



Building Code Advisory and Appeals Board Recommendations

Proposed Language to Amend the Building Code

Board of Supervisors
January 7, 2014



Background

- ◆ Building Code Advisory and Appeals Board Initial meeting was September 25, 2013
- ◆ Voted to recommend approval for two changes to the 2003 Adopted Building Code



Fire Sprinkler Systems

- ◆ Adopted 2003 International Fire Code
 - ◆ Calls for fire sprinkler systems for residential dwelling units of 3,600-square feet and larger
 - ◆ No exceptions for outdoor covered patios, garages, other storage areas
- ◆ Request arose from contractor community
 - ◆ Other jurisdictions have adopted newer codes which calculate coverage areas differently
 - ◆ Lack of adequate water supply further adds to cost



Fire Sprinkler Systems

- ◆ Recommended language for 2003 IFC, Appendix B104.1 General.
- ◆ "Fire-flow calculation area for R-3 Residential uses shall include only the living area of the structure and shall exclude garages, storage uses other than closets, and exterior porches."
- ◆ Will replace current language: "The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building, except as modified in Section B104.3."



Shed Size Exemption

- ◆ *2003 IRC and IBC Section 105.2.1*
 - ◆ Currently adopted as 120-square feet for accessory structures (typically sheds)
 - ◆ This is a change to the requirements for a permit by raising the size limit to 200-square feet
 - ◆ Note: Floodplain regulations do not specify size of shed
- ◆ Staff is recommending that the language be amended to read "...200-square-feet."



Recommendation

- ◆ The Building Code Advisory and Appeals Board recommended approval of these changes.
 - Staff is also recommending approval