PREFACE

Authority

The International Building Code® (Chapter 51-50 WAC) is adopted by the Washington State Building Code Council pursuant to Chapters 19.27 and 70.92 RCW. These codes were first adopted by reference by the Washington State Legislature in 1974. In 1985, the Legislature delegated the responsibility of adoption and amendment of these codes to the State Building Code Council.

Code Precedence

The State Building Code Act, Chapter 19.27 RCW, establishes the following order of precedence among the documents adopted as parts of the State Building Code:

- *International Residential Code*, Standards and amendments—WAC 51-51;
- *International Mechanical Code*, Standards and amendments—WAC 51-52;
- *International Fire Code*, Standards and amendments—WAC 51-54A;
- *International Wildland Urban Interface Code*—WAC 51-55;

Where there is a conflict between codes, an earlier-named code takes precedence over a later-named code. In the case of a conflict between the duct insulation requirements of the *International Mechanical Code* and the duct insulation requirements of the Energy Code, the Energy Code, or where applicable, a local jurisdiction’s energy code, shall govern.

Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Organization and Numbering

These rules are written to allow compatible use with the *International Building Code*. All sections that are amended, deleted, or added are referenced.

Enforcement

The State Building Code Act requires that each local jurisdiction enforce the State Building Code within its jurisdiction. Any jurisdiction can contract with another jurisdiction or an inspection agency to provide the mandated enforcement activities.

Amendments to the State Building Code

The State Building Code Council has adopted review procedures and approval criteria for local amendments. These procedures and criteria are found in Chapter 51-04 WAC. The Council has exempted from its review any amendments to the administrative provisions of the various codes.

Forms for proposing statewide amendments to the State Building Code are available from the State Building Code Council Website: https://www.sbcc.wa.gov/state-codes-regulations-guidelines/forms.

A. Amendments of Statewide Application: The State Building Code Council will consider proposals to amend the Code every three years to coincide with the model code publication. The Council is
not scheduled to enter formal rulemaking until 2024 as part of its consideration of adoption of the 2024 series of codes.

Proposals to amend the State Building Code shall be made on forms provided by the Building Code Council.

B. Local Amendments: Any jurisdiction may amend the State Building Code provided the amendments do not reduce the minimum performance standards of the codes. There are areas where local amendments are limited or prohibited:

Prohibited Amendments: Residential provisions of the State Energy Code (WAC 51-11R and WAC 51-11C), Ventilation provisions in Section 408 of the Mechanical Code (WAC 51-52) and Section M1507 of the IRC (WAC 51-51); any provision of the International Building Code or International Residential Code affecting accessibility; and standards specifically adopted in Chapters 19.27 and 19.27A RCW cannot be amended by any local jurisdiction.

Residential Amendments: Amendments by local jurisdictions which affect the construction of single-family and multi-family residential buildings must be reviewed and approved by the State Building Code Council before such amendments can be enforced. The State Building Code Act provides the following definition:

Multi-family residential building means common wall residential buildings that consist of four or fewer units, that do not exceed two stories in height, that are less than 5,000 square feet in area, and that have a 1-hour fire-resistant occupancy separation between units.

Application forms for Council review of local amendments are available from the State Building Code Council Website: https://www.sbcc.wa.gov/state-codes-regulations-guidelines/forms.

Washington State Building Code Council
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Olympia, Washington 98504-1449
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(360) 407-9280  Fax (360) 586-5366
e-mail: sbcc@des.wa.gov

Effective Date

These rules were adopted by the State Building Code Council on November 8, 2022. These rules are effective throughout the state on October 29, 2023. (This version of the code is based on WAC 51-50 as published in WSR 23-02-073.)

Building Permit Fees

The activities of the State Building Code Council are supported by permit fees collected by each city and county. Section 19.27.085 of the State Building Code Act requires that a fee of $6.50 be imposed on each residential building permit and $25.00 for each commercial building permit issued by each city and county. In addition, a fee of $2.00 per unit shall be imposed for each dwelling unit after the first unit, on each building containing more than one residential unit. For the purpose of this fee, WAC 365-110-035 defines building permits as any permit to construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure regulated by the Building Code. Exempt from the fee are plumbing, electrical and mechanical permits, permits issued to install a mobile/manufactured home, commercial coach or factory-built structure, or permits issued pursuant to the International Fire Code®.

Each city and county shall remit monies collected to the state treasury quarterly. No remittance is required until a minimum of $50.00 has accumulated.

These permit fees are the amounts current in January 2023. Such fees may be changed by the State Legislature.
Opinions

RCW 19.27.031 grants the council authority to render opinions relating to the building code at the request of a local code official. For the purposes of this section, the term “code official” means the local or state official, or their designee, responsible for implementation and enforcement of the specific code provision on which the opinion is requested.

At the request of a code official, the council will issue opinions relating to the codes adopted under chapters 19.27, 19.27A, and 70.92 RCW, and council amendments to the model codes. At the request of a local code official, the council may issue opinions on the applicability of WAC 51-04-030 to a local government ordinance regulating construction. Council related opinions may be developed and approved by a standing committee of the council.

Opinions approved by a standing committee may be reviewed and modified by the council.

Introduction


In addition to the codes themselves, the code development process brings together building professionals on a regular basis. It provides an international forum for discussion and deliberation about building design, construction methods, safety, performance requirements, technological advances and innovative products.

The I-Codes, including the IBC, are used in a variety of ways in both the public and private sectors. Most industry professionals are familiar with the I-Codes as the basis of laws and regulations in communities across the US and in other countries. However, the impact of the codes extends well beyond the regulatory arena, as they are used in a variety of nonregulatory settings, including:

- Voluntary compliance programs such as those promoting sustainability, energy efficiency and disaster resistance.
- The insurance industry, to estimate and manage risk, and as a tool in underwriting and rate decisions.
- Certification and credentialing of individuals involved in the fields of building design, construction and safety.
- Certification of building and construction-related products.
- US federal agencies, to guide construction in an array of government-owned properties.
- Facilities management.
- “Best practices” benchmarks for designers and builders, including those who are engaged in projects in jurisdictions that do not have a formal regulatory system or a governmental enforcement mechanism.
- College, university and professional school textbooks and curricula.
- Reference works related to building design and construction.

In addition to the codes themselves, the code development process brings together building professionals on a regular basis. It provides an international forum for discussion and deliberation about building design, construction methods, safety, performance requirements, technological advances and innovative products.
Development

This 2021 edition presents the code as originally issued, with changes reflected in the 2003 through 2018 editions and further changes approved by the ICC Code Development Process through 2019. A new edition such as this is promulgated every 3 years.

This code is intended to establish provisions that adequately protect public health, safety and welfare; that do not unnecessarily increase construction costs; that do not restrict the use of new materials, products or methods of construction; and that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Maintenance

The IBC is kept up to date through the review of proposed changes submitted by code enforcement officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The ICC Code Development Process reflects principles of openness, transparency, balance, due process and consensus, the principles embodied in OMB Circular A-119, which governs the federal government’s use of private-sector standards. The ICC process is open to anyone; there is no cost to participate, and people can participate without travel cost through the ICC’s cloud-based app, cdpAccess®. A broad cross section of interests are represented in the ICC Code Development Process. The codes, which are updated regularly, include safeguards that allow for emergency action when required for health and safety reasons.

In order to ensure that organizations with a direct and material interest in the codes have a voice in the process, the ICC has developed partnerships with key industry segments that support the ICC’s important public safety mission. Some code development committee members were nominated by the following industry partners and approved by the ICC Board:

- American Institute of Architects (AIA)
- National Association of Home Builders (NAHB)
- National Association of State Fire Marshals (NASFM)

The code development committees evaluate and make recommendations regarding proposed changes to the codes. Their recommendations are then subject to public comment and council-wide votes. The ICC’s governmental members—public safety officials who have no financial or business interest in the outcome—cast the final votes on proposed changes.

The contents of this work are subject to change through the code development cycles and by any governmental entity that enacts the code into law. For more information regarding the code development process, contact the Codes and Standards Development Department of the ICC.

While the I-Code development procedure is thorough and comprehensive, the ICC, its members and those participating in the development of the codes disclaim any liability resulting from the publication or use of the I-Codes, or from compliance or noncompliance with their provisions. The ICC does not have the power or authority to police or enforce compliance with the contents of this code.
IBC Primary Code Development Committees

In each code development cycle, code change proposals to this code are considered at the Committee Action Hearings by 11 different code development committees. Four of these committees have primary responsibility for designated chapters and appendices as shown in the following table:

<table>
<thead>
<tr>
<th>IBC CODE COMMITTEES</th>
<th>Chapters</th>
</tr>
</thead>
<tbody>
<tr>
<td>IBC—Egress Code Development Committee [BE]:</td>
<td>Chapters 10, 11, Appendix E</td>
</tr>
<tr>
<td>IBC—Fire Safety Code Development Committee [BF]:</td>
<td>Chapters 7, 8, 9, 14, 26</td>
</tr>
<tr>
<td>IBC—General Code Development Committee [BG]:</td>
<td>Chapters 2, 3, 4, 5, 6, 12, 27, 28, 29, 30, 31, 32, 33, Appendices A, B, C, D, K, N, O</td>
</tr>
<tr>
<td>IBC—Structural Code Development Committee [BS]:</td>
<td>Chapters 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, Appendices F, G, H, I, J, L, M</td>
</tr>
</tbody>
</table>

Code Development Committee Responsibilities
(Letter Designations in Front of Section Numbers)

As mentioned in the preceding material, in each code development cycle, code change proposals to this code are considered at the Committee Action Hearings by 11 different code development committees.

Code change proposals to sections of the code that are preceded by a bracketed letter designation, such as [A], will be considered by a committee other than the building code committee listed for the chapter or appendix on the preceding page. For example, proposed code changes to Section [F] 307.1.1 will be considered by the International Fire Code Development Committee during the Committee Action Hearing in the 2021 (Group A) code development cycle.

