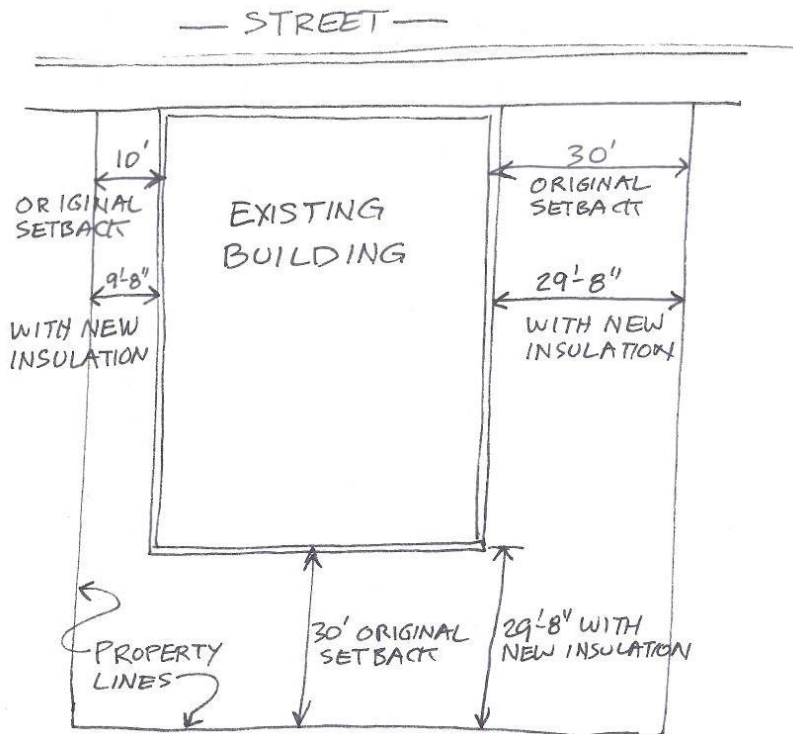


Comment on Proposal B-32, reduced side yards for additional wall insulation at existing buildings
Duane Jonlin, City of Seattle

Proposal B-32 was not approved by the Building Code TAG. The proposal would have allowed an existing commercial building located close to the minimum property line separation distance to extend slightly further into that side yard, solely as required to add continuous insulation to the exterior of the existing framing. The sketch below illustrates a typical application, assuming that the fire ratings of the existing walls were the lowest allowable at those separation distances from the property lines.



I ask that the Council revisit and approve this proposal, with two changes (see language next page):

- Eliminate the reference to the residential code. The wording of the IRC already allows this additional insulation, since the setback dimension is measured to the framing, so the residential part of the proposal would be redundant.
- Reduce the allowable intrusion into the setback distance from 8 inches down to 4 inches. This will align with the dimension used in a related land use code provision currently being considered by a consortium of Puget Sound area jurisdictions, and will mitigate any fire safety concerns.

This issue is important. It is one step that we can make towards allowing significant energy savings for existing buildings. The most effective way to bring a building envelope up to current energy standards is the addition of continuous insulation to the exterior of the building framing. However, since a typical urban building is located close to its minimum allowable setback distance, this is frequently not allowed. (Please see next page for the revised proposal language.)

The revised code change proposal would read as follows:

Add footnote e to Table 503:

A maximum of ~~8~~ 4 inches may be added to any exterior walls of an existing building solely for the purpose of adding insulation to the building exterior, without such additional area contributing to the building floor area, and a maximum of 12 inches of insulation may be added to the roof of the building without such additional height contributing to the building height.

Add footnote g to Table 602:

For existing buildings, the required fire separation distance may be reduced by a maximum of ~~8~~ 4 inches, solely for the purpose of adding insulation to the building exterior.

Add footnote j to Table 705.8:

For existing buildings, the required fire separation distance may be reduced by a maximum of ~~8~~ 4 inches, solely for the purpose of adding insulation to the building exterior.

Add footnote to Table R302.1

~~For existing buildings, the required fire separation distance may be reduced by a maximum of 8 inches, solely for the purpose of adding insulation to the building exterior.~~