

**DIVISION OF BUILDING SAFETY  
APPLICATION FOR REVIEW OF A PROPOSED STATEWIDE AMENDMENT  
TO STATE ADOPTED CODES  
2012 Code Adoption Cycle**

Log# \_\_\_\_\_  
(Office Use Only)

**PLEASE FOLLOW INSTRUCTIONS ON PAGE FIVE**

**1. State Building Code to be Amended:**

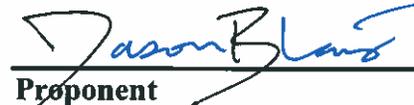
<input type="checkbox"/> International Building Code	<input type="checkbox"/> International Energy Conservation Code
<input checked="" type="checkbox"/> International Residential Code	<input type="checkbox"/> International Mechanical Code
<input type="checkbox"/> International Fuel Gas Code	<input type="checkbox"/> National Electrical Code
<input type="checkbox"/> International Existing Building Code	<input checked="" type="checkbox"/> IDAPA 07.03.01 004 02 g.
<input type="checkbox"/> Idaho State Plumbing Code	<input type="checkbox"/>

Section   R302.2 & IDAPA 07.03.01 004 02 g.   Page   48  

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

Code Collaborative Subcommittee

**3. Signed:**

	City of Boise Building Official	3-5-15
<b>Proponent</b>	<b>Title</b>	<b>Date</b>

**4. Designated Contact Person:**

Jason Blais	City of Boise Building Official
<b>Name</b>	<b>Title</b>

**Address:** City of Boise – Planning & Development Services (PDS)  
P.O. Box 500  
Boise, ID 83701

384-3807		384-3814
<b>Office Phone</b>	<b>Cell</b>	<b>Fax</b>

**E-mail address:**   jblais@cityofboise.org

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

IRC	R302.2 & IDAPA 07.03.01 004 02 g.	48
<b>Code</b>	<b>Section</b>	<b>Page</b>

**Please note number of additional pages: 1**

Amend IDAPA 07.03.01 004 02 g. that amends the Exception of IRC R302.2 as follows:

Delete the exception contained under IRC section R302.2 – Townhouses, and replace with the following two exceptions: ~~Exception: A common one-hour or two-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against the exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with section R302.4.~~

**Exceptions:**

1. When provided with an automatic fire sprinkler system per section R313.1, a common 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.
2. Two (2) 1-hour fire-resistance rated wall assemblies (as specified in Section R302.1) or a common 2-hour fire-resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 are permitted for townhouses. If two (2) 1-hour fire-resistance rated walls are used, plumbing and electrical installations within the wall cavity shall conform to fire-resistance penetration requirements in accordance with section R302.4 through R302.4.2 for each of the two (2) 1-hour rated walls penetrated. The 2-hour fire-resistance rated common wall shall not contain plumbing or mechanical equipment, ducts or vents within its wall cavity. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against the exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with section R302.4.

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

The governing boards require supporting data on any amendment proposal to show:

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

**Part I ♦ Background information on amendment.**

Code references: R302.2 & IDAPA 07.03.01 004 02 g.

Title: Townhouses

Related Codes: No

(Does this amendment change other related codes?)

Proponent: Jason Blais

Phone: 384-3807

Date: 3/5/15

**NOTE:** Amendments to the state building code must be based on one of the following criteria; please indicate the pertinent rationale for the proposed amendment by selecting from the list below:

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

**Part II ♦ Amendment Benefit:**

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

The exception to this section is currently amended in the state rules, however there has been some confusion on clarity of the language. This proposal aims to further clarify the code language by providing two exceptions that specify three acceptable options and methods to separate townhouses from each other. In summary, the options are as follows:

- 1) If chosen to sprinkler the townhouses (not mandated), the separation wall would be allowed to be reduced to a common 1-hour rated wall with no plumbing/mechanical components within the common wall. Limited electrical outlet box penetrations are allowed in the common wall.
- 2) With no sprinklers, two (2) 1-hour fire-resistance rated walls (constructed like exterior walls) with protected plumbing penetrations allowed within each wall. Limited electrical outlet box penetrations are allowed in each wall.

