

ORDINANCE NO. 1929

AN ORDINANCE REPEALING SECTIONS 109-31, 109-32, 109-195, 109-227, AND 18-20 OF THE CITY CODE AND ADOPTING 2015 VERSIONS OF SPECIFIED TECHNICAL CODES RELATING TO INSPECTION ACTIVITIES, ENFORCEMENT OF BUILDING PROVISIONS AS PROVIDED IN SAID CODES AND FIRE PREVENTION

WHEREAS, the City Council of the City of Mountain Brook, Alabama (the "City Council") heretofore has adopted various technical codes promulgated by the International Code Council (the "ICC") and the National Fire Protection Association relating to buildings, residences and other structures in the City of Mountain Brook (the "City"), and operations in the City concerning fuel gas, mechanical, plumbing, and fire protection and life safety (collectively, the "Technical Codes");

WHEREAS, the City Council desires that, except to the extent specified herein, the City adopt, the 2015 versions of the Technical Codes (the "2015 Technical Codes") that are specified herein for use and application for buildings and structures within its corporate limits;

WHEREAS, the adoption of the 2015 Technical Codes by reference is authorized by §11-45-8 Code of Alabama (1975); and

WHEREAS, the adoption of the 2015 Technical Codes will facilitate the performance of inspection activities by the City, and promote the public safety, health and general welfare of its citizens and owners, occupants and users of buildings and structures in the City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City as follows:

Section 1. Section 109-31 of the City Code is hereby repealed and replaced with the following:

"Sec. 109-31. Building Codes—Adoption by reference.

(a) Except as provided herein, the International Building Code - 2015 Edition ("ICC Building Code") and International Residential Code - 2015 Edition (the "IRC"), both published by the ICC and available for purchase at 900 Montclair Road, Birmingham, Alabama, are hereby adopted as the Building Code of the City by reference as though they were copied herein.

(b) With respect to the ICC Building Code and the IRC, the City modifies the forms proposed by the ICC as follows:

(i) Section [A]101.4. of ICC Building Code - Referenced codes: The following codes that are referenced in this Section of the ICC Building Code are not adopted: (a) the International Property Maintenance Code referenced in Section 101.4.4; and (b) the International Existing Building Code referenced in Section 101.4.7.

(ii) Section [A] 109.2 of ICC Building Code & Section R108.2 of IRC – Schedule of Permit Fees: These Sections are not adopted in the form proposed by the ICC, and are replaced in their entirety with the following:

Schedule of Permit Fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee or fees as set forth in City Code Section 14-1 shall be paid at the time of filing application, in accordance with such fee schedule as shall be set from time to time by the city council. A list of such fees shall be kept on file in the city clerk's office.

(iii) Sections [A] 111.1 of ICC Building Code & R110.1 of IRC – Use and Occupancy. These Sections are not adopted in the form proposed by the ICC, and are replaced in their entirety with the following:

“Use and occupancy. No residential building or structure shall be used or occupied, and no change in the existing occupancy classification of a residential building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy which has been signed by the building official and the City Manager. No commercial building or structure shall be used or occupied, and no change in the existing occupancy classification of a commercial building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy which has been signed by the building official, the fire official, and the City Manager. A certificate of occupancy shall not be issued until after the City Manager shall have determined that the building conforms to all provisions and regulations of the city with respect thereto, including its use under the zoning ordinances of the city. A certificate of occupancy (whether a temporary certificate or the regular certificate) issued without the signature of the building official, fire official (in the case of commercial buildings), and the City Manager shall not be deemed to be a certificate of occupancy issued under this code or under the city's zoning ordinance.

(iv) Sections [A] 113 of ICC Building Code & R112 of the IRC – Board of Appeals. These Sections are not adopted in the form proposed by the ICC, and are replaced in their entirety with the following:

“Appeals regarding the application of the adopted building codes may be presented to the City Manager for consideration. The City Manager may elect to render a decision on such appeal or remand the appeal to the board of zoning adjustment. In cases where the appeal is heard by the City Manager and a decision is rendered, the appellant, if not satisfied with the decision, may then appeal to the board of zoning adjustment.

The board of zoning adjustment of the City of Mountain Brook, Alabama, as said board is prescribed by Section 11-52-80 Code of Alabama (1975), as amended, shall constitute a board of adjustments and appeals under these codes.”

(v) Sections [A]114.4 of ICC Building Code & R113.4 of IRC-Violation Penalties. These Sections are not adopted in the form proposed by the ICC, and are replaced in their entirety with the following:

R113.4 Violation Penalties. Any person who violates a provision of these codes or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of these codes, shall be subject to penalties as prescribed by law.