The bracketed letter designations for committees responsible for portions of this code are as follows:

[A] = Administrative Code Development Committee
[BE] = IBC—Egress Code Development Committee
[BF] = IBC—Fire Safety Code Development Committee
[BG] = IBC—General Code Development Committee
[BS] = IBC—Structural Code Development Committee
[E] = International Commercial Energy Conservation Code Development Committee or International Residential Energy Conservation Code Development Committee
[EB] = International Existing Building Code Development Committee
[F] = International Fire Code Development Committee
[FG] = International Fuel Gas Code Development Committee
[M] = International Mechanical Code Development Committee
[P] = International Plumbing Code Development Committee

For the development of the 2024 edition of the I-Codes, there will be two groups of code development committees and they will meet in separate years, as shown in the following Code Development Hearings Table.
Code change proposals submitted for code sections that have a letter designation in front of them will be heard by the respective committee responsible for such code sections. Because different committees hold Committee Action Hearings in different years, proposals for the IBC will be heard by committees in both the 2021 (Group A) and the 2022 (Group B) code development cycles.

For instance, every section of Chapter 16 is the responsibility of the IBC—Structural Code Development Committee. As noted in the preceding table, that committee will hold its Committee Action Hearings in 2022 to consider code change proposals for the chapters for which it is responsible. Therefore any proposals received for Chapter 16 of this code will be assigned to the IBC—Structural Code Development Committee and will be considered in 2022, during the Group B code change cycle.

It is very important that anyone submitting code change proposals understands which code development committee is responsible for the section of the code that is the subject of the code change proposal. For further information on the Code Development Committee responsibilities, please visit the ICC website at www.iccsafe.org/current-code-development-cycle.

### CODE DEVELOPMENT HEARINGS

|---|---|
| **International Building Code**  
– Egress (Chapters 10, 11, Appendix E)  
– Fire Safety (Chapters 7, 8, 9, 14, 26)  
– General (Chapters 2–6, 12, 27–33, Appendices A, B, C, D, K, N) | Administrative Provisions (Chapter 1 of all codes except IECC, IRC and IgCC; IBC Appendix O; the appendices titled “Board of Appeals” for all codes except IECC, IRC, IgCC, ICCPC and IZC; administrative updates to currently referenced standards; and designated definitions) |
| **International Fire Code** | **International Building Code**  
– Structural (Chapters 15–25, Appendices F, G, H, I, J, L, M) |
| **International Fuel Gas Code** | **International Existing Building Code** |
| **International Mechanical Code** | **International Energy Conservation Code—Commercial** |
| **International Plumbing Code** | **International Energy Conservation Code—Residential**  
– IECC—Residential  
– IRC—Energy (Chapter 11) |
| **International Property Maintenance Code** | **International Green Construction Code (Chapter 1)** |
| **International Private Sewage Disposal Code** | **International Residential Code**  
| **International Residential Code**  
– IRC—Mechanical (Chapters 12–23)  
| **International Wildland-Urban Interface Code** | **International Zoning Code** |

Note: Proposed changes to the ICCPC will be heard by the code development committee noted in brackets [ ] in the text of the ICCPC.
Marginal Markings

For Digital Codes Basic and Premium services, technical code changes from the previous edition of the International Codes are shown in blue text. Washington State amendments to the International Codes are shown in red text. Information regarding relocated text or tables is provided at the new and previous locations and linked.

For print and PDF versions of the code, a solid vertical line in the margin within the body of the code indicates a technical change from the requirements of the previous edition of the International Codes. Double vertical lines in the margin within the body of the code indicate Washington State amendments. A single asterisk [*] placed in the margin indicates that text or a table has been relocated within the code. A double asterisk [**] placed in the margin indicates that the text or table immediately following it has been relocated there from elsewhere in the code.

For all mediums, a solid arrow (▼) provided in the margin indicates where an entire section, paragraph, exception or table has been deleted or an item in a list of items or a row in a table has been deleted from the International Codes. An open caret (> is provided in the margin to indicate a deleted paragraph or item from the Washington State Code. The reader is advised that Washington Administrative Code (WAC) amendments may also contain changes in the base code. State amendments supersede changes made to the base code.

### RELOCATIONS

<table>
<thead>
<tr>
<th>2021 LOCATION</th>
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<tr>
<td>508.5–508.5.11</td>
<td>419.1–419.9</td>
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<td>904.12</td>
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<tr>
<td>1010.3</td>
<td>1010.1.4</td>
</tr>
</tbody>
</table>

(continued)
The coordination of technical provisions is one of the strengths of the ICC family of model codes. The codes can be used as a complete set of complementary documents, which will provide users with full integration and coordination of technical provisions. Individual codes can also be used in subsets or as stand-alone documents. To make sure that each individual code is as complete as possible, some technical provisions that are relevant to more than one subject area are duplicated in some of the model codes. This allows users maximum flexibility in their application of the I-Codes.

Terms italicized in code text, other than document titles, are defined in Chapter 2. The terms selected to be italicized have definitions that the user should read carefully to better understand the code. Where italicized, the Chapter 2 definition applies. If not italicized, common-use definitions apply.

Note: In Sections 1903 through 1905, italics indicate provisions that differ from ACI 318.

The International Code Council maintains a copyright in all of its codes and standards. Maintaining copyright allows the ICC to fund its mission through sales of books, in both print and electronic formats. The ICC welcomes adoption of its codes by jurisdictions that recognize and acknowledge the ICC’s copyright in the code, and further acknowledge the substantial shared value of the public/private partnership for code development between jurisdictions and the ICC.
The ICC also recognizes the need for jurisdictions to make laws available to the public. All I-Codes and I-Standards, along with the laws of many jurisdictions, are available for free in a nondownloadable form on the ICC’s website. Jurisdictions should contact the ICC at adoptions@icc SAFE.org to learn how to adopt and distribute laws based on the IBC in a manner that provides necessary access, while maintaining the ICC’s copyright.

To facilitate adoption, several sections of this code contain blanks for fill-in information that needs to be supplied by the adopting jurisdiction as part of the adoption legislation. For this code, please see:

- Section 101.1. Insert: [NAME OF JURISDICTION]
- Section 103.1. Insert: [NAME OF DEPARTMENT]
- Section 1612.3. Insert: [NAME OF JURISDICTION]
- Section 1612.3. Insert: [DATE OF ISSUANCE]

Effective Use of the International Building Code

The IBC is a model code that provides minimum requirements to safeguard the public health, safety and general welfare of the occupants of new and existing buildings and structures. The IBC is fully compatible with the ICC family of codes, including: the IECC, IEBC, IFC, IFGC, IgCC, IMC, IPC, IPSDC, IPMC, IRC, ISPSC, IWUIC, IZC and ICCPC.

The IBC addresses structural strength, means of egress, sanitation, adequate lighting and ventilation, accessibility, energy conservation and life safety in regard to new and existing buildings, facilities and systems. The codes are promulgated on a 3-year cycle to allow for new construction methods and technologies to be incorporated into the codes. Alternative materials, designs and methods not specifically addressed in the code can be approved by the building official where the proposed materials, designs or methods comply with the intent of the provisions of the code (see Section 104.11).

The IBC applies to all occupancies, including one- and two-family dwellings and townhouses that are not within the scope of the IRC. The IRC is referenced for coverage of detached one- and two-family dwellings and townhouses as defined in the exception to Section 101.2 and the definition for “Townhouse” in Chapter 2. The IRC can also be used for the construction of live/work units (as defined in Section 508.5) and small bed and breakfast-style hotels where there are five or fewer guest rooms and the hotel is owner occupied. The IBC applies to all types of buildings and structures unless exempted. Work exempted from permits is listed in Section 105.2.
ARRANGEMENT AND FORMAT OF THE 2021 IBC

Before applying the requirements of the IBC, it is beneficial to understand its arrangement and format. The IBC, like other codes published by ICC, is arranged and organized to follow sequential steps that generally occur during a plan review or inspection.

The following table shows how the IBC is divided. The three tables following that show IBC requirements that are correlated with other I-Codes. Lastly, the ensuing chapter-by-chapter synopsis details the scope and intent of the provisions of the IBC.

<table>
<thead>
<tr>
<th>CHAPTER TOPICS</th>
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<tbody>
<tr>
<td><strong>Chapters</strong></td>
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<tr>
<td>1–2</td>
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<tr>
<td>3</td>
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<tr>
<td>4, 31</td>
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<td>5–6</td>
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<td>7–9</td>
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<td>12–13, 27–30</td>
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<td>14–26</td>
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<td>32</td>
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<td>33</td>
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<tr>
<td>35</td>
</tr>
<tr>
<td>Appendices A–O</td>
</tr>
</tbody>
</table>

**IFC Correlated Topics**

The IBC requirements for hazardous materials, fire-resistance-rated construction, interior finish, fire protection systems, means of egress, emergency and standby power, and temporary structures are directly correlated with the requirements of the IFC. The following table shows chapters/sections of the IBC that are correlated with the IFC:

<table>
<thead>
<tr>
<th>IBC/IFC CORRELATED TOPICS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>IBC Chapter/Section</strong></td>
</tr>
<tr>
<td>Sections 307, 414, 415</td>
</tr>
<tr>
<td>Chapter 7</td>
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<td>Chapter 8</td>
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<tr>
<td>Chapter 9</td>
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<tr>
<td>Chapter 10</td>
</tr>
<tr>
<td>Chapter 27</td>
</tr>
<tr>
<td>Section 3103</td>
</tr>
</tbody>
</table>
IMC Correlated Topics

The IBC requirements for smoke control systems, and smoke and fire dampers are directly correlated to the requirements of the IMC. IBC Chapter 28 is a reference to the IMC and the IFGC for chimneys, fireplaces and barbecues, and all aspects of mechanical systems. The following table shows chapters/sections of the IBC that are correlated with the IMC:

<table>
<thead>
<tr>
<th>IBC Chapter/Section</th>
<th>IMC Chapter/Section</th>
<th>Subject</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 717</td>
<td>Section 607</td>
<td>Smoke and fire dampers</td>
</tr>
<tr>
<td>Section 909</td>
<td>Section 513</td>
<td>Smoke control</td>
</tr>
</tbody>
</table>

IPC Correlated Topics

The IBC requirements for plumbing fixtures and toilet rooms are directly correlated to the requirements of the IPC. The following table shows chapters/sections of the IBC that are correlated with the IPC:

<table>
<thead>
<tr>
<th>IBC Chapter/Section</th>
<th>IPC Chapter/Section</th>
<th>Subject</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapter 29</td>
<td>Chapters 3 &amp; 4</td>
<td>Plumbing fixtures and facilities</td>
</tr>
</tbody>
</table>

Chapter 1 Scope and Administration

Chapter 1 establishes the limits of applicability of the code and describes how the code is to be applied and enforced. Chapter 1 is in two parts, Part 1—Scope and Application (Sections 101-102) and Part 2—Administration and Enforcement (Sections 103-116). Section 101 identifies which buildings and structures come under its purview and references other I-Codes as applicable. Standards and codes are scoped to the extent referenced (see Section 102.4).

