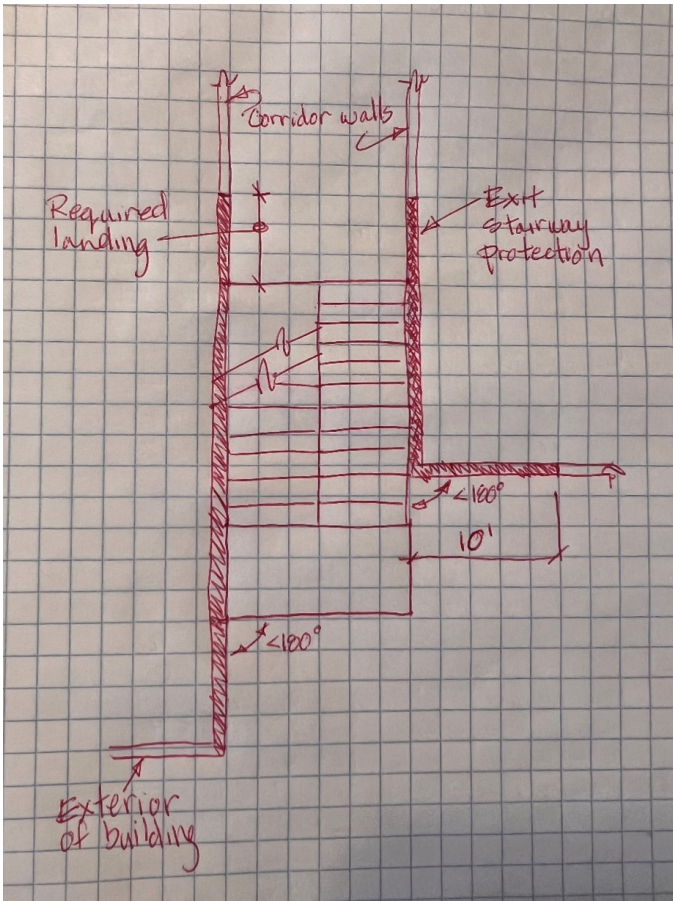
Reason: This proposal has two purposes:

1. Address the rating/separation requirements for exterior exit stairways that are open to a breezeway at the floor landings
2. To address where a stairway may be recessed into the footprint of the building.

There has been a misinterpretation that the walls on the open-ended corridor are exterior walls in accordance with Item 3.4 instead of the corridor in accordance with 3.2. This can lead to unnecessary ratings on the corridor walls. The added sentence in 3.3 clarifies this. The sentence added in the base paragraph is to address a situation where the exterior exit stairway is completely recessed into the building. It is not clear if the walls between the exterior exit stairway and the exterior of the building is an exterior wall. However, BCAC felt the stairway does need to be available for people to leave the building, so the protection needs to be available. The following is an existing figure in IBC Commentary.



The illustration below gives an orientation of a rotated stair that is partially within the building, illustrating where the rating would stop at the extent of the landing as well as illustrating how the requirement for the ten foot of exterior wall is required to be rated when less than 180 degrees.



This proposal is submitted by the ICC Building Code Action Committee (BCAC).

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at [BCAC webpage](#).

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a clarification of existing provisions for exterior exit stairway configurations and fire-resistance ratings for the surrounding walls. There are no changes to construction requirements.

E107-24

Public Hearing Results (CAH1)

CAH1 Committee Action:

Disapproved

CAH1 Committee Reason: There should be a limit to the distance for the the exterior wall length when the building is recessed. It needs to be more specific on the extent of the wall protection. Suggestion to remove "recessed" and find better wording. (Vote: 12-2)

E107-24

Individual Consideration Agenda

Comment (CAH2) GROVE-C3:

IBC: 1027.6; IFC: [BE] 1027.6

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org) requests As Modified by Committee (AMC2)

Replace as follows:

2024 International Building Code

1027.6 Exterior exit stairway and ramp protection. *Exterior exit stairways and ramps shall be separated from the interior of the building as required in Section 1023.2. Openings shall be limited to those necessary for egress from normally occupied spaces. Where a vertical plane projecting from the edge of an exterior exit stairway or ramp and landings is exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the exterior wall shall be rated in accordance with Section 1023.7. Where the exterior exit stairway is recessed into the building, for the purposes of this section, the path of travel at the level of exit discharge shall be considered an egress court and shall comply with Sections 1028 and 1029.*

Exceptions:

1. Separation from the interior of the *building* is not required for occupancies, other than those in Group R-1 or R-2, in *buildings* that are not more than two *stories above grade plane* where a *level of exit discharge* serving such occupancies is the first *story above grade plane*.
2. Separation from the interior of the *building* is not required where the *exterior exit stairway or ramp* is served by an *exterior exit ramp* or balcony that connects two remote exterior exit *stairways* or other *approved exits* with a perimeter that is not less than 50 percent open. To be considered open, the opening shall be not less than 50 percent of the height of the enclosing wall, with the top of the openings not less than 7 feet (2134 mm) above the top of the balcony.