In instances where a person commences work prior to making application for a required permit, all applicable permit fees shall be doubled. Once notified in writing by the building official of the City that a report or building permit application must be submitted, such person must submit such report within ten (10) days. Persons who fail to make such report within the time period required shall be subject to additional penalties as provided under Sec. 1-6.1 of the City Code and by §13A-10-4 of the Code of Alabama.

(vi) Chapter 11 of IRC- Energy Efficiency. This Chapter is adopted except as follows: (a) notwithstanding any provisions contained in Chapter 11 or elsewhere in the IRC, the Energy Efficiency requirements in the IRC shall not be applicable to the repair, renovation, alteration or reconstruction of *existing* buildings and structures; and (b) the minimum standards for insulation to be used in connection with the repair, renovation, alteration or reconstruction of *existing* buildings and structures shall not be less than R-30 for ceiling spaces, R-13 for walls and R-19 for floors.

(vii) Section P2904 of the IRC- Dwelling Unit Fire Sprinkler Systems. This Section is adopted, but the following provision is added as P2904.8.9:

P2904.8.9 Residential Sprinkler Exemption. Notwithstanding any provision in this Section P2904 or elsewhere in the IRC, any homeowner, upon application to the City's building official, may request an exemption to the sprinkler system requirements of P2904.1 for a dwelling and such exemption shall be granted upon satisfaction of each of the following:

a. The applicant must either confer with the City Fire Marshal or his or her designee about the benefits of installing a residential fire sprinkler system or review presentation

materials developed by the Fire Marshal concerning sprinkler systems;

b. The applicant must certify that he or she has met the requirements in subsection (a) above, and fully understands and acknowledges the risks of opting not to install a residential fire sprinkler system;

Exceptions:

i. No exemption shall be granted for any dwelling constructed less than 5 feet from the property line; and

ii. No exemption shall be granted for 2-family dwelling units.”

Section 2. Section 109-32 of the City Code, which reflected amendments to the previously enacted Section 109-31, is hereby repealed and replaced by the following:

“Sec. 109-32. Same – Amendments - Reserved.”

Section 3. Section 109-195 of the City Code is repealed and replaced with the following:

“Sec. 109-195. Gas and Mechanical Codes—Adoption by reference.

(a) Except as provided herein, the International Fuel Gas Code - 2015 Edition (the “Gas Code”) and International Mechanical Code - 2015 Edition (the “Mechanical Code”), both published by International Code Council (“ICC”) and available for purchase at 900 Montclair Road, Birmingham, Alabama, are hereby adopted as the Gas and Mechanical Code of the City by reference as though they were copied herein.”

(b) With respect to the Gas Code and the Mechanical Code, the City amends the form proposed by the ICC as follows:

(i) Sections [A]106.6.2 of Gas Code & [A]106.5.2 of Mechanical Code – Fee Schedule. These Sections are not adopted in the form proposed by the ICC, and are replaced in their entirety with the following:

“Schedule of Permit Fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee or fees as set forth in City Code Section 14-1 shall be paid at the time of filing application, in accordance with such fee schedule as shall be set from time to time by the city council. A list of such fees shall be kept on file in the city clerk’s office.”

(ii) Sections [A] 108.4 of Gas Code & Mechanical Codes- Violation Penalties. These Sections are not adopted in the form proposed by the ICC, and are replaced in their entirety with the following:

“[A] **108.4 Violation Penalties.** Any person who violates a provision of these codes or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

In instances where a person commences work prior to making application for a required permit, all applicable permit fees shall be doubled. Once notified in writing by the building official of the City that a report or building permit application must be submitted, such person must submit such report within ten (10) days. Persons who fail to make such report within the time period required shall be subject to additional penalties as provided under Sec. 1-6.1 of the city code and by §13A-10-4 of the Code of Alabama.”

(iii) Sections 109 of Gas Code & Mechanical Code – Means of Appeals. These Sections in these codes are not adopted in the form proposed by the ICC, and are replaced in their entirety with the following:

“Appeals regarding the application of the adopted building codes may be presented to the City Manager for consideration. The City Manager may elect to render a decision on such appeal or remand the appeal to the board of zoning adjustment. In cases where the appeal is heard by the City Manager and a decision is rendered, the appellant, if not satisfied with the decision, may then appeal to the board of zoning adjustment.

The board of zoning adjustment of the City of Mountain Brook, Alabama, as said board is prescribed by Section 11-52-80 Code of Alabama (1975), as amended, shall constitute a board of adjustments and appeals under these codes.”

Section 4. Section 109-227 of the City Code is repealed and replaced with the following:

“Sec. 109-227. Plumbing Code—Adoption by reference.

