

WASHINGTON STATE BUILDING CODE COUNCIL
APPLICATION FOR REVIEW OF A PROPOSED STATEWIDE AMENDMENT
TO THE WASHINGTON STATE BUILDING CODE
2012 Code Adoption Cycle

Log # _____
(office use only)

PLEASE FOLLOW INSTRUCTIONS ON PAGE FIVE

1. State Building Code to be Amended:

- | | |
|--|---|
| <input type="checkbox"/> International Building Code | <input type="checkbox"/> State Energy Code |
| <input checked="" type="checkbox"/> International Residential Code | <input type="checkbox"/> International Mechanical Code |
| <input type="checkbox"/> ICC ANSI A117.1 Accessibility Code | <input type="checkbox"/> International Fuel Gas Code |
| <input type="checkbox"/> International Fire Code | <input type="checkbox"/> NFPA 54 National Fuel Gas Code |
| <input type="checkbox"/> Uniform Plumbing Code | <input type="checkbox"/> NFPA 58 Liquefied Petroleum Gas Code |


Section R507.2.3

Page 146

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

WABO Technical Code Development Committee

3. Signed:

 _____ Proponent	Building Official Title	2/28/2012 Date
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4. Designated Contact Person:

Tom Phillips Name	Building Official Title
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Address: 123 5th Ave
Kirkland, WA 98296

Office Phone: (425) 5867-3604 Cell: (206) 786-4802 Fax: () _____

E-Mail address: tphillips@kirklandwa.gov

5. **Proposed Code Amendment.** Use 'legislative format' including both old and new language. See instructions on page five for specific details. Please use a separate sheet for each separate proposal.

Code IRC

Section R507.2.3

Page 146

Amend section R507.2.3 to read as follows:

R507.2.3 Deck lateral load connection. The lateral load connection required by Section R507.1 shall be permitted to be in accordance with Figure R507.2.3. Where the lateral load connection is provided in accordance with Figure 507.2.3, hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds (6672 N).

Exception: Where a new deck is being added to an existing structure, the lateral load connection required by Section R507.1 shall be permitted to be in accordance with Figure R507.2.4.

Are additional pages attached?

Yes

No

Please note number of additional pages: 1

6. **Proposed Code Amendment.** Use 'legislative format' including both old and new language. See instructions on page five for specific details. Please use a separate sheet for each separate proposal.

Code IRC

Section R507.2.3

Page 146

Amend section R507 with a new Figure R507.2.4 to read as follows:

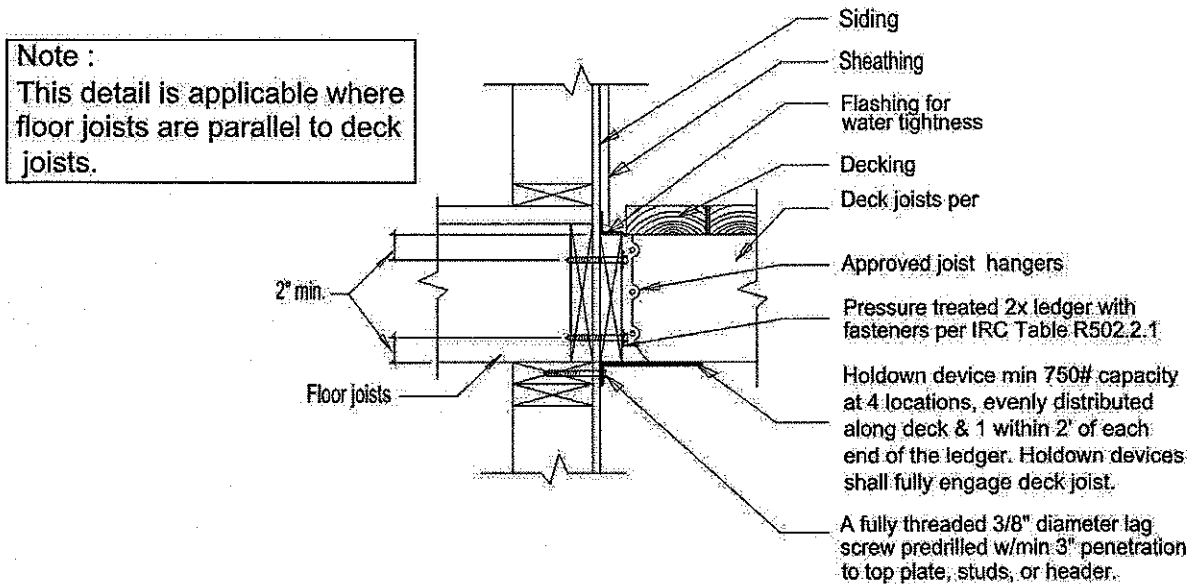


Figure R507.2.4

Supporting Data for Statewide Amendment Proposals. This information is required for all statewide amendment proposals. Attach supporting documentation, as necessary; incomplete proposals will not be accepted.