The building code is intended to be adopted as a legally enforceable document and it cannot be effective without adequate provisions for its administration and enforcement. The provisions of Chapter 1 establish the authority and duties of the building official appointed by the authority having jurisdiction and also establish the rights and privileges of the design professional, contractor and property owner.

Chapter 2 Definitions

All terms that are defined in the code are listed alphabetically in Chapter 2. While a defined term may be used in one chapter or another, the meaning provided in Chapter 2 is applicable throughout the code.

Where understanding a term's definition is especially key to or necessary for understanding a particular code provision, the term is shown in italics. This is true only for those terms that have a meaning that is unique to the code. In other words, the generally understood meaning of a term or phrase might not be sufficient or consistent with the meaning prescribed by the code; therefore, it is essential that the code-defined meaning be known.

Guidance regarding tense, gender and plurality of defined terms as well as guidance regarding terms not defined in this code is provided.

Chapter 3 Occupancy Classification and Use

Chapter 3 provides for the classification of buildings, structures and parts thereof based on the purpose or purposes for which they are used. Section 302 identifies the groups into which all buildings,
structures and parts thereof must be classified. Sections 303 through 312 identify the occupancy characteristics of each group classification. In some sections, specific group classifications having requirements in common are collectively organized such that one term applies to all. For example, Groups A-1, A-2, A-3, A-4 and A-5 are individual groups for assembly-type buildings. The general term “Group A,” however, includes each of these individual groups. Other groups include Business (B), Educational (E), Factory (F-1, F-2), High Hazard (H-1, H-2, H-3, H-4, H-5), Institutional (I-1, I-2, I-3, I-4), Mercantile (M), Residential (R-1, R-2, R-3, R-4), Storage (S-1, S-2) and Utility (U). In some occupancies, the smaller number means a higher hazard, but that is not always the case.

Defining the use of the buildings is very important as it sets the tone for the remaining chapters of the code. Occupancy works with the height, area and construction type requirements in Chapters 5 and 6, as well as the special provisions in Chapter 4, to determine “equivalent risk,” or providing a reasonable level of protection or life safety for building occupants. The determination of equivalent risk involves three interdependent considerations: (1) the level of fire hazard associated with the specific occupancy of the facility; (2) the reduction of fire hazard by limiting the floor area and the height of the building based on the fuel load (combustible contents and burnable building components); and (3) the level of overall fire resistance provided by the type of construction used for the building. The greater the potential fire hazards indicated as a function of the group, the lesser the height and area allowances for a particular construction type.

Occupancy classification also plays a key part in organizing and prescribing the appropriate protection measures. As such, threshold requirements for fire protection and means of egress systems are based on occupancy classification (see Chapters 9 and 10). Other sections of the code also contain requirements respective to the classification of building groups. For example, Section 706 specifies requirements for fire wall fire-resistance ratings that are tied to the occupancy classification of a building and Section 803.11 contains interior finish requirements that are dependent upon the occupancy classification. The use of the space, rather than the occupancy of the building, is utilized for determining occupant loading (Section 1004) and live loading (Section 1607).

Over the useful life of a building, the activities in the building will evolve and change. Where the provisions of the code address uses differently, moving from one activity to another or from one level of activity to another is, by definition, a change of occupancy. The new occupancy must be in compliance with the applicable provisions.

Chapter 4 Special Detailed Requirements Based on Occupancy and Use

Chapter 4 contains the requirements for protecting special uses and occupancies, which are supplemental to the remainder of the code. Chapter 4 contains provisions that may alter requirements found elsewhere in the code; however, the general requirements of the code still apply unless modified within the chapter. For example, the height and area limitations established in Chapter 5 apply to all special occupancies unless Chapter 4 contains height and area limitations. In this case, the limitations in Chapter 4 supersede those in other sections. An example of this is the height and area limitations for open parking garages given in Section 406.5.4, which supersede the limitations given in Sections 504 and 506.

In some instances, it may not be necessary to apply the provisions of Chapter 4. For example, if a covered mall building complies with the provisions of the code for Group M, Section 402 does not apply; however, other sections that address a use, process or operation must be applied to that specific occupancy, such as stages and platforms, special amusement buildings and hazardous materials (Sections 410, 411 and 414).

The chapter includes requirements for buildings and conditions that apply to one or more groups, such as high-rise buildings, underground buildings or atriums. Special uses may also imply specific occupancies and operations, such as for Group H, hazardous materials, application of flammable finishes, drying rooms, organic coatings and combustible storage or hydrogen fuel gas rooms, all of which are coordinated with the IFC. Unique consideration is taken for special use areas, such as covered mall buildings, motor-vehicle-related occupancies, special amusement buildings and aircraft-related occupancies. Special facilities within other occupancies are considered, such as stages and platforms, motion picture projection rooms, children’s play structures and storm shelters. Finally, in order that the overall package of protection features can be easily understood, unique considerations for specific occupancies are addressed: Groups I-1, I-2, I-3, R-1, R-2, R-3 and R-4; and ambulatory care facilities and live/work units.
Chapter 5  General Building Heights and Areas

Chapter 5 contains the provisions that regulate the minimum type of construction for area limits and height limits based on the occupancy of the building. Height and area increases (including allowances for basements, mezzanines and equipment platforms) are permitted based on open frontage for fire department access, separation and the type of sprinkler protection provided (Sections 503-506, 510). These thresholds are reduced for buildings over three stories in height in accordance with Sections 506.2.1 and 506.2.2. Provisions include the protection and/or separation of incidental uses (Table 509.1), accessory occupancies (Section 508.2) and mixed uses in the same building (Sections 506.2.2, 508.3, 508.4 and 510). Unlimited area buildings are permitted in certain occupancies when they meet special provisions (Section 507). Live/work units are provided for in Section 508.5.

Tables 504.3, 504.4 and 506.2 are the keystones in setting thresholds for building size based on the building’s use and the materials with which it is constructed. If one then looks at Tables 504.3, 504.4 and 506.2, the relationship among group classification, allowable heights and areas and types of construction becomes apparent. Respective to each group classification, the greater the fire-resistance rating of structural elements, as represented by the type of construction, the greater the floor area and height allowances. The greater the potential fire hazards indicated as a function of the group, the lesser the height and area allowances for a particular construction type. Starting in the 2015 edition, the table that once contained both height and area has been separated and these three new tables address the topics individually. In addition, the tables list criteria for buildings with and without automatic sprinkler systems.

Chapter 6  Types of Construction

The interdependence of these fire safety considerations can be seen by first looking at Tables 601 and 705.5, which show the fire-resistance ratings of the principal structural elements comprising a building in relation to the five classifications for types of construction. Type I construction is the classification that generally requires the highest fire-resistance ratings for structural elements, whereas Type V construction, which is designated as a combustible type of construction, generally requires the least amount of fire-resistance-rated structural elements. The greater the potential fire hazards indicated as a function of the group, the lesser the height and area allowances for a particular construction type. Section 603 includes a list of combustible elements that can be part of a noncombustible building (Types I and II construction).

Chapter 7  Fire and Smoke Protection Features

The provisions of Chapter 7 present the fundamental concepts of fire performance that all buildings are expected to achieve in some form. This chapter identifies the acceptable materials, techniques and methods by which proposed construction can be designed and evaluated against to determine a building’s ability to limit the impact of fire. The fire-resistance-rated construction requirements within Chapter 7 provide passive resistance to the spread and effects of fire. Types of separations addressed include fire walls, fire barriers, fire partitions, horizontal assemblies, smoke barriers and smoke partitions. A fire produces heat that can weaken structural components and smoke products that cause property damage and place occupants at risk. The requirements of Chapter 7 work in unison with height and area requirements (Chapter 5), active fire detection and suppression systems (Chapter 9) and occupant egress requirements (Chapter 10) to contain a fire should it occur while helping ensure occupants are able to safely exit.

Chapter 8  Interior Finishes

This chapter contains the performance requirements for controlling fire growth within buildings by restricting interior finish and decorative materials. Past fire experience has shown that interior finish and decorative materials are key elements in the development and spread of fire. The provisions of Chapter 8 require materials used as interior finishes and decorations to meet certain flame-spread index or flame-propagation criteria based on the relative fire hazard associated with the occupancy. As smoke is also a hazard associated with fire, this chapter contains limits on the smoke development characteristics of interior finishes. The performance of the material is evaluated based on test standards.
Chapter 9 Fire Protection and Life Safety Systems

Chapter 9 prescribes the minimum requirements for active systems of fire protection equipment to perform the following functions: detect a fire; alert the occupants or fire department of a fire emergency; and control smoke and control or extinguish the fire. Generally, the requirements are based on the occupancy, the height and the area of the building, because these are the factors that most affect fire-fighting capabilities and the relative hazard of a specific building or portion thereof. This chapter parallels and is substantially duplicated in Chapter 9 of the IFC; however, the IFC Chapter 9 also contains periodic testing criteria that are not contained in the IBC. In addition, the special fire protection system requirements based on use and occupancy found in IBC Chapter 4 are duplicated in IFC Chapter 9 as a user convenience.