3. Separation from the *open-ended corridor* of the *building* is not required for *exterior exit stairways* or *ramps*, provided that Items 3.1 through 3.5 are met:
 - 3.1. The *building*, including *open-ended corridors*, and *stairways* and *ramps*, shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.3.2. The *open-ended corridors* comply with Section 1020.3.3. The *open-ended corridors* are connected on each end to an *exterior exit stairway* or *ramp* complying with Section 1027.3.4. The *exterior walls* and openings adjacent to the *exterior exit stairway* or *ramp* comply with Section 1023.7.3.5. At any location in an *open-ended corridor* where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3.3 m²) or an *exterior stairway* or *ramp* shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or *toxic gases*.
4. In Group R-3 occupancies not more than four *stories* in height, *exterior exit stairways* and *ramps* serving individual *dwelling units* are not required to be separated from the interior of the *building* where the *exterior exit stairway* or *ramp* discharges directly to grade.

2024 International Fire Code

[BE] 1027.6 Exterior exit stairway and ramp protection. *Exterior exit stairways* and *ramps* shall be separated from the interior of the building as required in Section 1023.2. Openings shall be limited to those necessary for egress from normally occupied spaces. Where a vertical plane projecting from the edge of an *exterior exit stairway* or *ramp* and landings is exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the *exterior wall* shall be rated in accordance with Section 1023.7. Where the exterior exit stairway is recessed into the building, for the purposes of this section, the path of travel at the level of exit discharge shall be considered an egress court and shall comply with Sections 1028 and 1029.

Exceptions:

1. Separation from the interior of the building is not required for occupancies, other than those in Group R-1 or R-2, in buildings that are not more than two stories above *grade plane* where a *level of exit discharge* serving such occupancies is the first story above *grade plane*.
2. Separation from the interior of the building is not required where the *exterior exit stairway* or *ramp* is served by an *exterior exit ramp* or balcony that connects two remote *exterior exit stairways* or other *approved exits*, with a perimeter that is not less than 50 percent open. To be considered open, the opening shall be not less than 50 percent of the height of the enclosing wall, with the top of the openings not less than 7 feet (2134 mm) above the top of the balcony.
3. Separation from the *open-ended corridor* of the building is not required for *exterior exit stairways* or *ramps*, provided that Items 3.1 through 3.5 are met:
 - 3.1. The building, including *open-ended corridors*, and *stairways* and *ramps*, shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.3.2. The *open-ended corridors* comply with Section 1020.3.3. The *open-ended corridors* are connected on each end to an *exterior exit stairway* or *ramp* complying with Section 1027.3.4. The *exterior walls* and openings adjacent to the *exterior exit stairway* or *ramp* comply with Section 1023.7.3.5. At any location in an *open-ended corridor* where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3.3 m²) or an *exterior stairway* or *ramp* shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or *toxic gases*.
4. In Group R-3 occupancies not more than four stories in height, *exterior exit stairways* and *ramps* serving individual *dwelling units* are not required to be separated from the interior of the building where the *exterior exit stairway* or *ramp* discharges directly to grade.

Reason: This proposal has been split into two parts so that the two issues with exterior exit stairways can be addressed separately.

This change is to address where a stairway may be recessed into the footprint of the building.

The modification is to address a situation where the exterior exit stairway is completely recessed into the building. The reference to exit discharge and exit court requirements will remind designers that protection is required where the path of travel is confined between when you leave the exterior exit stairway and the public way. Below are a couple of the exterior exit stairways we are attempting to address.



Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a clarification of existing provisions for exterior exit stairway configurations and fire-resistance ratings for the surrounding walls. There are no changes to construction requirements.

Comment (CAH2)# 227

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

E107-24

IBC: 1027.6; IFC: [BE] 1027.6

Proposed Change as Submitted

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org)

2024 International Building Code

Revise as follows:

1027.6 Exterior exit stairway and ramp protection. *Exterior exit stairways and ramps shall be separated from the interior of the building as required in Section 1023.2. Openings shall be limited to those necessary for egress from normally occupied spaces. Where a vertical plane projecting from the edge of an exterior exit stairway or ramp and landings is exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the exterior wall shall be rated in accordance with Section 1023.7. Where the exterior exit stairway is recessed into the building, the separation for the exterior exit stairway or ramp shall extend to the exterior walls.*

Exceptions:

1. Separation from the interior of the *building* is not required for occupancies, other than those in Group R-1 or R-2, in *buildings* that are not more than two *stories above grade plane* where a *level of exit discharge* serving such occupancies is the first *story above grade plane*.
2. Separation from the interior of the *building* is not required where the *exterior exit stairway or ramp* is served by an *exterior exit ramp* or balcony that connects two remote exterior exit *stairways* or other *approved exits* with a perimeter that is not less than 50 percent open. To be considered open, the opening shall be not less than 50 percent of the height of the enclosing wall, with the top of the openings not less than 7 feet (2134 mm) above the top of the balcony.
3. Separation from the *open-ended corridor* of the *building* is not required for *exterior exit stairways* or *ramps*, provided that Items 3.1 through 3.5 are met:
 - 3.1. The *building*, including *open-ended corridors*, and *stairways* and *ramps*, shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 3.2. The *open-ended corridors* comply with Section 1020.
 - 3.3. The *open-ended corridors* are connected on each end to an *exterior exit stairway or ramp* complying with Section 1027. At the location where the exterior exit stairway or ramp is open to an open-ended corridor, the separation from the interior of the building shall extend to the extent of the required landing.
 - 3.4. The *exterior walls* and openings adjacent to the *exterior exit stairway or ramp* comply with Section 1023.7.
 - 3.5. At any location in an open-ended *corridor* where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3.3 m²) or an *exterior stairway or ramp* shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or *toxic* gases.
4. In Group R-3 occupancies not more than four *stories* in height, *exterior exit stairways* and *ramps* serving individual *dwelling units* are not required to be separated from the interior of the *building* where the *exterior exit stairway or ramp* discharges directly to grade.

2024 International Fire Code

Revise as follows:

[BE] 1027.6 Exterior exit stairway and ramp protection. *Exterior exit stairways and ramps shall be separated from the interior of the building as required in Section 1023.2. Openings shall be limited to those necessary for egress from normally occupied spaces. Where a vertical plane projecting from the edge of an exterior exit stairway or ramp and landings is exposed by other parts of the building at an*

angle of less than 180 degrees (3.14 rad), the *exterior wall* shall be rated in accordance with Section 1023.7. Where the exterior exit stairway is recessed into the building, the separation for the exterior exit stairway or ramp shall extend to the exterior walls.

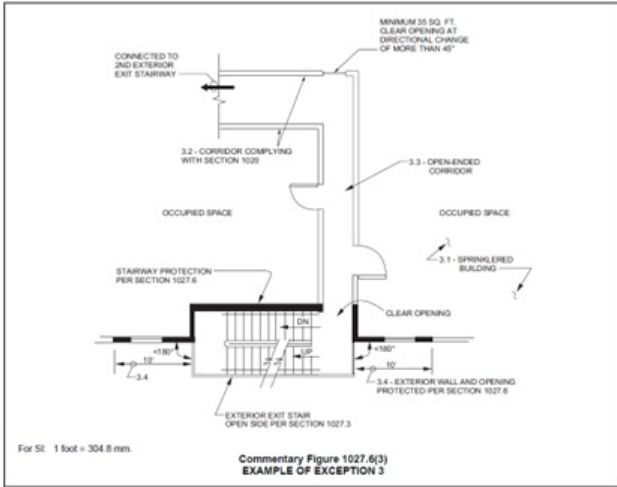
Exceptions:

1. Separation from the interior of the building is not required for occupancies, other than those in Group R-1 or R-2, in buildings that are not more than two stories above *grade plane* where a *level of exit discharge* serving such occupancies is the first story above *grade plane*.
2. Separation from the interior of the building is not required where the *exterior exit stairway* or *ramp* is served by an *exterior exit ramp* or balcony that connects two remote *exterior exit stairways* or other *approved exits*, with a perimeter that is not less than 50 percent open. To be considered open, the opening shall be not less than 50 percent of the height of the enclosing wall, with the top of the openings not less than 7 feet (2134 mm) above the top of the balcony.
3. Separation from the *open-ended corridor* of the building is not required for *exterior exit stairways* or *ramps*, provided that Items 3.1 through 3.5 are met:
 - 3.1. The building, including *open-ended corridors*, and *stairways* and *ramps*, shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 3.2. The *open-ended corridors* comply with Section 1020.
 - 3.3. The *open-ended corridors* are connected on each end to an *exterior exit stairway* or *ramp* complying with Section 1027. At the location where the exterior exit stairway or ramp is open to an open-ended corridor, the separation from the interior of the building shall extend to the extent of the required landing.
 - 3.4. The *exterior walls* and openings adjacent to the *exterior exit stairway* or *ramp* comply with Section 1023.7.
 - 3.5. At any location in an *open-ended corridor* where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3.3 m²) or an *exterior stairway* or *ramp* shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or toxic gases.
4. In Group R-3 occupancies not more than four stories in height, *exterior exit stairways* and *ramps* serving individual *dwelling units* are not required to be separated from the interior of the building where the *exterior exit stairway* or *ramp* discharges directly to grade.