(a) Except as provided herein, the International Plumbing Code - 2015 Edition published by International Code Council (“ICC”) (the “Plumbing Code) and available for purchase at 900 Montclair Road, Birmingham, Alabama, is hereby adopted as the Plumbing Code of the City by reference as though it were copied herein.

(b) With respect to the Plumbing Code, the City amends the form proposed by the ICC as follows:

(i) Section [A] 106.6.2 of Plumbing Code – Fee Schedule. This Section is not adopted in the form proposed by the ICC, and is replaced in its entirety with the following:

Schedule of Permit Fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee or fees as set forth in City Code Section 14-1 shall be paid at the time of filing application, in accordance with such fee schedule as shall be set from time to time by the city council. A list of such fees shall be kept on file in the city clerk's office.

(ii) Section [A] 108.4 of Plumbing Code - Violation Penalties. This Section is not adopted, and is replaced in its entirety with the following:

[A] 108.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

In instances where a person commences work prior to making application for a required permit, all applicable permit fees shall be doubled. Once notified in writing by the building official of the City that a report or building permit application must be submitted, such person must submit such report within ten (10) days. Persons who fail to make such report within the time period required shall be subject to additional penalties as provided under Sec. 1-6.1 of the City Code and by §13A-10-4 of the Code of Alabama.”

(iii) Section 109 of Plumbing Code - Means of Appeals. This Section is not adopted and is replaced in its entirety with the following:

Appeals regarding the application of the adopted building code may be presented to the city manager for consideration. The City Manager may elect to render a decision on such appeal or remand the appeal to the board of zoning adjustment. In cases where the appeal is heard by the City Manager and a decision is rendered, the appellant, if not satisfied with the decision, may then appeal to the board of zoning adjustment.

The board of zoning adjustment of the City of Mountain Brook, Alabama, as said board is prescribed by Section 11-52-80 Code of Alabama (1975), as amended, shall constitute a board of adjustments and appeals under this code.”

Section 5. Section 18-20 of the City Code is repealed and replaced with the following:

“Sec. 18-20. Fire Prevention Code - Adoption by reference

(a) Except as provided herein, the International Fire Code - 2015 Edition published by the International Code Council (“ICC”) and available for purchase at 900 Montclair Road, Birmingham, Alabama (the “Fire Code”), and the Life Safety Code (NFPA 101) - 2015 Edition, available for purchase from the National Fire Protection Association, 1 Batterymarch Park, Quincy, MA, or by calling (800) 344-3555 (the “Life Safety Code”), are hereby adopted as the Fire Prevention Code of the City by reference as though they were copied herein.

(b) With respect to the Fire Code, the City amends the form proposed by the ICC as follows:

(i) Section 108 – Board of Appeals. This Section of the Fire Code is not adopted and is replaced in its entirety with the following:

Appeals regarding the application of the adopted code may be presented to the city manager for consideration. The city manager may elect to render a decision on such appeal or remand the appeal to the board of zoning adjustment. In cases where the appeal is heard by the city manager and a decision is rendered, the appellant, if not satisfied with the decision, may then appeal to the board of zoning adjustment.

The board of zoning adjustment of the City of Mountain Brook, Alabama, as said board is prescribed by Section 11-52-80 Code of Alabama (1975), as amended, shall constitute a board of adjustments and appeals under this code.

(ii) Section [A] 109.4 - Violation Penalties. This Section of the Fire Code is not adopted and is replaced in its entirety with the following:

[A] 109.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

In instances where a person commences work prior to making application for a required permit, all applicable permit fees shall be doubled. Once notified in writing by the building or fire official of the City that a report or building permit application must be submitted, such person must submit such report within ten (10) days. Persons who fail to make such report within the time period required shall be subject to additional penalties as provided under Sec. 1-6.1 of the City Code and by §13A-10-4 of the Code of Alabama.”

(iii) Section [A] 113.2 – Schedule of permit fees. This Section of the Fire Code is not adopted, and is replaced in its entirety with the following:

Schedule of Permit Fees. On buildings, structures, and other matters under this code that require a permit, a fee or fees as set forth in City Code Section 14-1 shall be paid at the time of filing application, in accordance with such fee schedule as shall be set from time to time by the City Council. A list of such fees shall be kept on file in the City Clerk's office.

(iv) Section 912.2 – Location (of Fire Department Connections). This Section of the Fire Code is not adopted, and is replaced in its entirety with the following:

9.1.2.2 Location. Fire department connections shall be located not more than 100 feet from the nearest fire hydrant. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that the fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the department connections shall be *approved* by the fire chief or fire official.