Chapter 10 Means of Egress

The general criteria set forth in Chapter 10 regulating the design of the means of egress are established as the primary method for protection of people in buildings by allowing timely relocation or evacuation of building occupants. Both prescriptive and performance language is utilized in this chapter to provide for a basic approach in the determination of a safe exiting system for all occupancies. It addresses all portions of the egress system (i.e., exit access, exits and exit discharge) and includes design requirements as well as provisions regulating individual components. The requirements detail the size, arrangement, number and protection of means of egress components. Functional and operational characteristics also are specified for the components that will permit their safe use without special knowledge or effort. The means of egress protection requirements work in coordination with other sections of the code, such as protection of vertical openings (see Chapter 7), interior finish (see Chapter 8), fire suppression and detection systems (see Chapter 9) and numerous others, all having an impact on life safety. Chapter 10 of the IBC is duplicated in Chapter 10 of the IFC; however, the IFC contains one additional section on the means of egress system in existing buildings.

Chapter 11 Accessibility

Chapter 11 contains provisions that set forth requirements for accessibility of buildings and their associated sites and facilities for people with physical disabilities. The fundamental philosophy of the code on the subject of accessibility is that everything is required to be accessible. This is reflected in the basic applicability requirement (see Section 1103.1). The code's scoping requirements then address the conditions under which accessibility is not required in terms of exceptions to this general mandate. While the IBC contains scoping provisions for accessibility (for example, what, where and how many), ICC A117.1, Accessible and Usable Buildings and Facilities, is the referenced standard for the technical provisions (in other words, how).

There are many accessibility issues that not only benefit people with disabilities, but also provide a tangible benefit to people without disabilities. This type of requirement can be set forth in the code as generally applicable without necessarily identifying it specifically as an accessibility-related issue. Such a requirement would then be considered as having been “mainstreamed.” For example, visible alarms are located in Chapter 9 and accessible means of egress and ramp requirements are addressed in Chapter 10.

Accessibility criteria for existing buildings are addressed in the IEBC.

Appendix E is supplemental information included in the code to address accessibility for items in the 2010 ADA Standards for Accessible Design that were not typically enforceable through the standard traditional building code enforcement approach system (for example, beds, room signage). The IRC references Chapter 11 for accessibility provisions; therefore, this chapter may be applicable to housing covered under the IRC.

Chapter 12 Interior Environment

Chapter 12 provides minimum standards for the interior environment of a building. The standards address the minimum sizes of spaces, minimum temperature levels, and minimum light and ventilation levels. The collection of requirements addresses limiting sound transmission through walls, ventilation of attic spaces and under floor spaces (crawl spaces). Finally, the chapter provides minimum standards for toilet and bathroom construction, including privacy shielding and standards for walls, partitions and floors to resist water intrusion and damage.
Chapter 13  Energy Efficiency

The purpose of Chapter 13 is to provide minimum design requirements that will promote efficient utilization of energy in buildings. The requirements are directed toward the design of building envelopes with adequate thermal resistance and low air leakage, and toward the design and selection of mechanical, water heating, electrical and illumination systems that promote effective use of depletable energy resources. For the specifics of these criteria, Chapter 13 requires design and construction in compliance with the IECC.

Chapter 14  Exterior Walls

This chapter addresses requirements for exterior walls of buildings. Minimum standards for wall covering materials, installation of wall coverings and the ability of the wall to provide weather protection are provided. This chapter also requires exterior walls that are close to lot lines, or that are bearing walls for certain types of construction, to comply with the minimum fire-resistance ratings specified in Chapters 6 and 7. The installation of each type of wall covering, be it wood, masonry, vinyl, metal composite material or an exterior insulation and finish system, is critical to its long-term performance in protecting the interior of the building from the elements and the spread of fire. Limitations on the use of combustible materials on exterior building elements such as balconies, eaves, decks and architectural trim are also addressed in this chapter.

Chapter 15  Roof Assemblies and Rooftop Structures

Chapter 15 provides standards for both roof assemblies and structures that sit on top of the roofs of buildings. The criteria address roof construction and covering, including the weather-protective barrier at the roof and, in most circumstances, a fire-resistant barrier. The chapter is prescriptive in nature and is based on decades of experience with various traditional materials, but it also addresses newer products such as photovoltaic shingles. These prescriptive rules are very important for satisfying performance of one type of roof covering or another. Section 1511 addresses rooftop structures, including penthouses, tanks, towers and spires. Rooftop penthouses larger than prescribed in this chapter must be treated as a story under Chapter 5.

Chapter 16  Structural Design

Chapter 16 prescribes minimum structural loading requirements for use in the design and construction of buildings and structural components. It includes minimum design loads, assignment of risk categories and permitted design methodologies. Standards are provided for minimum design loads (live, dead, snow, wind, rain, flood, ice and earthquake as well as the required load combinations). The application of these loads and adherence to the serviceability criteria will enhance the protection of life and property. The chapter references and relies on many nationally recognized design standards. A key standard is the American Society of Civil Engineers' Minimum Design Loads for Buildings and Other Structures (ASCE 7). Structural design must address the conditions of the site and location. Therefore, maps are provided of rainfall, seismic, snow and wind criteria in different regions.

Chapter 17  Special Inspections and Tests

Chapter 17 provides a variety of procedures and criteria for testing materials and assemblies, labeling materials and assemblies and special inspection of structural assemblies. This chapter expands on the inspections of Chapter 1 by requiring special inspection where indicated and, in some cases, structural observation. It also spells out additional responsibilities for the owner, contractor, design professionals and special inspectors. Proper assembly of structural components, proper quality of materials used and proper application of materials are essential to ensuring that a building, once constructed, complies with the structural and fire-resistance minimums of the code and the approved design. To determine this compliance often requires continuous or frequent inspection and testing. Chapter 17 establishes standards for special inspection, testing and reporting of the work to the building official.
Chapter 18  Soils and Foundations

Chapter 18 provides criteria for geotechnical and structural considerations in the selection, design and installation of foundation systems to support the loads from the structure above. This chapter includes requirements for soils investigation and site preparation for receiving a foundation, including the allowed load-bearing values for soils and for protecting the foundation from water intrusion. Section 1808 addresses the basic requirements for all foundation types. Later sections address foundation requirements that are specific to shallow foundations and deep foundations. Due care must be exercised in the planning and design of foundation systems based on obtaining sufficient soils information, the use of accepted engineering procedures, experience and good technical judgment.

Chapter 19  Concrete

This chapter provides minimum accepted practices for the design and construction of buildings and structural components using concrete—both plain and reinforced. Chapter 19 relies primarily on the reference to American Concrete Institute (ACI) 318, Building Code Requirements for Structural Concrete. This chapter also includes references to additional standards. Structural concrete must be designed and constructed to comply with this code and all listed standards. There are specific sections of the chapter addressing concrete slabs, anchorage to concrete and shotcrete. Because of the variable properties of material and numerous design and construction options available in the uses of concrete, due care and control throughout the construction process is necessary.

Chapter 20  Aluminum

Chapter 20 contains standards for the use of aluminum in building construction. Only the structural applications of aluminum are addressed. This chapter does not address the use of aluminum in specialty products such as storefront or window framing or architectural hardware. The use of aluminum in heating, ventilating or air-conditioning systems is addressed in the IMC. This chapter references national standards from the Aluminum Association for use of aluminum in building construction, AA ASM 35, Aluminum Sheet Metal Work in Building Construction, and AA ADM, Aluminum Design Manual. By utilizing the standards set forth, a proper application of this material can be obtained.

Chapter 21  Masonry

This chapter provides comprehensive and practical requirements for masonry construction. The provisions of Chapter 21 require minimum accepted practices and the use of standards for the design and construction of masonry structures. The provisions address: material specifications and test methods; types of wall construction; criteria for engineered and empirical designs; and required details of construction, including the execution of construction. Masonry design methodologies including allowable stress design, strength design and empirical design are covered by provisions of this chapter. Also addressed are masonry fireplaces and chimneys, masonry heaters and glass unit masonry. Fire-resistant construction using masonry is also required to comply with Chapter 7. Masonry foundations are also subject to the requirements of Chapter 18.

Chapter 22  Steel

Chapter 22 provides the requirements necessary for the design and construction of structural steel (including composite construction), cold-formed steel, steel joists, steel cable structures and steel storage racks. This chapter specifies appropriate design and construction standards for these types of structures. It also provides a road map of the applicable technical requirements for steel structures. Because steel is a noncombustible building material, it is commonly associated with Types I and II construction; however, it is permitted to be used in all types of construction. Chapter 22 requires that the design and use of steel materials be in accordance with the specifications and standards of the American Institute of Steel Construction, the American Iron and Steel Institute, the Steel Joist Institute and the American Society of Civil Engineers.
Chapter 23  Wood

This chapter provides minimum requirements for the design of buildings and structures that use wood and wood-based products. The chapter is organized around three design methodologies: allowable stress design (ASD), load and resistance factor design (LRFD) and conventional light-frame construction. Included in this chapter are references to design and manufacturing standards for various wood and wood-based products; general construction requirements; design criteria for lateral force-resisting systems and specific requirements for the application of the three design methods. In general, only Type III, IV or V buildings may be constructed of wood.

Chapter 24  Glass and Glazing

This chapter establishes regulations for glass and glazing that, when installed in buildings and structures, are subjected to wind, snow and dead loads. Engineering and design requirements are included in the chapter. Additional structural requirements are found in Chapter 16. Another concern of this chapter is glass and glazing used in areas where it is likely to be impacted by the occupants. Section 2406 identifies hazardous locations where glazing installed must either be safety glazing or blocked to prevent human impact. Safety glazing must meet stringent standards and be appropriately marked or identified. Additional requirements are provided for glass and glazing in guards, handrails, elevator hoistways and elevator cars, as well as in athletic facilities.

Chapter 25  Gypsum Board, Gypsum Panel Products and Plaster

Chapter 25 contains the provisions and referenced standards that regulate the design, construction and quality of gypsum board, gypsum panel products and plaster. It also addresses reinforced gypsum concrete. These represent the most common interior and exterior finish materials in the building industry. This chapter primarily addresses quality-control-related issues with regard to material specifications and installation requirements. Most products are manufactured under the control of industry standards. The building official or inspector primarily needs to verify that the appropriate product is used and properly installed for the intended use and location. While often simply used as wall and ceiling coverings, proper design and application are necessary to provide weather resistance and required fire protection for both structural and nonstructural building components.