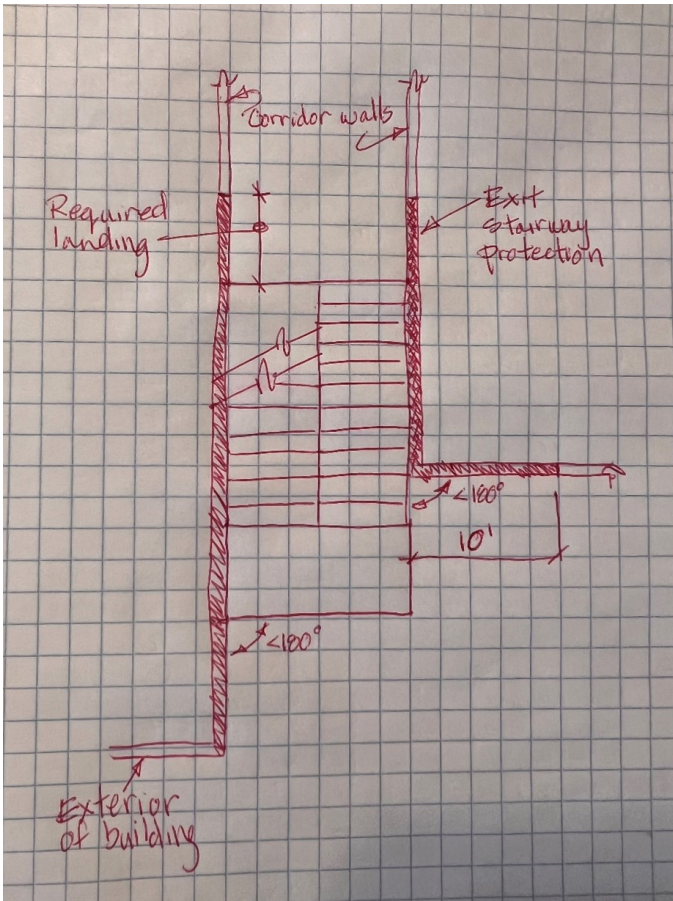
Reason: This proposal has two purposes:

1. Address the rating/separation requirements for exterior exit stairways that are open to a breezeway at the floor landings
2. To address where a stairway may be recessed into the footprint of the building.

There has been a misinterpretation that the walls on the open-ended corridor are exterior walls in accordance with Item 3.4 instead of the corridor in accordance with 3.2. This can lead to unnecessary ratings on the corridor walls. The added sentence in 3.3 clarifies this. The sentence added in the base paragraph is to address a situation where the exterior exit stairway is completely recessed into the building. It is not clear if the walls between the exterior exit stairway and the exterior of the building is an exterior wall. However, BCAC felt the stairway does need to be available for people to leave the building, so the protection needs to be available. The following is an existing figure in IBC Commentary.



The illustration below gives an orientation of a rotated stair that is partially within the building, illustrating where the rating would stop at the extent of the landing as well as illustrating how the requirement for the ten foot of exterior wall is required to be rated when less than 180 degrees.



This proposal is submitted by the ICC Building Code Action Committee (BCAC).

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at [BCAC webpage](#).

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a clarification of existing provisions for exterior exit stairway configurations and fire-resistance ratings for the surrounding walls. There are no changes to construction requirements.

E107-24

Public Hearing Results (CAH1)

CAH1 Committee Action:

Disapproved

CAH1 Committee Reason: There should be a limit to the distance for the the exterior wall length when the building is recessed. It needs to be more specific on the extent of the wall protection. Suggestion to remove "recessed" and find better wording. (Vote: 12-2)

E107-24

Individual Consideration Agenda

Comment (CAH2) GROVE-C2:

IBC: 1027.6; IFC: [BE] 1027.6

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org) requests As Modified by Committee (AMC2)

Replace as follows:

2024 International Building Code

1027.6 Exterior exit stairway and ramp protection. *Exterior exit stairways and ramps shall be separated from the interior of the building as required in Section 1023.2. Openings shall be limited to those necessary for egress from normally occupied spaces. Where a vertical plane projecting from the edge of an exterior exit stairway or ramp and landings is exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the exterior wall shall be rated in accordance with Section 1023.7.*

Exceptions:

1. Separation from the interior of the *building* is not required for occupancies, other than those in Group R-1 or R-2, in *buildings* that are not more than two *stories above grade plane* where a *level of exit discharge* serving such occupancies is the first *story above grade plane*.
2. Separation from the interior of the *building* is not required where the *exterior exit stairway or ramp* is served by an *exterior exit ramp* or balcony that connects two remote exterior exit *stairways* or other *approved exits* with a perimeter that is not less than 50 percent open. To be considered open, the opening shall be not less than 50 percent of the height of the enclosing wall, with the top of the openings not less than 7 feet (2134 mm) above the top of the balcony.