(v) Adoption of Certain Appendices: The provisions of Appendix B - Fire-Flow Requirements for Buildings, Appendix C – Fire Hydrant Locations and Distribution, and Appendix D – Fire Apparatus Access Roads each are adopted in their entirety.

(c) With respect to the Life Safety Code, the City amends the form proposed by the National Fire Protection Association as follows:

(i) Chapter 24 – One-and Two Family Dwellings. This Chapter is not adopted.

(ii) Reserved.”

Section 6. This ordinance is cumulative in nature and is in addition to any power and authority which the City of Mountain Brook may have under any other ordinance or law.

Section 7. If any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect, notwithstanding such holding.

Section 8. Any provisions herein that the City has adopted that deviate from the Technical Codes that are adopted by reference shall prevail over any conflicting provision of those Technical Codes. All other ordinances or parts of ordinances heretofore adopted by the City Council of the City of Mountain Brook, Alabama, which are inconsistent with the provisions of this ordinance, are hereby expressly repealed.

In addition, when a provision in the adopted Technical Codes or this Ordinance refers to the duties of certain named officials, the official of the City of Mountain Brook, Alabama whose duties most closely correspond to those of such named official shall be deemed the official responsible for the enforcement of said provision.

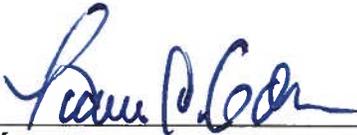
Section 9. The effective date of this Ordinance shall be April 1, 2015.

ADOPTED: This 9th day of February, 2015.



Council President

APPROVED: This 9th day of February, 2015.



Mayor

CERTIFICATION

I, Steven Boone, City Clerk of the City of Mountain Brook, Alabama, hereby certify the above to be a true and correct copy of an ordinance adopted by the City Council of the City of Mountain Brook, Alabama, as its meeting held on February 9, 2015, as same appears in the minutes of record of said meeting, and published by posting copies thereof on February 10, 2015, at the following public places, which copies remained posted for five (5) days as required by law.

City Hall, 56 Church Street
Gilchrist Pharmacy, 2850 Cahaba Road
The Invitation Place, 3150 Overton Road
Overton Park, 3020 Overton Road



City Clerk

Sam Gaston

From: Philip Black
Sent: Wednesday, January 14, 2015 9:29 AM
To: Sam Gaston; Rob Walker; James Carter; hanklong@bellsouth.net; lauren@barrettarchstudio.com
Cc: Jerry Weems; Carole Epstein
Subject: RE: Building Code ordinance
Attachments: 2015 ICC Important Changes FINAL.pdf

Sam / Jerry:

I have attached a helpful table of changes to the codes published by the National Multifamily Housing Council which summarizes: Code citation involved, type of change, possible cost implications (Cost Increase or Decrease), and comments.

From my review and general understanding of the changes and from discussion from some of my colleagues, the limited number of revisions which result in increased cost do benefit the public health safety and welfare. These are mostly residential and multifamily fire protection and detection (particularly carbon monoxide detection) systems that might affect Mountain Brook residents. The other notable changes are more geared towards highrise and institutional healthcare occupancies. The remaining changes are for clarity, and coordination among the codes and other standards.

Another significant change is the deletion from the IBC of Chapter 34 dealing with existing buildings. The ICC Board of Directors and membership decided that existing buildings should be addressed by the International Existing Building Code (IEBC).

In my opinion, I would recommend adoption of the new code editions.
Please let me know if you have any questions.

From: Sam Gaston [mailto:gastons@mtnbrook.org]
Sent: Tuesday, January 13, 2015 3:54 PM
To: Rob Walker; Philip Black; James Carter; hanklong@bellsouth.net; lauren@barrettarchstudio.com
Cc: Jerry Weems; Carole Epstein
Subject: RE: Building Code ordinance

The week before if you have any comments.

Sam S. Gaston
City Manager
City of Mountain Brook, AL.
56 Church Street
P.O. Box 130009
Mountain Brook AL. 35213
(205) 802-3803 Phone
(205) 870-3577 Fax

From: Rob Walker [mailto:rob@rw4arch.com]
Sent: Tuesday, January 13, 2015 3:17 PM
To: Sam Gaston; Philip Black; James Carter; hanklong@bellsouth.net; lauren@barrettarchstudio.com
Cc: weemsj@mtnbrook.org; Carole Epstein
Subject: RE: Building Code ordinance

Sam-

I will take a look and let you know if there are any issues.

1/14/2015

1929

With the understanding that meeting is on 2/9, by when do you need any feedback?

