WASHINGTON STATE BUILDING CODE COUNCIL APPLICATION FOR REVIEW OF A PROPOSED STATEWIDE AMENDMENT TO THE WASHINGTON STATE BUILDING CODE

2012 Code Adoption Cycle

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PLEASE FOLLOW INSTRUCTIONS ON PAGE FIVE

[] International Building Code	1 6	State Building Code to be Amended:		
[X] International Residential Code [] ICC ANSI A117.1 Accessibility Code [] International Fuel Gas Code [] International Fire Code [] International Fire Code [] International Fire Gas Code [] International Mechanical Code [] International Fire Co	1. D		[] State	Energy Code
[] ICC ANSI A117.1 Accessibility Code [] International Fire Code [] NFPA 54 National Fuel Gas Code [] NFPA 58 Liquefied Petroleum Gas Co Section R202, R301.2.2.3.1, R324 (new) Page 19, 46, 71 2. Applicant Name (Specific local government, organization or individual): City of Seattle Dept of Planning and Development 3. Signed: Manager February 29, 2012 Proponent Title Date 4. Designated Contact Person: Maureen Traxler Name Title Address: 700 5th Ave, #2000 P.O. Box 34109 Seattle , WA 98124-4019 Office Phone: (206)233-3892 Cell: Fax: () Fax: ()				
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Office Phone: (206)233-3892 Cell: ()Fax: (_)				
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E-Mail address: maureen.traxler@seattle.gov		Office Phone: (206)233-3892 Cell: ()_		Fax: ()
		E-Mail address: maureen.traxler@seattle.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** R202, R301.2.2.3.1, R324

Page 19, 46, 71

Amend section to read as follows:

MEZZANINE, LOFT. An intermediate level or levels between the floor and ceiling of any *story* with an aggregate floor area of not more than one-third of the area of the room or space in which the level or levels are located.

R301.2.2.3.1 Height limitations. Wood-framed buildings shall be limited to three stories above *grade* plane or the limits given in Table R602.10.3(3). Cold-formed, steel-framed buildings shall be limited to less than or equal to three stories above *grade* plane in accordance with AISI S230. Mezzanines as defined in Section R202 that comply with Section R324 shall not be considered as stories. Structural insulated panel buildings shall be limited to two stories above *grade* plane.

Add new Section R324 as follows

SECTION R324 MEZZANINES

- R324.1 General. Mezzanines shall comply with Section R324.
- **R324.2 Mezzanines.** The clear height above and below *mezzanine* floor construction shall be not less than 7 feet (2134 mm).
- **R324.3 Area limitation.** The aggregate area of a *mezzanine* shall be not greater than one-third of the floor area of the room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the *mezzanine* is located.
- **R324.4 Means of egress.** The *means of egress* for *mezzanines* shall comply with the applicable provisions of Section R311.
- **R324.5 Openness.** A *mezzanine* shall be open and unobstructed to the room in which the *mezzanine* is located except for walls not more than 42 inches (1067 mm) in height, columns and posts.

Exceptions:

- 1. *Mezzanines* or portions thereof are not required to be open to the room in which they are located, provided that the aggregate floor area of the enclosed space is not greater than 10 percent of the *mezzanine* area.
- 2. Mezzanines that are no more than two stories above grade plane and equipped throughout with an automatic sprinkler system in accordance with NFPA 13R, NFPA 13D or Appendix S, a mezzanine having two or more means of egress shall not be required to be open to the room in which the mezzanine is located.

No

Are additional pages attached?	
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Please note number of additional pages:

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

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

Part III ❖ Amendment Impacts or Benefits:TYPES OF CONSTRUCTION: ⊠ New Construction

- 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: R202, R301.2.2.3.1, R324 Title: Definitions, Seismic Design Categories D ₀ , D ₁ , and D ₂ height limitations, Mezzanine
Related codes:IBC (Does this amendment change other related codes?) No
Proponent: City of Seattle Dept of Planning & Development Phone: 206-233-3892 Date: February 29, 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
The IRC has only incomplete provisions for mezzanines. It provides a definition of "mezzanine, loft" but doesn't include any other provisions to clarify the allowable size or extent of mezzanines. Section R301.2.2.3.1 states that mezzanines are not considered stories in the context of height limitations for buildings in higher seismic design categories. This proposal copies relevant portions of IBC Section 505.2 into the IRC.
Mezzanines are allowed to be considered not to be stories because they are limited in size and because they are subject to provisions that provide protection from fire hazards. Mezzanines are required to be open to the room in which they are located, which provides early warning to occupants should a fire occur in either the mezzanine or in the room. The IBC provisions also include more specific provisions for determining the portion of the room that can be included in the allowable area of the mezzanine.
PRIMARY REASON FOR AMENDMENT: (Describe how the amendment meets one of the criteria listed above) The proposed amendment corrects an omission in the IRC.
TYPE OF BENEFITS PROJECTED:
The proposed amendment will benefit building designers and enforcement personnel by adding provisions that will clarify what constitutes a mezzanine that may be considered not to be a story.

☐ Alteration/Tenant Improvement/Repair

☐ Residential-Single Family ☐ Residential-M	Iulti Family □ Commercial □ Industrial
List businesses/industries affected by ame	endment:
Manufacturers:	
Specific Construction Contractors & Trades:	
Construction Supply Industry:	
Specialty Trades:	
Types of Buildings:	Residential buildings
Fire Protection Industry:	
TYPES OF SERVICES REQUIRED:	
☐ Reporting. Brief Description	
☐ Record Keeping. Brief Description	
☐ Other. Brief Description	
☐ Indirect Cost to Industry . Indicate whether the proposal. If not, provide a justification of the based on the based of the based on the based on the based on the based on the based o	here are multiple sources to obtain the equipment, material or service required by this penefit versus small business impact.

Part IV * Amendment Costs and Benefits This proposal would have negligible cost impacts.

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

 $^{^{1}}$ \$ / 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.

GENERAL INSTRUCTIONS FOR MAKING A CODE CHANGE PROPOSAL:

- 1. Check the boxes for the code or codes for which amendments are being proposed.
- 2. Provide the name of the local government, organization, or individual proposing the code change.
- 3. Proponent must sign and date the proposal as noted.
- 4. Provide contact information for the person designated to work with the Council and staff to supply information on the proposed changes as needed; please include name, address, phone number and e-mail address.
- 5. The specific section for which an amendment is proposed should be listed. The **entire section** should be reproduced, including the existing and the proposed amendatory language.
 - This must be prepared in legislative style formatting. Specifically, all added words should be underlined; all deleted words should be struck through. Any separate new sections added should be inserted in the appropriate place in the existing code language in order to continue the established numbering system of the code. If more than one section is proposed for amendment or more than one page is needed for reproducing the affected section of the code, additional pages may be attached.
- 6. SUPPORTING DATA REQUIREMENTS FOR ALL STATEWIDE AMENDMENT
 PROPOSALS: You must attach background information with all statewide amendment proposals. The attached worksheet provides requirements for supporting data. All information will be forwarded to the Council as part of the amendment's documentation. TAG findings and projections from the worksheet will be tabulated to summarize projected benefits and impacts and will be included with TAG comments and recommendations. SBCC staff may request additional information as needed to clarify any potential impacts, and may perform additional research and analysis as needed when requested by the Council or the Standing Committee.
- 7. Please send an electronic copy of your completed proposal to SBCC staff at: sbcc@ga.wa.gov

NOTE: YOU MAY REPRODUCE THIS FORM AND ADD ADDITIONAL PAGES AS NEEDED.