3. Separation from the *open-ended corridor* of the *building* is not required for *exterior exit stairways* or *ramps*, provided that Items 3.1 through 3.5 are met:
 - 3.1. The *building*, including *open-ended corridors*, and *stairways* and *ramps*, shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 3.2. The *open-ended corridors* comply with Section 1020.
 - 3.3. The *open-ended corridors* are connected on each end to an *exterior exit stairway* or *ramp* complying with Section 1027. At the location where the exterior exit stairway or ramp is open to an open-ended corridor, the separation from the interior of the building shall extend to the extent of the required landing.
 - 3.4. The *exterior walls* and openings adjacent to the *exterior exit stairway* or *ramp* comply with Section 1023.7.
 - 3.5. At any location in an *open-ended corridor* where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3.3 m²) or an *exterior stairway* or *ramp* shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or *toxic* gases.
4. In Group R-3 occupancies not more than four *stories* in height, *exterior exit stairways* and *ramps* serving individual *dwelling units* are not required to be separated from the interior of the *building* where the *exterior exit stairway* or *ramp* discharges directly to grade.

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[BE] 1027.6 Exterior exit stairway and ramp protection. *Exterior exit stairways* and *ramps* shall be separated from the interior of the building as required in Section 1023.2. Openings shall be limited to those necessary for egress from normally occupied spaces. Where a vertical plane projecting from the edge of an *exterior exit stairway* or *ramp* and landings is exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the *exterior wall* shall be rated in accordance with Section 1023.7.

Exceptions:

1. Separation from the interior of the building is not required for occupancies, other than those in Group R-1 or R-2, in buildings that are not more than two stories above *grade plane* where a *level of exit discharge* serving such occupancies is the first story above *grade plane*.
2. Separation from the interior of the building is not required where the *exterior exit stairway* or *ramp* is served by an *exterior exit ramp* or balcony that connects two remote *exterior exit stairways* or other *approved exits*, with a perimeter that is not less than 50 percent open. To be considered open, the opening shall be not less than 50 percent of the height of the enclosing wall, with the top of the openings not less than 7 feet (2134 mm) above the top of the balcony.
3. Separation from the *open-ended corridor* of the building is not required for *exterior exit stairways* or *ramps*, provided that Items 3.1 through 3.5 are met:
 - 3.1. The building, including *open-ended corridors*, and *stairways* and *ramps*, shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 3.2. The *open-ended corridors* comply with Section 1020.
 - 3.3. The *open-ended corridors* are connected on each end to an *exterior exit stairway* or *ramp* complying with Section 1027. At the location where the exterior exit stairway or ramp is open to an open-ended corridor, the separation from the interior of the building shall extend to the extent of the required landing.
 - 3.4. The *exterior walls* and openings adjacent to the *exterior exit stairway* or *ramp* comply with Section 1023.7.
 - 3.5. At any location in an *open-ended corridor* where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3.3 m²) or an *exterior stairway* or *ramp* shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or *toxic* gases.

4. In Group R-3 occupancies not more than four stories in height, *exterior exit stairways* and *ramps* serving individual *dwelling units* are not required to be separated from the interior of the building where the *exterior exit stairway* or *ramp* discharges directly to grade.

Reason: This proposal has been split into two parts so that the two issues with exterior exit stairways can be addressed separately. The revision to Exception 3 address the rating/separation requirements for exterior exit stairways that are open to a breezeway at the floor landings

There has been a misinterpretation that the walls on the open-ended corridor are exterior walls in accordance with Item 3.4 instead of the corridor in accordance with 3.2. This can lead to unnecessary ratings on the corridor walls. The added sentence in 3.3 clarifies this. Where the stairway and the corridor/breezeway, the extent of the stairway protection is for the stairway landing. The corridor/breezeway is not an exterior wall that would require the rating to extend to 10 feet from the top of the stairway. See the reason statement for the original proposal for examples.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a clarification of existing provisions for exterior exit stairway configurations and fire-resistance ratings for the surrounding walls. There are no changes to construction requirements.

Comment (CAH2)# 224

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

E107-24

G1-24 Part VI

IPC: 301.1, 401.1, 501.1, 601.1, 701.1, 801.1, 901.1, 1001.1, 1101.1, 1201.1, , 1201.2(New), 1301.1, 1301.1.1(New), 1401.1; IBC: [P] 2901.1

Proposed Change as Submitted

Proponents: Steven Orlowski, Sundowne Building Code Consultants, LLC, Self (sorlowski@sbcc.codes); Robert Marshall, FCAC, FCAC (fcac@iccsafe.org); Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org); Andrew Bevis, Chair, Plumbing, Mechanical and Fuel Gas Code Action Committee (pmgcac@iccsafe.org)

2024 International Plumbing Code

CHAPTER 3 GENERAL REGULATIONS

SECTION 301 GENERAL

Revise as follows:

301.1 Scope. ~~The provisions of this chapter shall govern the general regulations regarding the installation of plumbing not specific to other chapters.~~ General installation of plumbing systems shall comply with this chapter.