Rob Walker, AIA – LEED AP

Rob Walker Architects, LLC
2229 First Avenue South - Suite 110



Birmingham, AL 35233
ph.205.254.3212
cell.205.542.0342

From: Sam Gaston [mailto:gastons@mtnbrook.org]
Sent: Tuesday, January 13, 2015 3:13 PM
To: Philip Black; Rob Walker; James Carter; hanklong@bellsouth.net; lauren@barrettarchstudio.com
Cc: weemsj@mtnbrook.org; Carole Epstein
Subject: FW: Building Code ordinance

Gentlemen,
The City will consider adopting the 2015 International Building, Residential, Fuel Gas, Mechanical, Plumbing and Fire Codes at its February 9th meeting. The Council asked me to contact you to see if you had time to review some of these codes and give us feedback prior to the February 9th meeting. Do you see any major problems for architects, builders and property owners by the adoption of these codes?
Copies of the codes are on file in the Building Inspections Office, on top of the white map file, or at the International Code Congress office on Montclair.

Sam S.Gaston
City Manager
City of Mountain Brook, AL.
56 Church Street
P.O. Box 130009
Mountain Brook AL. 35213
(205) 802-3803 Phone
(205) 870-3577 Fax

From: Steve Boone [mailto:boones@mtnbrook.org]
Sent: Tuesday, January 13, 2015 11:38 AM
To: Sam Gaston
Cc: Jerry N. Weems
Subject: Building Code ordinance

For distribution to selected architects

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Steven Boone
City of Mountain Brook
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BACKGROUND | OCTOBER 2014

2015 ICC Model Codes Summary of Important Changes

The 2015 International Code Council (ICC) model building codes were completed in June 2014 and are now available for adoption at the state and local level. This document summarizes the significant changes made between the 2012 and 2015 codes that affect apartments (Residential R-2) and commercial occupancies. For the first time, the National Multifamily Housing Council (NMHC), National Apartment Association (NAA), Building Owners and Managers Association (BOMA) and National Association of Home Builders (NAHB) encourage state and local jurisdictions to consider adopting the 2015 I-Codes when updating their state or local codes. Two exceptions to this are noted in this document.

Importantly, this summary does not include all the changes, and therefore developers and designers need to consult the codes for other changes that may impact a specific design. For each change, the tables included indicate whether the change is likely to result in higher or lower costs (or whether the impact is unknown).

National Multifamily Housing Council
1850 M Street, NW, Suite 540
Washington, DC 20036

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- 3
6. Application of the NFPA 13R sprinkler system.
 7. Design and use of assembly occupancies on building roofs.

Changes noted as “Increase” are important and will impact specific requirements within the building. Major changes in this category include:

1. Requirements for a secondary sprinkler water supply in Seismic Design Category C, D, E, or F.
2. New requirements for opening protective glazing.
3. Use of limited area sprinkler systems.
4. Requirements for alarm systems in college and university buildings.

The changes noted as having cost implication of “None” or “Unknown” need special attention because they will impact the building design and could have an impact on specific provisions in the code. Major changes here include:

1. Revision to requirements on dampers protecting ceiling membrane.
2. Use of cross-laminated and fire-resistant lumber.
3. Location of smoke alarms near kitchens and bathrooms.
4. Use of smoke detection systems as alternative to providing smoke alarms.
5. Measurement of exit and exit access configuration.

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One additional note: Special awareness should be given to any attempts to adopt Appendix L – Fire Fighter Air Replenishment Systems and Appendix M – High-Rise Retro Active Installation of Automatic Sprinkler Systems. Appendix items are not part of the code unless they are specifically included during the code adoption process.

Designers and builders need to consult the 2015 ICC codes that are not listed for changes that may be of concern to specific projects.

Important Changes to the 2015 IBC (cont'd)