Chapter 26  Plastic

The use of plastics in building construction and components is addressed in Chapter 26. This chapter provides standards addressing foam plastic insulation, foam plastics used as interior finish and trim, and other plastic veneers used on the inside or outside of a building. Plastic siding is regulated by Chapter 14. Sections 2606 through 2611 address the use of light-transmitting plastics in various configurations such as walls, roof panels, skylights, signs and as glazing. Requirements for the use of fiber-reinforced polymers, fiberglass-reinforced polymers and reflective plastic core insulation are also contained in this chapter. Additionally, requirements specific to the use of wood-plastic composites and plastic lumber are contained in this chapter. Some plastics exhibit rapid flame spread and heavy smoke density characteristics when exposed to fire. Exposure to the heat generated by a fire can cause some plastics to deform, which can affect their performance. The requirements and limitations of this chapter are necessary to control the use of plastic and foam plastic products such that they do not compromise the safety of building occupants.

Chapter 27  Electrical

Since electrical systems and components are an integral part of almost all structures, it is necessary for the code to address the installation of such systems. For this purpose, Chapter 27 references the National Electrical Code (NEC). In addition, Section 2702 addresses emergency and standby power requirements. Such systems must comply with the IFC and referenced standards. This section also provides references to the various code sections requiring emergency and standby power, such as high-rise buildings and buildings containing hazardous materials.
Chapter 28  Mechanical Systems

Nearly all buildings will include mechanical systems. This chapter provides references to the IMC and the IFGC for the design and installation of mechanical systems. In addition, Chapter 21 of this code is referenced for masonry chimneys, fireplaces and barbecues.

Chapter 29  Plumbing Systems

Chapter 29 regulates the minimum number of plumbing fixtures that must be provided for every type of building. This chapter also regulates the location of the required fixtures in various types of buildings. This section requires separate facilities for males and females except for certain types of small occupancies. The regulations in this chapter come directly from Chapters 3 and 4 of the IPC.

Chapter 30  Elevators and Conveying Systems

Chapter 30 provides standards for the installation of elevators into buildings. Referenced standards provide the requirements for the elevator system and mechanisms. Detailed standards are provided in the chapter for hoistway enclosures, machine rooms and requirements for sizing of elevators. Beginning in the 2015 edition of this code, the elevator lobby requirements were moved from Chapter 7 to Chapter 30 to pull all the elevator-related construction requirements together. New provisions were added in the 2009 edition for fire service access elevators required in high-rise buildings and for the optional choice of occupant evacuation elevators (see Section 403).

Chapter 31  Special Construction

Chapter 31 contains a collection of regulations for a variety of unique structures and architectural features. Pedestrian walkways and tunnels connecting two buildings are addressed in Section 3104. Membrane and air-supported structures are addressed by Section 3102. Safeguards for swimming pool safety are addressed by way of reference to the ISPSC in Section 3109. Standards for temporary structures, including permit requirements, are provided in Section 3103. Structures as varied as awnings, marquees, signs, telecommunication and broadcast towers and automatic vehicular gates are also addressed (see Sections 3105 through 3108 and 3110).

Chapter 32  Encroachments into the Public Right-of-way

Buildings and structures from time to time are designed to extend over a property line and into the public right-of-way. Local regulations outside of the building code usually set limits to such encroachments, and such regulations take precedence over the provisions of this chapter. Standards are provided for encroachments below grade for structural support, vaults and areaways. Encroachments above grade are divided into below 8 feet, 8 feet to 15 feet, and above 15 feet, because of headroom and vehicular height issues. This includes steps, columns, awnings, canopies, marquees, signs, windows and balconies. Similar architectural features above grade are also addressed. Pedestrian walkways must also comply with Chapter 31.

Chapter 33  Safeguards During Construction

Chapter 33 provides safety requirements during construction and demolition of buildings and structures. These requirements are intended to protect the public from injury and adjoining property from damage. In addition the chapter provides for the progressive installation and operation of exit stairways and standpipe systems during construction.

Chapter 34  Reserved

During the 2015 code change cycle the membership voted to delete Chapter 34, Existing Structures, from this code and reference the IEBC. The provisions that were in Chapter 34 appear in the IEBC. Former Sections 3402 through 3411 appear as IEBC Chapter 4 and Section 3412 as Chapter 14.
Chapter 35  Referenced Standards

The code contains numerous references to standards that are used to regulate materials and methods of construction. Chapter 35 contains a comprehensive list of all standards that are referenced in the code, including the appendices. The standards are part of the code to the extent of the reference to the standard (see Section 102.4). Compliance with the referenced standard is necessary for compliance with this code. By providing specifically adopted standards, the construction and installation requirements necessary for compliance with the code can be readily determined. The basis for code compliance is, therefore, established and available on an equal basis to the building official, contractor, designer and owner.

Chapter 35 is organized in a manner that makes it easy to locate specific standards. It lists all of the referenced standards, alphabetically, by acronym of the promulgating agency of the standard. Each agency’s standards are then listed in either alphabetical or numeric order based upon the standard identification. The list also contains the title of the standard; the edition (date) of the standard referenced; any addenda included as part of the ICC adoption; and the section or sections of this code that reference the standard.

Appendices

Appendices are provided in the IBC to offer optional or supplemental criteria to the provisions in the main chapters of the code. Appendices provide additional information for administration of the Department of Building Safety as well as standards not typically administered by all building departments. Appendices have the same force and effect as the first 35 chapters of the IBC only when explicitly adopted by the jurisdiction.

Appendix A  Employee Qualifications

Effective administration and enforcement of the family of International Codes depends on the training and expertise of the personnel employed by the jurisdiction and their knowledge of the codes. Section 103 of the code establishes the Department of Building Safety and calls for the appointment of a building official and deputies such as plans examiners and inspectors. Appendix A provides standards for experience, training and certification for the building official and the other staff mentioned in Chapter 1.

Appendix B  Board of Appeals

Section 113 requires the establishment of a board of appeals to hear appeals regarding determinations made by the building official. Appendix B provides qualification standards for members of the board as well as operational procedures of such board.

Appendix C  Group U—Agricultural Buildings

Appendix C provides a more liberal set of standards for the construction of agricultural buildings, rather than strictly following the utility building provision, reflective of their specific usage and limited occupant load. The provisions of this appendix, when adopted, allow reasonable heights and areas commensurate with the risk of agricultural buildings.

Appendix D  Fire Districts

Fire districts have been a tool used to limit conflagration hazards in areas of a city with intense and concentrated development. More frequently used under the model codes that preceded the IBC, this appendix is provided to allow jurisdictions to continue the designation and use of fire districts. Fire district standards restrict certain occupancies within the district, as well as setting higher minimum construction standards.
Appendix E  Supplementary Accessibility Requirements

The Architectural and Transportation Barriers Compliance Board (U.S. Access Board) has revised and updated its accessibility guidelines for buildings and facilities covered by the Americans with Disabilities Act (ADA) and the Architectural Barriers Act (ABA). Appendix E includes scoping requirements contained in the *2010 ADA Standards for Accessible Design* that are not in Chapter 11 and not otherwise mentioned or mainstreamed throughout the code. Items in the appendix address subjects not typically addressed in building codes (for example, beds, room signage, transportation facilities).

Appendix F  Rodentproofing

The provisions of this appendix are minimum mechanical methods to prevent the entry of rodents into a building. These standards, when used in conjunction with cleanliness and maintenance programs, can significantly reduce the potential of rodents invading a building.

Appendix G  Flood-resistant Construction

Appendix G is intended to fulfill the flood-plain management and administrative requirements of the National Flood Insurance Program (NFIP) that are not included in the code. Communities that adopt the IBC and Appendix G will meet the minimum requirements of NFIP as set forth in Title 44 of the Code of Federal Regulations.

Appendix H  Signs

Appendix H gathers in one place the various code standards that regulate the construction and protection of outdoor signs. Whenever possible, this appendix provides standards in performance language, thus allowing the widest possible application.

Appendix I  Patio Covers

Appendix I provides standards applicable to the construction and use of patio covers. It is limited in application to patio covers accessory to dwelling units. Covers of patios and other outdoor areas associated with restaurants, mercantile buildings, offices, nursing homes or other nondwelling occupancies would be subject to standards in the main code and not this appendix.

Appendix J  Grading

Appendix J provides standards for the grading of properties. This appendix also provides standards for administration and enforcement of a grading program including permit and inspection requirements. Appendix J was originally developed in the 1960s and used for many years in jurisdictions throughout the western United States. It is intended to provide consistent and uniform code requirements anywhere grading is considered an issue.

Appendix K  Administrative Provisions

Appendix K primarily provides administrative provisions for jurisdictions adopting and enforcing NFPA 70—the *National Electrical Code* (NEC). The provisions contained in this appendix are compatible with administrative and enforcement provisions contained in Chapter 1 of the IBC and the other I-Codes. Annex H of NFPA 70 also contains administrative provisions for the NEC; however, some of its provisions are not compatible with IBC Chapter 1. Section K110 also contains technical provisions that are unique to this appendix and are in addition to technical standards of NFPA 70.
Appendix L  Earthquake Recording Instrumentation

The purpose of this appendix is to foster the collection of ground motion data, particularly from strong-motion earthquakes. When this ground motion data is synthesized, it may be useful in developing future improvements to the earthquake provisions of the IBC.

Appendix M  Tsunami-Generated Flood Hazards

Addressing a tsunami risk for all types of construction in a tsunami hazard zone through building code requirements would typically not be cost effective, making tsunami-resistant construction impractical at an individual building level. However, this appendix does allow the adoption and enforcement of requirements for tsunami hazard zones that regulate the presence of high-risk or high-hazard structures.

Appendix N  Replicable Buildings

Many jurisdictions have recognized the need for some form of expedited review process for replicable buildings. By codifying the approach contained in the ICC G1-2010 Guideline for Replicable Buildings, this appendix provides jurisdictions with a means of incorporating replicable building requirements into their building code adoption process. The intent is to streamline the plan review process at the local level by removing redundant reviews.

