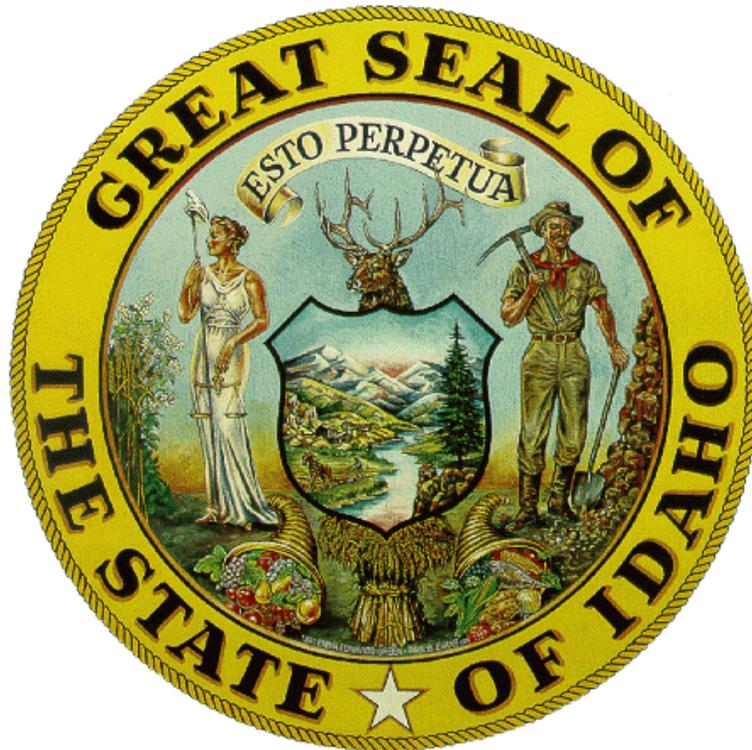


DIVISION OF BUILDING SAFETY

IDAHO BUILDING CODE BOARD
VIDEOCONFERENCE MEETING

JUNE 12, 2012



IDAHO BUILDING CODE BOARD

Agenda Item No. 01

Agenda

PRESENTER: Andrew Bick, Chairman

OBJECTIVE: Approve the agenda for the June 12, 2012 Idaho Building Code Board meeting.

ACTION: Consent

BACKGROUND:

**PROCEDURAL
HISTORY:**

ATTACHMENTS: June 12, 2012 Idaho Building Code Board tentative agenda



TENTATIVE AGENDA

NOTICE OF PUBLIC HEARING/MEETING

**IDAHO BUILDING CODE BOARD
VIDEOCONFERENCE MEETING**

**Division of Building Safety
1090 East Watertower Street, Suite 150, Meridian, Idaho
1250 Ironwood Drive, Suite 220, Coeur d'Alene, Idaho
2055 Garrett Way, Building 1, Suite 4, Pocatello, Idaho
dbs.idaho.gov – (208) 332-7137**

Tuesday, June 12, 2012 -- 9:30 a.m.–12:30 p.m. (MT)

(Note: Meeting Time is 8:30 a.m. PT)

- 9:30 a.m.** **CALL TO ORDER** – Andrew Bick, Chairman
- Roll Call & Introductions
 - Open Forum
- CONSENT AGENDA**
1. Approval of the June 12, 2012 , 2012 Agenda
 2. Approval of the April 10, 2012 Board Meeting Minutes
 3. Approval of the April 26, 2012 Special Board Meeting Minutes
- ACTION AGENDA**
4. Public Testimony – 2009 Code Amendments
 - a. 2009 IRC-R315.2 – Jason Blais, City of Boise
 - b. 2009 IBC-Table 2902.1 – Jason Blais, City of Boise
 - c. 2009 IECC 402.4.3 – Casey J. Bryntesen, Ironstone, Inc.
 5. Proposed Code Change--IBC Section 903.2.7 – Andrew Bick
- INFORMATIONAL AGENDA**
6. Deputy Administrator Report – Steve Keys
 7. Administrator Report
 - a. Financial Report – C. Kelly Pearce and Dave Decker
 - b. Administrator – C. Kelly Pearce
- 12:30 p.m.** **ADJOURN**

All times, other than beginning, are approximate and are scheduled according to Mountain Time (MT), unless otherwise noted. Agenda items may shift depending on Board preference. 05/24/12r

IDAHO BUILDING CODE BOARD

Agenda Item No. 02

Minutes

PRESENTER: Andrew Bick, Chairman

OBJECTIVE: Approve the minutes from the April 10, 2012 Idaho Building Code Board meeting.