CHAPTER 4 FIXTURES, FAUCETS AND FIXTURE FITTINGS

SECTION 401 GENERAL

Revise as follows:

401.1 Scope. ~~This chapter shall govern the materials, design and installation of plumbing fixtures, faucets and fixture fittings in accordance with the type of *occupancy*, and shall provide for the minimum number of fixtures for various types of *occupancies*.~~ Design, installation, and materials of plumbing fixtures, faucets and fixture fittings shall comply with this chapter.

CHAPTER 5 WATER HEATERS

SECTION 501 GENERAL

Revise as follows:

501.1 Scope. ~~The provisions of this chapter shall govern the materials, design and installation of water heaters and the related safety devices and appurtenances.~~ Design, installation, and materials of hot water heaters and hot water storage tanks shall comply with this chapter.

CHAPTER 6 WATER SUPPLY AND DISTRIBUTION

SECTION 601 GENERAL

Revise as follows:

601.1 Scope. ~~This chapter shall govern the materials, design and installation~~ Design, installation, and materials of hot and cold of water supply systems, ~~both hot and cold,~~ for utilization in connection with human occupancy and habitation and ~~shall govern the installation of individual water supply systems~~ shall comply with this chapter.

CHAPTER 7 SANITARY DRAINAGE

SECTION 701 GENERAL

Revise as follows:

701.1 Scope. ~~The provisions of this chapter shall govern the materials, design, construction and installation of sanitary drainage systems.~~ Design, installation, construction, and materials of sanitary drainage systems shall comply with this chapter.

CHAPTER 8 INDIRECT/SPECIAL WASTE

SECTION 801 GENERAL

Revise as follows:

801.1 Scope. ~~This chapter shall govern matters concerning indirect waste piping.~~ Indirect and special wastes systems shall comply with this chapter. ~~This chapter shall further control matters concerning food handling establishments, sterilizers, humidifiers, clear water waste, swimming pools, methods of providing *air breaks* or *air gaps*, and neutralizing devices for corrosive wastes.~~

CHAPTER 9 VENTS

SECTION 901 GENERAL

Revise as follows:

901.1 Scope. ~~The provisions of this chapter shall govern the materials, design, construction and installation of vent systems.~~ Design, installation, construction, and materials of vent systems shall comply with this chapter.

CHAPTER 10 TRAPS, INTERCEPTORS AND SEPARATORS

SECTION 1001 GENERAL

Revise as follows:

1001.1 Scope. ~~This chapter shall govern the material and installation of traps, interceptors and separators. Installation and materials of traps, interceptors, and separators shall comply with this chapter.~~

CHAPTER 11 STORM DRAINAGE

SECTION 1101 GENERAL

Revise as follows:

1101.1 Scope. ~~The provisions of this chapter shall govern the materials, design, construction and installation of storm drainage. Design, installation, construction, and materials of storm drainage systems shall comply with this chapter.~~

CHAPTER 12 SPECIAL PIPING AND STORAGE SYSTEMS

SECTION 1201 GENERAL

Revise as follows:

1201.1 Scope. ~~The provisions of this chapter shall govern the design~~ Design and installation of piping and storage systems for nonflammable medical gas systems and nonmedical oxygen systems shall comply with this chapter. ~~All maintenance and operations of such systems shall be in accordance with the *International Fire Code*.~~

Add new text as follows:

1201.2 Maintenance and operation. Maintenance and operations of nonflammable medical gas systems and nonmedical oxygen systems shall be in accordance with the *International Fire Code*.

CHAPTER 13 NONPOTABLE WATER SYSTEMS

SECTION 1301 GENERAL

Revise as follows:

1301.1 General. ~~The provisions of Chapter 13 shall govern the materials, design, construction and installation~~ Design, installation, construction, and materials of systems for the collection, storage, treatment and distribution of nonpotable water shall comply with this chapter. ~~For nonpotable rainwater systems, the provisions of CSA B805/ICC 805 shall be an alternative for regulating the materials, design, construction and installation of systems for rainwater collection, storage, treatment and distribution of nonpotable water.~~ The use and application of nonpotable water shall comply with laws, rules and ordinances applicable in the jurisdiction.

Add new text as follows:

1301.1.1 Nonpotable Rainwater Systems. The provisions of CSA B805/ICC 805 shall be an alternative for regulating the design, installation, construction, and materials of systems for rainwater collection, storage, treatment, and distribution of nonpotable water.