Appendix O  Performance-based Application

Appendix O provides an optional design, review and approval framework for use by the building official. It simply extracts the relevant administrative provisions from the ICCPC into a more concise, usable appendix format for a jurisdiction confronted with such a need. Typical uses would include cases of alternate methods in Chapter 1 and select areas of the code that require a rational analysis, such as Section 909.
TABLE OF CONTENTS

CHAPTER 1  SCOPE AND ADMINISTRATION ................. 1-1

PART 1—SCOPE AND APPLICATION .............. 1-1

Section

WAC 51-50-001
Authority ........................................... 1-1
WAC 51-50-002
Purpose ................................................ 1-1
WAC 51-50-003
International Building Code .......................... 1-1
WAC 51-50-005
International Building Code Requirements
for Barrier-free Accessibility ......................... 1-1
WAC 51-50-007
Exceptions ............................................ 1-1
WAC 51-50-008
Implementation ........................................ 1-1
101 Scope and General Requirements ............ 1-2
102 Applicability ........................................ 1-2

PART 2—ADMINISTRATION AND ENFORCEMENT .......... 1-3

103 Code Compliance Agency .......................... 1-3
104 Duties and Powers of Building Official ....... 1-3
105 Permits ............................................... 1-5
106 Floor and Roof Design Loads ..................... 1-6
107 Construction Documents .......................... 1-7
108 Temporary Structures and Uses .................... 1-8
109 Fees .................................................. 1-8
110 Inspections .......................................... 1-9
111 Certificate of Occupancy .......................... 1-10
112 Service Utilities .................................... 1-10
113 Means of Appeals ................................ 1-11
114 Violations .......................................... 1-11
115 Stop Work Order ................................... 1-11
116 Unsafe Structures and Equipment ............. 1-11

CHAPTER 2  DEFINITIONS ................................. 2-1

Section

201 General ............................................. 2-1
202 Definitions .......................................... 2-1

CHAPTER 3  OCCUPANCY CLASSIFICATION AND USE ....... 3-1

Section

301 Scope ............................................... 3-1
302 Occupancy Classification and Use Designation 3-1
303 Assembly Group A ................................ 3-1
304 Business Group B ................................. 3-2
305 Educational Group E .............................. 3-3
306 Factory Group F ................................. 3-3
307 High-Hazard Group H ............................ 3-4
308 Institutional Group I .............................. 3-8
309 Mercantile Group M ............................. 3-10
310 Residential Group R ............................. 3-10
311 Storage Group S ................................. 3-11
312 Utility and Miscellaneous Group U ............ 3-12

CHAPTER 4  SPECIAL DETAILED REQUIREMENTS BASED
ON OCCUPANCY AND USE .............. 4-1

Section

401 Scope ............................................... 4-1
402 Covered Mall and Open Mall Buildings ....... 4-1
403 High-Rise Buildings .............................. 4-5
404 Atriums ............................................ 4-8
405 Underground Buildings .......................... 4-9
406 Motor-Vehicle-Related Occupancies .......... 4-11
407 Group I-2 .......................................... 4-15
408 Group I-3 .......................................... 4-19
409 Motion Picture Projection Rooms ............... 4-21
410 Stages, Platforms and Technical
Production Areas ...................................... 4-22
411 Special Amusement Areas ....................... 4-23
412 Aircraft-Related Occupancies .................... 4-24
413 Combustible Storage .............................. 4-28
414 Hazardous Materials ............................. 4-28
415 Groups H-1, H-2, H-3, H-4 and H-5 ......... 4-31
416 Spray Application of Flammable Finishes .... 4-42
417 Drying Rooms ...................................... 4-42
418 Organic Coatings .................................. 4-42
419 Artificial Decorative Vegetation ................. 4-42
420 Groups I-1, R-1, R-2, R-3 and R-4 .......... 4-43
421 Hydrogen Fuel Gas Rooms ....................... 4-46
<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>701</td>
<td>7-1</td>
</tr>
<tr>
<td>702</td>
<td>7-1</td>
</tr>
<tr>
<td>703</td>
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<td>7-19</td>
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<tr>
<td>714</td>
<td>7-21</td>
</tr>
<tr>
<td>715</td>
<td>7-24</td>
</tr>
<tr>
<td>716</td>
<td>7-25</td>
</tr>
<tr>
<td>717</td>
<td>7-33</td>
</tr>
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<td>718</td>
<td>7-38</td>
</tr>
<tr>
<td>719</td>
<td>7-40</td>
</tr>
<tr>
<td>720</td>
<td>7-40</td>
</tr>
<tr>
<td>721</td>
<td>7-41</td>
</tr>
<tr>
<td>722</td>
<td>7-66</td>
</tr>
<tr>
<td>501</td>
<td>5-1</td>
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<tr>
<td>502</td>
<td>5-1</td>
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<td>503</td>
<td>5-1</td>
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<tr>
<td>504</td>
<td>5-2</td>
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<tr>
<td>505</td>
<td>5-2</td>
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<tr>
<td>506</td>
<td>5-6</td>
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<tr>
<td>507</td>
<td>5-10</td>
</tr>
<tr>
<td>508</td>
<td>5-12</td>
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<tr>
<td>509</td>
<td>5-14</td>
</tr>
<tr>
<td>510</td>
<td>5-16</td>
</tr>
<tr>
<td>601</td>
<td>6-1</td>
</tr>
<tr>
<td>602</td>
<td>6-1</td>
</tr>
<tr>
<td>603</td>
<td>6-5</td>
</tr>
<tr>
<td>422</td>
<td>4-46</td>
</tr>
<tr>
<td>423</td>
<td>4-47</td>
</tr>
<tr>
<td>424</td>
<td>4-47</td>
</tr>
<tr>
<td>425</td>
<td>4-48</td>
</tr>
<tr>
<td>426</td>
<td>4-48</td>
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<td>427</td>
<td>4-49</td>
</tr>
<tr>
<td>428</td>
<td>4-50</td>
</tr>
<tr>
<td>429</td>
<td>4-51</td>
</tr>
<tr>
<td>430</td>
<td>4-52</td>
</tr>
<tr>
<td>901</td>
<td>9-1</td>
</tr>
<tr>
<td>902</td>
<td>9-2</td>
</tr>
<tr>
<td>903</td>
<td>9-2</td>
</tr>
<tr>
<td>904</td>
<td>9-10</td>
</tr>
<tr>
<td>905</td>
<td>9-10</td>
</tr>
<tr>
<td>906</td>
<td>9-15</td>
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<tr>
<td>907</td>
<td>9-17</td>
</tr>
<tr>
<td>908</td>
<td>9-29</td>
</tr>
<tr>
<td>909</td>
<td>9-29</td>
</tr>
<tr>
<td>910</td>
<td>9-38</td>
</tr>
<tr>
<td>911</td>
<td>9-39</td>
</tr>
<tr>
<td>912</td>
<td>9-41</td>
</tr>
<tr>
<td>913</td>
<td>9-41</td>
</tr>
<tr>
<td>914</td>
<td>9-42</td>
</tr>
<tr>
<td>915</td>
<td>9-42</td>
</tr>
<tr>
<td>916</td>
<td>9-44</td>
</tr>
</tbody>
</table>

**CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS**

Section
- 501 General
- 502 Building Address
- 503 General Building Height and Area Limitations
- 504 Building Height and Number of Stories
- 505 Mezzanines and Equipment Platforms
- 506 Building Area
- 507 Unlimited Area Buildings
- 508 Mixed Use and Occupancy
- 509 Incidental Uses
- 510 Special Provisions

**CHAPTER 6 TYPES OF CONSTRUCTION**

Section
- 601 General
- 602 Construction Classification
- 603 Combustible Material in Types I and II Construction

**CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES**

Section
- 701 General
- 702 Multiple-Use Fire Assemblies
- 703 Fire-Resistance Ratings and Fire Tests
- 704 Fire-Resistance Rating of Structural Members
- 705 Exterior Walls
- 706 Fire Walls
- 707 Fire Barriers
- 708 Fire Partitions
- 709 Smoke Barriers
- 710 Smoke Partitions
- 711 Floor and Roof Assemblies
- 712 Vertical Openings
- 713 Shaft Enclosures
- 714 Penetrations
- 715 Joints and Voids
- 716 Opening Protectives
- 717 Ducts and Air Transfer Openings
- 718 Concealed Spaces
- 719 Fire-Resistance Requirements for Plaster
- 720 Thermal- and Sound-Insulating Materials
- 721 Prescriptive Fire Resistance
- 722 Calculated Fire Resistance

**CHAPTER 8 INTERIOR FINISHES**

Section
- 801 Scope
- 802 General
- 803 Wall and Ceiling Finishes
- 804 Interior Floor Finish
- 805 Combustible Materials in Types I and II Construction
- 806 Decorative Materials and Trim
- 807 Insulation
- 808 Acoustical Ceiling Systems

**CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS**

Section
- 901 General
- 902 Fire Pump and Riser Room Size
- 903 Automatic Sprinkler Room Size
- 904 Alternative Automatic Fire-Extinguishing Systems
- 905 Standpipe Systems
- 906 Portable Fire Extinguishers
- 907 Fire Alarm and Detection Systems
- 908 Emergency Alarm Systems
- 909 Smoke Control Systems
- 910 Smoke and Heat Removal
- 911 Fire Command Center
- 912 Fire Department Connections
- 913 Fire Pumps
- 914 Emergency Responder Safety Features
- 915 Carbon Monoxide Detection
- 916 Gas Detection Systems
TABLE OF CONTENTS

917 Mass Notification Systems .................................. 9-44
918 Emergency Responder
    Communication Coverage Enhancement .................. 9-45