<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IBC 705.6 "Exterior Wall-Structural Stability"	Major Change	Decrease	Exterior fire-rated walls that are braced by floor or roof assemblies that have a lesser fire resistance rating are now permitted. Previous editions of the IBC Code required Construction Type III buildings with two -hour fire-rated exterior walls to have floors that support the two-hour fire-rated exterior walls to be upgraded to the two-hour fire rating. This is a major cost since apartment buildings built of Construction Type III under the legacy codes only required one-hour floor and roof assemblies to support the two-hour fire-rated exterior walls.
IBC 707.5 Exception 2 "Fire Barriers-Continuity"	New: Clarification	Decrease	Clarifies that the walls of an interior exit stairway do not need to extend through the attic space to the underside of the roof deck if the ceiling of the stairway terminates with a fire-rated top enclosure complying with Section 713.12.
IBC 714.4.2 Exception 7 "Membrane Penetration"	Revision	Decrease	This exception was new in the 2012 IBC (Section 714.4.1.2 Exception #7) and allowed for a practical application of the code in circumstances where wood-framed walls extend up to and attach directly to the underside of joist/trusses floor and roof fire-rated assemblies. It was further modified to permit the wood framed walls to be sheathed solely with Type X gypsum wallboard in lieu of being a fire resistance rated wall assembly.
IBC 717.1.1 "Ducts and Air Transfer Openings"	New Provision	Decrease	Duct will be allowed to leave a fire-rated shaft enclosure, transition horizontally, and then enter another fire-rated shaft if the duct penetrations on each side of the shafts are protected with fire dampers. Note that this is not permitted for clothes dryer exhaust ducts or any other ducts that the I Codes require to be continuous and uninterrupted.
IBC 903.2.1.6 "Assembly Occupancies on Roof"	New Provision	Decrease	Code now addresses how to deal with assembly occupancies on the roof of a building. When the occupant load > 100 for Group A-2 (i.e., restaurant), or > 300 for other Group A (i.e., meeting rooms, swimming pools) all floors to, and including, level of exit discharge are required to be sprinklered per NFPA 13 or NFPA 13R, as applicable. Since all new Group R occupancies are already required to be sprinklered, this new requirement is a good clarification of the Code for such common assembly occupancies that are to be located on the roofs of new apartment projects. Note that there is an exception to this sprinkler requirement for open parking garages of Construction Type I or Type II.

Important Changes to the 2015 IBC (cont'd)

<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IBC 1016.2(1) "Egress through Intervening Spaces," 3006.4 Means of Egress"	New Provision	Decrease	Exit access is permitted through an enclosed elevator lobby that leads to at least one of the required exits. Exit access to not less than one of the other required exits shall be provided without travel through the enclosed elevator lobby.
IBC 1023.3.1 Exception 2 "Interior Exit Stairway Extension"	New Provision	Decrease	An exit stairway does not require a door at the stairway opening into an exit passageway if the exit passageway has no other openings into it from the building.
IBC 1107.4 Exceptions 3 and 4 "Accessible Route"	New Provision	Decrease	Exceptions added to exempt, in certain cases, accessible stories and mezzanines in buildings with Group R-2 units or dormitories if accessibility is provided to other facilities.
Previous 2012 IBC Section 3004 "Hoistway Venting"	Deleted	Decrease	The hoistway venting requirements have been deleted from the 2015 IBC since they were antiquated and wasted building energy. Only Section 3004.3.1, "Plumbing and Mechanical Systems," was retained, and it was relocated to Section 3002.9
IBC 101.4.7 "Existing Buildings," Previous 2012 IBC Chapter 34 "Existing Buildings"	Deleted 2012 IBC Chapter 34	None	The requirements (Chapter 34) for existing structures have been removed from the 2015 IBC. All existing construction requirements are now in the 2015 International Existing Building Code (IEBC).
IBC 104.11 "Alternative Materials, Design, and Methods of Construction and Equipment"	Revision	None	Last sentence was added that requires the code official to provide in writing the reasons why the alternative was not approved if he/she rejects the application for an alternative design under this section of the Code.
903.3.1.2.2 "Open-Ended Corridors"	New Provision – Correlation	None	This new section was added to the sprinkler requirements just to clarify that when applying the open-ended corridor (i.e., open breezeway) sprinkler requirements of Section 1027.6 Exception 3.1 to a building sprinklered in accordance with NFPA 13R, it is the intent of the IBC Code to also require the open-ended corridors and its associated exterior stairs to be sprinklered when using Exception 3 of Section 1027.6.
903.3.5 "Water Supplies"	Revision	None	New last sentence in section was added to clarify that the fire flow test for the design of the sprinkler system needs to be adjusted for seasonal and daily pressure fluctuations.
IBC 907.2.11.4 "Smoke Alarms Near Bathrooms"	New Provision	None	Smoke alarms are to be located a minimum of three feet from the bathroom door when the bathroom contains a bathtub or shower.