- 3) With no sprinklers, a common 2-hour fire-resistance rated wall with no plumbing/mechanical components within the common wall. Limited electrical outlet box penetrations are allowed in the common wall.

These options were discussed in the Code Collaborative Subcommittee meetings with agreement to amend to provide further clarity.

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

This amendment intends to correct omitted language in the current state amendment. This new proposal includes clarity on the two (2) 1-hour fire-resistance rated walls option and also clarifies a 1-hour fire-resistance rated common wall option if the applicant chooses to sprinker the townhouses. The proposal also clarifies what types of penetrations are allowed depending on the type of separation wall option chosen.

There is no cost associated with this amendment proposal. There is also no real change in construction practice with this amendment, just clarification, as the options specified are currently being constructed or are already considered to be acceptable methods to separate townhouses based on code intent.

There is agreement and a recommendation of approval from the Code Collaborative Subcommittee on this amendment proposal.

**TYPE OF BENEFITS PROJECTED:**

**Part III ♦ Amendment Impacts or Benefits:**

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

**List businesses/industries affected by amendment:**

Manufacturers: \_\_\_\_\_  
 Specific Construction Contractors & Trades: Residential Builders - no affect  
 Construction Supply Industry: \_\_\_\_\_  
 Specialty Trades: \_\_\_\_\_  
 Types of Buildings: \_\_\_\_\_  
 Fire Protection Industry: \_\_\_\_\_

**Types of Services Required:**

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

**Part IV ♦ Amendment Costs and Benefits**

Building Type	Construction <sup>1</sup>			Enforcement <sup>2</sup>			Operations & Maintenance <sup>3</sup>		
	Co sts	% impact <sup>4</sup>	Benefits <sup>5</sup>	Costs	% impact	Benefits	Costs	% impact	Benefits
Residential	∅	∅	Clarifies	∅	∅	Clarifies	∅	∅	N/A
Single family	∅	∅	more options	∅	∅	more options	∅	∅	N/A
Multi-family									
Commercial/ Retail									
Industrial									
Institutional									

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

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

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

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

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

	Not fire-resistance rated	0 hours	≥ 3 feet
Projections	Fire-resistance rated	1 hour on the underside	≥ 2 feet to < 3 feet
	Not fire-resistance rated	0 hours	≥ 3 feet
Openings in Walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	≥ 3 feet to < 5 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	≥ 3 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable

(3-20-14)

**Amend** → g. Delete the exception contained under IRC section R302.2 -- Townhouses, and replace with the following: Exception: A common one-hour or two-hour fire resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against the exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with section R302.4. (3-29-10)

h. Delete IRC section R303.4 and replace with the following: R303.4 Mechanical Ventilation. Dwelling units shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3

Exception: Where the air infiltration rate of a dwelling unit is equal to 5 air changes per hour or greater when tested with a blower door at a pressure of 0.2 inch w.c. (50 pa) in accordance with Section N1102.4.1.2.

i. Delete the exception contained under IRC section R313.1 -- Townhouse automatic fire sprinkler systems, and replace with the following: Exception: Automatic residential fire sprinkler systems shall not be required in townhouses where a two-hour fire-resistance rated wall is installed between dwelling units or when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed. (3-29-10)

j. Delete IRC section R313.2. (3-29-10)

k. Add the following to IRC section R315.3 - Where required in existing dwellings: Exceptions: 1. Work involving the exterior surfaces of dwellings, such as, but not limited to, replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck or electrical permits, are exempt from the requirements of this section; and 2. Installation, alteration or repairs of noncombustion plumbing or mechanical systems are exempt from the requirements of this section. (3-20-14)

l. Delete IRC section R322.1.10. (3-29-10)

m. Delete IRC section R322.2.2 subparagraph 2.2, and replace with the following: The total net area of all openings shall be at least one (1) square inch (645 mm<sup>2</sup>) for each square foot (0.093 m<sup>2</sup>) of enclosed area, or the opening shall be designed and the construction documents shall include a statement that the design and installation of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing the automatic entry and exit of floodwaters. (3-20-14)

n. Delete IRC section R501.3 and its exceptions. (3-20-14)