CHAPTER 10 MEANS OF EGRESS .................. 10-1
Section
1001 Administration ........................................ 10-1
1002 Maintenance and Plans ................................ 10-1
1003 General Means of Egress .............................. 10-1
1004 Occupant Load ......................................... 10-2
1005 Means of Egress Sizing ................................ 10-4
1006 Number of Exits and Exit Access Doorways ......... 10-5
1007 Exit and Exit Access Doorway Configuration ....... 10-8
1008 Means of Egress Illumination ......................... 10-9
1009 Accessible Means of Egress ......................... 10-10
1010 Doors, Gates and Turnstiles .......................... 10-13
1011 Stairways ............................................... 10-22
1012 Ramps ..................................................... 10-26
1013 Exit Signs ................................................. 10-27
1014 Handrails ................................................. 10-28
1015 Guards ..................................................... 10-30
1016 Exit Access ............................................... 10-32
1017 Exit Access Travel Distance ......................... 10-32
1018 Aisles ..................................................... 10-34
1019 Exit Access Stairways and Ramps .................... 10-34
1020 Corridors ................................................. 10-35
1021 Egress Balconies ........................................ 10-36
1022 Exits ...................................................... 10-37
1023 Interior Exit Stairways and Ramps ................... 10-37
1024 Exit Passageways ....................................... 10-39
1025 Luminous Egress Path Markings ...................... 10-40
1026 Horizontal Exits ....................................... 10-41
1027 Exterior Exit Stairways and Ramps ................... 10-42
1028 Exit Discharge .......................................... 10-43
1029 Egress Courts .......................................... 10-44
1030 Assembly ................................................. 10-44
1031 Emergency Escape and Rescue ...................... 10-51

CHAPTER 11 ACCESSIBILITY .................. 11-1
Section
1101 General .................................................. 11-1
1102 Compliance ............................................ 11-2
1103 Scoping Requirements .................................. 11-2
1104 Accessible Route ....................................... 11-2
1105 Accessible Entrances ................................... 11-4
1106 Parking and Passenger Loading Facilities .......... 11-4
1107 Motor-Vehicle-Related Facilities ................... 11-5
1108 Dwelling Units and Sleeping Units .................. 11-6
1109 Special Occupancies .................................... 11-10
1110 Other Features and Facilities ......................... 11-12
1111 Recreational Facilities ............................... 11-17
1112 Signage .................................................. 11-19

CHAPTER 12 INTERIOR ENVIRONMENT ....... 12-1
Section
1201 General .................................................. 12-1
1202 Ventilation ............................................... 12-1
1203 Temperature Control .................................... 12-6
1204 Lighting ................................................. 12-6
1205 Yards or Courts ........................................ 12-7
1206 Sound Transmission ..................................... 12-7
1207 Enhanced Classroom Acoustics ....................... 12-7
1208 Interior Space Dimensions ............................ 12-7
1209 Access to Unoccupied Spaces ......................... 12-8
1210 Toilet and Bathroom Requirements ................... 12-8

CHAPTER 13 ENERGY EFFICIENCY .......... 13-1
Section
1301 General .................................................. 13-1

CHAPTER 14 EXTERIOR WALLS .......... 14-1
Section
1401 General .................................................. 14-1
1402 Performance Requirements ............................ 14-1
1403 Materials ................................................. 14-2
1404 Installation of Wall Coverings ....................... 14-3
1405 Combustible Materials on the Exterior Side of Exterior Walls .................................................. 14-9
1406 Metal Composite Materials (MCM) ................. 14-9
1407 Exterior Insulation and Finish Systems (EIFS) .... 14-10
1408 High-Pressure Decorative Exterior-Grade Compact Laminates (HPL) ........................................ 14-11
1409 Plastic Composite Decking ......................... 14-12
<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CHAPTER 15</strong> ROOF ASSEMBLIES AND ROOFTOP STRUCTURES</td>
<td>15-1</td>
</tr>
<tr>
<td>1501 General</td>
<td>15-1</td>
</tr>
<tr>
<td>1502 Roof Drainage</td>
<td>15-1</td>
</tr>
<tr>
<td>1503 Weather Protection</td>
<td>15-1</td>
</tr>
<tr>
<td>1504 Performance Requirements</td>
<td>15-2</td>
</tr>
<tr>
<td>1505 Fire Classification</td>
<td>15-3</td>
</tr>
<tr>
<td>1506 Materials</td>
<td>15-4</td>
</tr>
<tr>
<td>1507 Requirements for Roof Coverings</td>
<td>15-4</td>
</tr>
<tr>
<td>1508 Roof Insulation</td>
<td>15-16</td>
</tr>
<tr>
<td>1509 Roof Coatings</td>
<td>15-16</td>
</tr>
<tr>
<td>1510 Radiant Barriers Installed Above Deck</td>
<td>15-17</td>
</tr>
<tr>
<td>1511 Rooftop Structures</td>
<td>15-17</td>
</tr>
<tr>
<td>1512 Reroofing</td>
<td>15-19</td>
</tr>
<tr>
<td><strong>CHAPTER 16</strong> STRUCTURAL DESIGN</td>
<td>16-1</td>
</tr>
<tr>
<td>1601 General</td>
<td>16-1</td>
</tr>
<tr>
<td>1602 Notations</td>
<td>16-1</td>
</tr>
<tr>
<td>1603 Construction Documents</td>
<td>16-1</td>
</tr>
<tr>
<td>1604 General Design Requirements</td>
<td>16-2</td>
</tr>
<tr>
<td>1605 Load Combinations</td>
<td>16-6</td>
</tr>
<tr>
<td>1606 Dead Loads</td>
<td>16-6</td>
</tr>
<tr>
<td>1607 Live Loads</td>
<td>16-7</td>
</tr>
<tr>
<td>1608 Snow Loads</td>
<td>16-15</td>
</tr>
<tr>
<td>1609 Wind Loads</td>
<td>16-15</td>
</tr>
<tr>
<td>1610 Soil Loads and Hydrostatic Pressure</td>
<td>16-33</td>
</tr>
<tr>
<td>1611 Rain Loads</td>
<td>16-33</td>
</tr>
<tr>
<td>1612 Flood Loads</td>
<td>16-34</td>
</tr>
<tr>
<td>1613 Earthquake Loads</td>
<td>16-40</td>
</tr>
<tr>
<td>1614 Atmospheric Ice Loads</td>
<td>16-56</td>
</tr>
<tr>
<td>1615 Tsunami Loads</td>
<td>16-56</td>
</tr>
<tr>
<td>1616 Structural Integrity</td>
<td>16-58</td>
</tr>
<tr>
<td><strong>CHAPTER 17</strong> SPECIAL INSPECTIONS AND TESTS</td>
<td>17-1</td>
</tr>
<tr>
<td>1701 General</td>
<td>17-1</td>
</tr>
<tr>
<td>1702 New Materials</td>
<td>17-1</td>
</tr>
<tr>
<td>1703 Approvals</td>
<td>17-1</td>
</tr>
<tr>
<td>1704 Special Inspections and Tests, Contractor Responsibility and Structural Observation</td>
<td>17-2</td>
</tr>
<tr>
<td>1705 Required Special Inspections and Tests</td>
<td>17-4</td>
</tr>
<tr>
<td>1706 Design Strengths of Materials</td>
<td>17-13</td>
</tr>
<tr>
<td>1707 Alternative Test Procedure</td>
<td>17-13</td>
</tr>
<tr>
<td>1708 In-Situ Load Tests</td>
<td>17-13</td>
</tr>
<tr>
<td>1709 Preconstruction Load Tests</td>
<td>17-14</td>
</tr>
<tr>
<td><strong>CHAPTER 18</strong> SOILS AND FOUNDATIONS</td>
<td>18-1</td>
</tr>
<tr>
<td>1801 General</td>
<td>18-1</td>
</tr>
<tr>
<td>1802 Design Basis</td>
<td>18-1</td>
</tr>
<tr>
<td>1803 Geotechnical Investigations</td>
<td>18-1</td>
</tr>
<tr>
<td>1804 Excavation, Grading and Fill</td>
<td>18-3</td>
</tr>
<tr>
<td>1805 Dampproofing and Waterproofing</td>
<td>18-4</td>
</tr>
<tr>
<td>1806 Presumptive Load-Bearing Values of Soils</td>
<td>18-6</td>
</tr>
<tr>
<td>1807 Foundation Walls, Retaining Walls and Embedded Posts and Poles</td>
<td>18-6</td>
</tr>
<tr>
<td>1808 Foundations</td>
<td>18-12</td>
</tr>
<tr>
<td>1809 Shallow Foundations</td>
<td>18-15</td>
</tr>
<tr>
<td>1810 Deep Foundations</td>
<td>18-17</td>
</tr>
<tr>
<td><strong>CHAPTER 19</strong> CONCRETE</td>
<td>19-1</td>
</tr>
<tr>
<td>1901 General</td>
<td>19-1</td>
</tr>
<tr>
<td>1902 Coordination of Terminology</td>
<td>19-1</td>
</tr>
<tr>
<td>1903 Specifications for Tests and Materials</td>
<td>19-2</td>
</tr>
<tr>
<td>1904 Durability Requirements</td>
<td>19-2</td>
</tr>
<tr>
<td>1905 Modifications to ACI 318</td>
<td>19-2</td>
</tr>
<tr>
<td>1906 Footings for Light-Frame Construction</td>
<td>19-5</td>
</tr>
<tr>
<td>1907 Minimum Slab Provisions</td>
<td>19-5</td>
</tr>
<tr>
<td>1908 Shotcrete</td>
<td>19-5</td>
</tr>
<tr>
<td><strong>CHAPTER 20</strong> ALUMINUM</td>
<td>20-1</td>
</tr>
<tr>
<td>2001 General</td>
<td>20-1</td>
</tr>
<tr>
<td>2002 Materials</td>
<td>20-1</td>
</tr>
<tr>
<td><strong>CHAPTER 21</strong> MASONRY</td>
<td>21-1</td>
</tr>
<tr>
<td>2101 General</td>
<td>21-1</td>
</tr>
<tr>
<td>2102 Notations</td>
<td>21-1</td>
</tr>
<tr>
<td>2103 Masonry Construction Materials</td>
<td>21-1</td>
</tr>
<tr>
<td>2104 Construction</td>
<td>21-2</td>
</tr>
<tr>
<td>2105 Quality Assurance</td>
<td>21-2</td>
</tr>
<tr>
<td>2106 Seismic Design</td>
<td>21-2</td>
</tr>
<tr>
<td>2107 Allowable Stress Design</td>
<td>21-3</td>
</tr>
<tr>
<td>2108 Strength Design of Masonry</td>
<td>21-3</td>
</tr>
</tbody>
</table>
CHAPTER 22 STEEL  22-1
Section
2201 General  22-1
2202 Identification of Steel for Structural Purposes  22-1
2203 Protection of Steel for Structural Purposes  22-1
2204 Connections  22-1
2205 Structural Steel  22-1
2206 Composite Structural Steel and Concrete Structures  22-2
2207 Steel Joists  22-2
2208 Steel Cable Structures  22-3
2209 Steel Storage Racks  22-3
2210 Cold-Formed Steel  22-3
2211 Cold-Formed Steel Light-Frame Construction  22-4