The SBCC requires supporting data on any amendment proposal to show:

1. That it meets basic criteria – See Part I to specify how this proposal meets the criteria for code amendment.
2. The intended effect—See Part II to describe the purpose of the proposed amendment, including the benefits and the problems addressed.
3. The potential impacts or benefits to business—See Part III/Types of Construction, to explain how methods in construction businesses, industries and services would be affected.
4. The potential impact on enforcement procedures, See Part III/Types of Services Required, to provide some analysis of the impacts on code enforcement in local jurisdictions.
5. Economic costs and benefits – Use the Table in Part IV of this form to estimate the costs and benefits of the proposal on construction practices, users and/or the public, the enforcement community, and operation and maintenance.

Part I ❖ Background information on amendment.

Code References: **None** Title: _____

Related codes: **No** (Does this amendment change other related codes?)

Proponent: Tom Phillips Phone: 425-587-3604 Date: 2/28/2012

NOTE: State-wide and emergency state-wide amendments to the state building code must be based on one of the following criteria; please indicate the pertinent rationale for the proposed amendment by selecting from the list below:

- (1) The amendment is needed to address a critical life/safety need.
- (2) The amendment is needed to address a specific state policy or statute.
- (3) The amendment is needed for consistency with state or federal regulations.
- (4) The amendment is needed to address a unique character of the state.
- (5) The amendment corrects errors and omissions.

Part II ❖ Amendment Benefit:

PROBLEM(S) ADDRESSED (Describe the intended effect of the proposed code amendment):

This amendment will eliminate the difficulty of installing hold down anchors inside an existing structure to provide lateral support for the construction of a new deck. Structural concerns will be mitigated through the requirement of four external hold downs.

PRIMARY REASON FOR AMENDMENT: (Describe how the amendment meets one of the criteria listed above)

The 2012 IRC requires that decks which are supported by the house structure be provided with lateral support. Most jurisdictions interpret this to mean either a structural engineered design be provided or the prescriptive hold downs of the IRC section 507 be installed. Many decks are built by homeowners to save costs and the cost of an engineered design can increase the price of a deck by \$1,000. The prescriptive alternate requires hold downs placed inside the existing house structure which may also be very costly, especially if there are ducts, pipes or wiring already installed where the hold down are to be placed.

TYPE OF BENEFITS PROJECTED:

Existing IRC structures where a new deck is being installed.

Part III ❖ Amendment Impacts or Benefits:

TYPES OF CONSTRUCTION: New Construction Alteration/Tenant Improvement/Repair
 Residential-Single Family Residential-Townhouses Commercial Industrial

List businesses/industries affected by amendment:

Manufacturers: _____
 Specific Construction Contractors & Trades: _____
 Construction Supply Industry: _____
 Specialty Trades: _____
 Types of Buildings: _____
 Fire Protection Industry: _____

TYPES OF SERVICES REQUIRED:

- Reporting.** Brief Description _____
- Record Keeping.** Brief Description _____
- Other.** Brief Description _____
- Indirect Cost to Industry.** Indicate whether there are multiple sources to obtain the equipment, material or service required by this proposal. If not, provide a justification of the benefit versus small business impact.

Part IV ❖ Amendment Costs and Benefits

Building Type	Construction ¹			Enforcement ²			Operations & Maintenance ³		
	Costs	% impact ⁴	Benefits ⁵	Costs	% impact	Benefits	Costs	% impact	Benefits
Residential	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Single family	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Multi-family	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commercial/Retail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Institutional	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

¹ \$ / square foot of floor area or other cost. Attach data. **Construction** costs are costs prior to occupancy, and include both design and direct construction costs that impact the total cost of the construction to the owner/consumer.

² Cost per project plan. Attach data. **Enforcement** costs include governmental review of plans, field inspection, and mediated litigation required for enforcement.

³ Cost to building owner/tenants over the life of the project.

⁴ Cost differential over a specific size project or range of projects as determined by the proponent. Provide sufficient cost and benefit detail to clarify the impact to the Council. All data should be created and referenced to third party reputable sources for verification.

⁵ Note sectors with measurable benefit from Part II, including benefits to a) the user, b) the public, c) the industry, and/or d) the economy; use e) for all of the above.