CHAPTER 14 SUBSURFACE GRAYWATER SOIL ABSORPTION SYSTEMS

SECTION 1401 GENERAL

Revise as follows:

1401.1 Scope. ~~The provisions of this chapter shall govern the materials, design, construction and installation~~ Design, installation, construction, and materials of subsurface graywater soil absorption systems connected to nonpotable water from on-site water reuse systems shall comply with this chapter.

2024 International Building Code

CHAPTER 29 PLUMBING SYSTEMS

SECTION 2901 GENERAL

Revise as follows:

[P] 2901.1 Scope. ~~The provisions of this chapter and the *International Plumbing Code* shall govern the design,~~ Design, construction, erection and installation of plumbing components, appliances, equipment and systems used in *buildings* and *structures* covered by this code shall comply with this chapter and the *International Plumbing Code*. Toilet and bathing rooms shall be constructed in accordance with Section 1210. Private sewage disposal systems shall conform to the *International Private Sewage Disposal Code*. The *International Fire Code*, the *International Property Maintenance Code* and the *International Plumbing Code* shall govern the use and maintenance of plumbing components, appliances, equipment and systems. The *International Existing Building Code* and the *International Plumbing Code* shall govern the *alteration, repair, relocation, replacement and addition* of plumbing components, *appliances, equipment* and systems.

Reason:

Currently, there is inconsistency among all the I-Codes in how the scoping sections are written at the beginning of each chapter. The Code Correlation Committee requested a task group be formed to review the scoping section in all the I-Codes and determine if there would be a way to harmonize both the language and style across the model codes. The Scoping Task Group was formed and consisted of several members from the various Code Action Committees and interested parties (some with no client interest). The task group

reviewed each chapter of the I-codes and after careful consideration, developed a format that could be incorporated and repeated for all the I-Codes.

As you will see in the proposed changes above, most of the chapters began with a style and format that was already consistent and was only slightly changed to give the scoping a more authoritative inflection. Where the chapter contained no scoping provisions, the task group added scoping language based on the content of the chapter. Where the existing scoping sections provided a laundry list of what is contained in the chapter, these list were reformatted into a list form to make it easier for users to see what information was contained. The Scoping Task group proposes that the recommended changes will improve the code by:

1. Create consistency in language used in the scope for all the I-Codes.
2. Creates a scoping section for chapters that did not have one before to clarify what is covered by the chapter.
3. Clarify the items covered and not covered in the chapter, using consistent format to send the user to different chapter(s) or code(s).
4. Remove redundant administrative language from existing scoping sections.
5. Where there were extensive number of items outlined in the scoping section, the items are now broken out into a list format to make it easier for the reader to indicate what is contained in the chapter.

To the best of the task groups knowledge the proposed changes are editorial in nature and no requirements not already addressed in the existing scoping or in the chapter being referenced were added. As these proposed changes are editorial, there is no cost impact on the cost of construction.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

As stated in our reason statement, these proposed changes are editorial, there is no cost impact on the cost of construction.

G1-24 Part VI

Public Hearing Results (CAH1)

CAH1 Committee Action:

As Submitted

CAH1 Committee Reason: This is good work to cleanup and coordinate all of the codes. (14-0)

G1-24 Part VI

Individual Consideration Agenda

Comment (CAH2) ORLOWSKI-C3:

IPC: 501.1

Proponents: Steven Orłowski, Sundowne Building Code Consultants, LLC, Self (sorłowski@sbcc.codes) requests As Modified by Committee (AMC2)

Further modify as follows:

2024 International Plumbing Code

501.1 Scope. Design, installation, and materials of ~~hot~~ water heaters and hot water storage tanks shall comply with this chapter.

Reason: During the hearings in Orlando, it was pointed out by a committee member the word "hot" should be removed before the words water heater in section 501.1. This Committee comment removes the term as requested by the committee member.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This committee comment is editorial and has no cost impact on construction.

Comment (CAH2)# 91

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

G1-24 Part VI

G8-24 Part I

IBC: SECTION 202; IFC: SECTION 202

Proposed Change as Submitted

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org)

THIS IS A 2 PART CODE CHANGE.

PART I WILL BE HEARD BY THE IBC EGRESS CODE COMMITTEE.

PART II WILL BE HEARD BY THE MECHANICAL CODE COMMITTEE.

SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.

2024 International Building Code

Revise as follows:

[BE] FLOOR AREA, GROSS. The floor area within the inside perimeter of ~~the a~~ exterior walls of the ~~building under consideration,~~ exclusive of ~~vent shafts with no openings and courts,~~ without deduction for *corridors, stairways, ramps,* closets, the thickness of interior walls, columns or other features. The floor area of a *building, or portion thereof,* not provided with surrounding *exterior walls* shall be the occupiable space ~~usable area~~ under the horizontal projection of ~~the a~~ roof or floor above. ~~The gross floor area shall not include shafts with no openings or interior courts.~~

[BE] FLOOR AREA, NET. The ~~actual occupied area~~ occupiable space of a building, not including unoccupied accessory areas such as *corridors, stairways, ramps,* toilet rooms, mechanical rooms and closets.