CHAPTER 23 WOOD  23-1
Section
2301 General  23-1
2302 Design Requirements  23-1
2303 Minimum Standards and Quality  23-1
2304 General Construction Requirements  23-10
2305 General Design Requirements for Lateral Force-Resisting Systems  23-24
2306 Allowable Stress Design  23-25
2307 Load and Resistance Factor Design  23-26
2308 Conventional Light-Frame Construction  23-26
2309 Wood Frame Construction Manual  23-58

CHAPTER 24 GLASS AND GLAZING  24-1
Section
2401 General  24-1
2402 Glazing Replacement  24-1
2403 General Requirements for Glass  24-1
2404 Wind, Snow, Seismic and Dead Loads on Glass  24-1
2405 Sloped Glazing and Skylights  24-3
2406 Safety Glazing  24-5
2407 Glass in Handrails and Guards  24-6
2408 Glazing in Athletic Facilities  24-7
2409 Glass in Walkways, Elevator Hoistways and Elevator Cars  24-7

CHAPTER 25 GYPSUM BOARD, GYPSUM PANEL PRODUCTS AND PLASTER  25-1
Section
2501 General  25-1
2502 Performance  25-1
2503 Inspection  25-1
2504 Vertical and Horizontal Assemblies  25-1
2505 Shear Wall Construction  25-1
2506 Gypsum Board and Gypsum Panel Product Materials  25-1
2507 Lathing and Plastering  25-2
2508 Gypsum Construction  25-2
2509 Showers and Water Closets  25-4
2510 Lathing and Furring for Cement Plaster (Stucco)  25-4
2511 Interior Plaster  25-5
2512 Exterior Plaster  25-5
2513 Exposed Aggregate Plaster  25-6
2514 Reinforced Gypsum Concrete  25-7

CHAPTER 26 PLASTIC  26-1
Section
2601 General  26-1
2602 Finish and Trim  26-1
2603 Foam Plastic Insulation  26-1
2604 Interior Finish and Trim  26-7
2605 Plastic Veneer  26-7
2606 Light-Transmitting Plastics  26-8
2607 Light-Transmitting Plastic Wall Panels  26-9
2608 Light-Transmitting Plastic Glazing  26-10
2609 Light-Transmitting Plastic Roof Panels  26-11
2610 Light-Transmitting Plastic Skylight Glazing  26-11
2611 Light-Transmitting Plastic Interior Signs  26-12
2612 Plastic Composites  26-12
2613 Fiber-Reinforced Polymer  26-13
2614 Reflective Plastic Core Insulation  26-13
TABLE OF CONTENTS

CHAPTER 27 ELECTRICAL .................. 27-1
Section
2701 General .................................. 27-1
2702 Emergency and Standby Power Systems .... 27-1

CHAPTER 28 MECHANICAL SYSTEMS ...... 28-1
Section
2801 General .................................. 28-1

CHAPTER 29 PLUMBING SYSTEMS ....... 29-1
Section
2901 General .................................. 29-1
2902 Minimum Plumbing Facilities .............. 29-1
2903 Installation of Fixtures .................... 29-6

CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS ....... 30-1
Section
3001 General .................................. 30-1
3002 Hoistway Enclosures ..................... 30-1
3003 Emergency Operations ................... 30-2
3004 Conveying Systems ...................... 30-2
3005 Machine Rooms ........................... 30-3
3006 Elevator Lobbies and Hoistway Opening Protection .... 30-3
3007 Fire Service Access Elevator ............. 30-4
3008 Occupant Evacuation Elevators .......... 30-6

CHAPTER 31 SPECIAL CONSTRUCTION ...... 31-1
Section
3101 General .................................. 31-1
3102 Membrane Structures .................... 31-1
3103 Temporary Structures ..................... 31-2
3104 Pedestrian Walkways and Tunnels ........ 31-3
3105 Awnings and Canopies .................... 31-4
3106 Marquees .................................. 31-4
3107 Signs ........................................ 31-5
3108 Telecommunication and Broadcast Towers .... 31-5
3109 Swimming Pools, Spas and Hot Tubs .... 31-5
3110 Automatic Vehicular Gates ................ 31-5
3111 Solar Energy Systems ..................... 31-5
3112 Greenhouses ................................ 31-6
3113 Relocatable Buildings ...................... 31-6
3114 Public Use Restroom Buildings in Flood Hazard Areas ......... 31-6
3115 Intermodal Shipping Containers ............ 31-7
3116 Fixed Guideway Transit and Passenger Rail Systems .... 31-12

CHAPTER 32 ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY ...... 32-1
Section
3201 General .................................. 32-1
3202 Encroachments ............................ 32-1

CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION ................. 33-1
Section
3301 General .................................. 33-1
3302 Construction Safeguards ................... 33-1
3303 Demolition .................................. 33-1
3304 Site Work .................................... 33-1
3305 Sanitary ...................................... 33-2
3306 Protection of Pedestrians .................. 33-2
3307 Protection of Adjoining Property ........... 33-3
3308 Temporary Use of Streets, Alleys and Public Property ....... 33-3
3309 Fire Extinguishers .......................... 33-4
3310 Means of Egress ............................. 33-4
3311 Standpipes ................................... 33-4
3312 Automatic Sprinkler System ............... 33-4
3313 Water Supply for Fire Protection .......... 33-4
3314 Fire Watch During Construction ........... 33-5

CHAPTER 34 RESERVED .......................... 34-1

CHAPTER 35 REFERENCED STANDARDS .............. 35-1

APPENDIX A EMPLOYEE QUALIFICATIONS ... APPENDIX A-1
Section
A101 Building Official Qualifications .......... APPENDIX A-1
A102 Referenced Standards .................... APPENDIX A-1

APPENDIX B BOARD OF APPEALS ........ APPENDIX B-1
Section
B101 General .................................. APPENDIX B-1
TABLE OF CONTENTS

J102 Definitions . . . . . . . . . . . . . . . . . . APPENDIX J-1
J103 Permits Required . . . . . . . . . . . . . . . APPENDIX J-1
J104 Permit Application and Submittals . . . . . . APPENDIX J-2
J105 Inspections . . . . . . . . . . . . . . . . . . . APPENDIX J-2
J106 Excavations . . . . . . . . . . . . . . . . . . . APPENDIX J-2
J107 Fills . . . . . . . . . . . . . . . . . . . . . . . . . APPENDIX J-2
J108 Setbacks . . . . . . . . . . . . . . . . . . . . . . APPENDIX J-2
J109 Drainage and Terracing . . . . . . . . APPENDIX J-4
J110 Erosion Control . . . . . . . . . . . . . . . . . . APPENDIX J-4
J111 Referenced Standards . . . . . . . . . . . . APPENDIX J-4

APPENDIX K ADMINISTRATIVE PROVISIONS . . . . APPENDIX K-1

Section
K101 General . . . . . . . . . . . . . . . . . . . . APPENDIX K-1
K102 Applicability . . . . . . . . . . . . . . . . . . . APPENDIX K-1
K103 Permits . . . . . . . . . . . . . . . . . . . . . . APPENDIX K-1
K104 Construction Documents . . . . . . . . . . APPENDIX K-2
K105 Alternative Engineered Design . . . . . APPENDIX K-2
K106 Required Inspections . . . . . . . . . . . . . APPENDIX K-2
K107 Prefabricated Construction . . . . . . . . . APPENDIX K-2
K108 Testing . . . . . . . . . . . . . . . . . . . . . . . APPENDIX K-3
K109 Reconnection . . . . . . . . . . . . . . . . . . . APPENDIX K-3
K110 Condemning Electrical Systems . . . . APPENDIX K-3
K111 Electrical Provisions . . . . . . . . . . . . APPENDIX K-3

APPENDIX L EARTHQUAKE RECORDING INSTRUMENTATION . APPENDIX L-1

Section
L101 General . . . . . . . . . . . . . . . . . . . . APPENDIX L-1

APPENDIX M TSUNAMI-GENERATED FLOOD HAZARDS . . APPENDIX M-1

Section
M101 Refuge Structures for Vertical Evacuation from Tsunami-Generated Flood Hazards . . . . . APPENDIX M-1
M102 Referenced Standards . . . . . . . . . . . . APPENDIX M-1

APPENDIX N REPLICABLE BUILDINGS . . . . . . APPENDIX N-1

Section
N101 Administration . . . . . . . . . . . . . . . . . . APPENDIX N-1
N102 Definitions . . . . . . . . . . . . . . . . . . . . APPENDIX N-1
N103 Replicable Design Requirements . . . . . . APPENDIX N-1

N104 Replicable Design Submittal Requirements . . . . . . . . . . APPENDIX N-1
N105 Review and Approval of Replicable Design . . . . . . APPENDIX N-2
N106 Site-Specific Application of Approved Replicable Design . . APPENDIX N-2
N107 Site-Specific Review and Approval of Replicable Design . . APPENDIX N-2

APPENDIX O PERFORMANCE-BASED APPLICATION . . APPENDIX O-1

Section
O101 General . . . . . . . . . . . . . . . . . . . . . . APPENDIX O-1

APPENDIX P CONSTRUCTION AND DEMOLITION MATERIAL MANAGEMENT . APPENDIX P-1

Section
P101 General . . . . . . . . . . . . . . . . . . . . . . APPENDIX P-1
P102 General Definitions . . . . . . . . . . . . . . APPENDIX P-1
P103 Construction and Demolition Material Management . . . APPENDIX P-1

INDEX . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . INDEX-1