Important Changes to the 2015 IBC (cont'd)			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IBC 1405.3 "Vapor Retarders"	Revised	None	Requirements for vapor retarders have been modified. In Climate Zones 1 and 2, Class I and II vapor retarders are not permitted on the interior side of frame walls. In Climate Zones 3 and 4, Class I vapor retarders are not permitted on the interior of frame walls. Class III vapor retarders are required in specific locations.
IBC 3104.5 Connections of Pedestrian Walkway to Buildings"	Makes Code More User Friendly	None	Revised, reformatted section with no intended changes to the existing requirements.
IBC Section 3006 "Elevator Lobbies and Hoistway Opening Protection	New Section with Relocated Requirements	None	The elevator lobby requirements that were located in 2012 IBC Section 713.14.1 were reformatted and relocated into newly created Sections 3006.2 and 3006.3 in the 2015 IBC.
IBC 403.3.3 "Sprinkler Secondary Water Supply"	Relocated	None	Sprinkler systems in high-rise buildings in Seismic Design Category C, D, E or F are required to have a secondary water supply.
IBC 202 Definition of "Corridor Damper," 717.3.2.4 "Corridor Damper Rating," 717.3.3.5 "Corridor Damper Actuation," 717.5.4.1 Exception #1 "Where Required-Corridors"	New Provision	Unknown	New design option protecting the ceiling membrane's HVAC penetrations for a fire-rated exit access corridor where the ceiling of the corridor is constructed using a fire-rated corridor wall assembly placed horizontally.
IBC 602.4 Cross-Laminated Timber Use in Construction Type IV	New Provision	Unknown	Revisions allow the use of fire-retardant-treated lumber, cross-laminated timber and glued-laminated plank in specific applications.
IBC 703.2.4 Fire-Resistance Ratings and Fire Tests: Supplemental Features"	New Provision	Unknown	When a listed fire resistance assembly is modified, sufficient data shall be made available to the code official to show that the required fire resistance rating is not reduced.
IBC 705.2 "Projections," 705.2.3 "Combustible Projections"	Major Change	Unknown	Table 705.2, "Minimum Distance of Projections," was modified and simplified and now requires an increase in the separation required between the leading edge of a building's projection and the property line (or fire separation distance line). Section 705.2.3 was simplified and requires added protection where a combustible projection is within 5' of a property line (or FSD).
907.2.11.7 "Smoke Detection System"	New Provision	Unknown	Clarifies that an acceptable alternative to providing single and multiple-station smoke alarms is to use smoke detectors, listed per UL 268, that are part of the building's fire alarm system.

Important Changes to the 2015 IBC (cont'd)

<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
Chapter 10 "Means of Egress"	Major Revisions, Relocations and Clarifications	Unknown	2012 IBC Sections 1015 and 1021 requirements were relocated and revised into the general provisions of Sections 1006 and 1007. All the section numbers that were in the 2012 IBC have been changed in the 2015 IBC because of the extensive reorganization and revisions during this code cycle. Users of the Code are cautioned to do an extensive review of Chapter 10 before designing a project under this new edition of the Code.
IBC 1007 "Exit and Exit Access Doorway Configuration"	New Provision	Unknown	New section with specific requirements on how to measure the separation distance between exits, exit access doorways/stairways and ramps.
IBC 1015.7 Exception "Roof Access"	New Exception	Unknown	Exception eliminates the guards required for roof access where the roof hatch opening is located within 10' of the roof edge or the open side is located > 30" above the floor, roof or grade above, where permanent fall arrest/restraint anchorage connector devices complying with ANSI/ASSE Z 359.1 are provided.
IBC 2406.4.7 "Safety Glazing Adjacent to the Bottom Stairway Landing"	Revision	Unknown	Requires safety glazing if glazing is located < 60" above the bottom of a stair, or within a 60" horizontal arc if < 180 degrees from the bottom tread nosing.
IBC 111.1 "Use and Occupancy"	Revision	Increase	A change in a building use, or portion thereof, with no change in its occupancy classification will now require a new Certificate of Occupancy.
IBC 716.5.8.4 "Opening Protectives-Safety Glazing"	Revision	Increase	Previous editions of the Code only required safety glazing for "fire protection-rated" glazing in fire door assemblies, now it will be required also for "fire resistance-rated" glazing in fire door assemblies. Note that Section 716.5.8.1.1 provides the locations where "fire resistance-rated" glazing in fire door assemblies can be used, and Section 716.5.8.1.2 provides the requirements where "fire protection-rated" glazing in fire door assemblies can be used.
903.3.8 "Limited Area Sprinkler Systems"	Major Revisions	Increase	In existing, non-sprinklered apartment buildings, limited area sprinkler systems were mostly provided in basements where storage rooms, boiler rooms and similar spaces were located. Revisions reduced the number of sprinklers from 20 to six that can be used on a "limited area sprinkler system" in any single fire area. In addition, it now requires hydraulic calculations to be done to show that these sprinklers that are piped off the domestic water supply can control a fire.