2024 International Fire Code

Revise as follows:

[BE] FLOOR AREA, GROSS. The floor area within the inside perimeter of ~~the a~~ exterior walls of the ~~building under consideration,~~ exclusive of ~~vent shafts with no openings and courts,~~ without deduction for *corridors, stairways, ramps,* closets, the thickness of interior walls, columns or other features. The floor area of a *building, or portion thereof,* not provided with surrounding *exterior walls* shall be the occupiable space ~~usable area~~ under the horizontal projection of ~~the a~~ roof or floor above. ~~The gross floor area shall not include shafts with no openings or interior courts.~~

[BE] FLOOR AREA, NET. The ~~actual occupied area~~ occupiable space of a building, not including unoccupied accessory areas such as *corridors, stairways, ramps,* toilet rooms, mechanical rooms and closets.

Reason: The changes clean up both definitions for readability and to remove redundancy. Additionally, it clarifies the use of “floor area” in IBC/IFC Table 1004.5 to point back to definitions.

The IMC includes the definition 'floor area, net', but does not use it in the text. They do include the definition of 'net occupiable floor area' which is used in Section 403.3.1.1.1.1 and footnote a in Table 403.3.1.1. We are proposing to delete this term since it is not used and is inconsistent with the IBC and IFC.

The IZC also includes definitions for 'floor area, net' and 'floor area, gross'. They are different from IBC and IFC and are not used in the text. There will be a code change in Group B to address this.

This proposal is submitted by the ICC Building Code Action Committee (BCAC).

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 the BCAC has held several virtual meetings open to any interested party. In addition,

there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at [BCAC webpage](#).

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is an editorial change to the definitions to provide additional clarity for application in determining occupant loads. This will not result in any changes to construction.

G8-24 Part I

Public Hearing Results (CAH1)

CAH1 Committee Action:

Disapproved

CAH1 Committee Reason: This proposal was disapproved. For the definition of gross floor area there were questions if the phrase "with no openings" could exclude central light shaft with windows - now called "interior courts" in the current text. While "shafts with no openings" is current text, it is confusing about what this includes. In the 2nd sentence, 'occupiable space' should not be change to 'useable area' - this could exempt useable areas without walls, such as a pavilion. (Vote: 8-6)

G8-24 Part I

Individual Consideration Agenda

Comment (CAH2) GROVE-C1:

IBC: SECTION 202; IFC: SECTION 202

Proponents: Jeff Grove, Chair, Building Code Action Committee (BCAC) (bcac@iccsafe.org) requests As Modified by Committee (AMC2)

Modify as follows:

2024 International Building Code

[BE] FLOOR AREA, GROSS. The floor area within the inside perimeter of the *exterior walls* of the *building*, ~~exclusive of shafts with no openings and courts~~, without deduction for *corridors, stairways, ramps*, closets, the thickness of interior walls, columns or other features ~~and exclusive of interior courts~~. Where a space is The floor area of a building not provided with surrounding exterior walls, the floor area shall include the be the space occupiable useable area under the horizontal projection of a roof or floor above.

[BE] FLOOR AREA, NET. The occupiable space of a building, not including unoccupied accessory areas such as *corridors, stairways, ramps*, toilet rooms, ~~shafts~~, mechanical rooms and closets.

2024 International Fire Code

[BE] FLOOR AREA, GROSS. The floor area within the inside perimeter of a *exterior walls* of the *building*, ~~exclusive of shafts with no openings and courts~~, without deduction for *corridors, stairways, ramps*, closets, the thickness of interior walls, columns or other features ~~and exclusive of interior courts~~. Where a space is The floor area of a building not provided with surrounding exterior walls, the floor area shall include the be the occupiable space useable area under the horizontal projection of a roof or floor above.

[BE] FLOOR AREA, NET. The occupiable space of a building, not including unoccupied accessory areas such as *corridors, stairways, ramps, toilet rooms, shafts, mechanical rooms and closets.*

Reason: The intent of the proposal remains to provide clarity with these defined terms. The revisions are to address the committee concerns.

There were questions about if shafts for elements such as mechanical, plumbing or elevators should be included. This is within gross floor area, but has been added as excluded in net floor area. Gross floor areas would not include central courts, such as in an O or U shaped buildings, but would include areas that are under roofs, such as outdoor dining areas at a restaurant. This is important for determination of occupant loads.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is an editorial change to the definitions to provide additional clarity for application in determining occupant loads. This will not result in any changes to construction.

Comment (CAH2)# 129

Public Hearing Results (CAH2)

CAH2 Committee Action:

None

G8-24 Part I