Important Changes to the 2015 IFC			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IFC 1103.3.2 Elevator Emergency Operation	New Provision	Decrease	New exception to requirements for updating elevators to latest standard which include installation of protective doors, sprinkler protection, and for freight elevators sprinkler protection provided at least one elevator complies with A 17.3.
IFC 1104.22(4) "Means of Egress for Existing Buildings—Exterior Stairway Protection"	Deletion of 2012 IFC Section 1104.21(4.1)	Decrease	Remainder of Section 1104.21 was moved to 1104.22. The requirement to retroactively sprinkler existing, open-ended corridor (i.e., open breezeway) buildings was deleted.
IFC 1103.7.6 Exception 4 "Manual Fire Alarm System in Existing Group R-2 Occupancies"	New Exception	Decrease	Exception 4 eliminates the requirement for a manual fire alarm system in an existing R-2 occupancy where all four requirements are met: <ol style="list-style-type: none"> 1. Building is \leq three stories in height above grade plane. 2. Dwelling units are not served by interior corridors. 3. Dwelling units are separated from each other by 3/4 hour fire barriers. 4. Dwelling units are provided with smoke alarms per Section 907.2.11.
IFC Appendix B B105 "Fire Flow Requirements for Buildings"	Revisions	Unknown	If a jurisdiction adopts the IFC and makes Appendix B mandatory in the adopting ordinance, then fire flows for townhouses and other buildings can be reduced based on the construction type and sprinkler system installed (NFPA 13, NFPA 13R or NFPA 13D).
IFC Appendix C "Fire Hydrant Locations and Distribution"	Revisions	Unknown	If a jurisdiction adopts the IFC and makes Appendix C mandatory in the adopting ordinance, then the revisions to Sections C103.2 Exception and C104.1 provide increased spacing for existing fire hydrants and credit for existing fire hydrants on adjacent properties that can be used. Also new footnotes "f" and "g" permit fire hydrant spacing increases based on the type of sprinkler system installed in the building.
IFC Appendix L "Fire Fighter Air Replenishment Systems (FARS)"	New Provision	Increase	If a jurisdiction adopts the IFC and makes Appendix L mandatory in the adopting ordinance, then buildings required by the local adopting ordinance to have FARS would be required to comply with Appendix L's design, installation, testing and maintenance requirements.
IFC Appendix M "High-Rise – Retroactive Automatic Sprinkler Requirement"	New Provision	Increase	If a jurisdiction adopts the IFC and makes Appendix M mandatory in the adopting ordinance, then all existing high-rise buildings in that jurisdiction will be required to be sprinklered.

Important Changes to the 2015 IPC

<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IPC 106.1.1 "Annual Permit"	New Provision	Decrease	An annual permit for plumbing repairs can be issued to a person, firm or corporation to perform plumbing work on individual plumbing items that have already been approved when they employ a qualified tradesperson.

Important Changes to the 2015 IECC

<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IECC C402 and Chapter 5 Performance Compliance Options	Revision	Decrease	Allow component performance design options for wall, floor, roof and other systems using overall building insulation values to reduce insulation values in individual components.
IECC C504.2.3 Roof Covering Air Barrier	Revision	Decrease	Exemption for repair/replacement of roof recovering from the requirement for an air barrier.
IECC C406 and Chapter 5 Energy Efficiency Packages	Revision	Unknown	Additional choices for required additional energy efficiency packages that can be more cost-effective for new and existing buildings.
IECC Tables C402.1, C402.4, R402.1.2 and R402.1.4—R-values and U-values	No Change from the 2012 IECC	Increase from the 2009 IECC	The R-value and corresponding U-value tables for the commercial and residential requirements have not been changed (except roof insulation), and are the same as in the 2012 versions of the IECC which are not cost effective. See separate document, <i>Recommended Amendments to the 2015 International Energy Conservation Code (IECC)</i> , for more information.
IECC R402.4.1.2—Thermal Envelope Air Barrier Testing	No Change from the 2012 IECC	Increase from the 2009 IECC	The residential Section R402.1.2 requires that the air barrier be pressure tested in accordance with a test method for one- and two-family dwellings that is not appropriate for R-2 occupancies. See separate document, <i>Recommended Amendments to the 2015 International Energy Conservation Code (IECC)</i> , for more information.
IECC Commercial and Residential Provisions	Revisions and Editorial	Increase	The Commercial portions, which apply to R-2 occupancies four-or-more stories in height; and the Residential portions, which apply to R-2 occupancies three-or-less stories in height, have major revisions to text which need to be considered during the design process.
IECC C403.3.2.1 and Chapter 5	Revision	Increase	Increased hot water piping insulation levels with limits on lengths of hot water piping.

Important Changes to the 2015 IFGC

Section(s) and Issue(s)	Type of Change	Cost Implication	Comment
IFGC 307.6 A/C Condensation Pumps	New Provision	Increase	Condensation pumps located in attics, crawl spaces and other uninhabited spaces must have controls that shut down the appliance upon failure of the pumping system.
IFGC 404.7 "Protection Against Physical Damage"	New Provision	Increase	Provisions added to protect concealed piping from penetration by nails, screws and other fasteners.