ACTION: Consent

BACKGROUND:

**PROCEDURAL
HISTORY:**

ATTACHMENTS: April 10, 2012 Idaho Building Code Board meeting draft minutes



**IDAHO BUILDING CODE BOARD
VIDEOCONFERENCE MEETING**

Tuesday – April 10, 2012 – 9:30 a.m. (MT)

**Division of Building Safety
1090 East Watertower Street, Suite 150, Meridian, Idaho
1250 Ironwood Drive, Suite 220, Coeur d'Alene, Idaho
2055 Garrett Way, Building 1, Suite 4, Pocatello, Idaho**

***DRAFT MINUTES OF THE APRIL 10, 2012 MEETING**

NOTE: The following report is not intended to be a verbatim transcript of the discussions at the meeting, but is intended to record the significant features of those discussions.

Chairman Andrew Bick called the meeting to order at 9:30 a.m. (MT).

Board Members Present:

Andrew Bick, Chairman
Carol Alexander, Vice-Chairman
Chuck Bleth
Scott Buck
Michael Arrington
Dan Hunter
Jan Welch
Dennis Schaffner

DBS Staff Members Present:

C. Kelly Pearce, Administrator
Steve Keys, Deputy Administrator, Operations
Janice Foster, Deputy Administrator, Administration
Patrick Grace, Deputy Attorney General
Rod Freligh, Regional Manager, Region 1
Chris Jensen, Regional Manager, Region 3
Dave Decker, Financial Specialist
Renee Bryant, Administrative Assistant 2/Board Secretary

Board Members Absent:

Bobby Ball
Mike Tracy

◆ **Open Forum**

2009 Energy Code – Casey Bryntesen, president of Ironstone Distributors in Hayden, Idaho, questioned the effect the 2009 energy code would have on his business and the HVAC industry with regard to gasketed doors for wood burning fireplaces.

This topic was addressed under agenda item 4c “Public Testimony--2009 Code Amendments--2009 International Energy Conservation Code (IECC) 402.4.3”.

◆ **Approval of the April 10, 2012 Agenda**

Steve Keys requested item 6 “2012 Codes” be addressed immediately after item 3 “Negotiated Rulemaking Process”. This allows DBS staff to address the changes in the codes prior to testimony being heard to amend the current codes.

MOTION: Scott Buck made a motion to accept the agenda as amended. Dan Hunter seconded. All in favor, motion carried.

◆ **Approval of the February 14, 2012 Board Meeting Minutes**

MOTION: Dan Hunter made a motion to approve the February 14, 2012 Board meeting minutes as written. Scott Buck seconded. All in favor, motion carried.

◆ **Negotiated Rulemaking Process**

As of 2009, the Idaho Building Code Board is required to adopt and amend editions of the codes through a negotiated rulemaking process. Patrick Grace provided an overview of said process.

◆ **2012 Codes**

The Board has not made a decision whether to support amendments to the 2009 codes or adopt the 2012 codes. The following staff provided changes reflected in the codes: Arlan Smith, building code; Lisa Stover, residential code; and Jerry Peterson, energy code.

Carol Alexander supports the adoption of the 2012 codes and is of the opinion that the 2012 International Building Code (IBC) and International Residential Code (IRC) have significant changes with improved modifications/clarifications to better serve contractors, rather than the vagueness and arbitrariness of some items in the 2009 code.

◆ **Public Testimony – 2009 Code Amendments**

2009 IRC-R315.2 – Jason Blais, city of Boise building official, stated the enforcement to install carbon monoxide detectors in every home is a challenge for code officials since there are no exceptions to section R315.2 “Where required in existing dwellings” in the 2009 IRC. For that reason, Mr. Blais proposed the following two exceptions be added to the code:

1. Work involving the exterior surfaces of *dwellings*, such as the replacement of roofing or siding, or the *addition* or replacement of windows or doors, or the *addition* of a porch or deck, or electrical outlets, are exempt from the requirements of this section.
2. Installation, *alteration* or repairs of noncombustion plumbing or mechanical systems are exempt from the requirements of this section.

2009 IBC-Table 2902.1 – The largest number of complaints is the cost and requirements to install high-low drinking fountains and service sinks in small businesses and mercantile occupancies. The 2009 code has an exemption that an occupant load of 15 or fewer does not require a drinking fountain. States surrounding Idaho have amended their codes to reflect the occupant load of 30; doubling the size and matching the 2009 Uniform Plumbing Code. Currently, there are no exceptions for service sinks in the 2009 code.

Mr. Blais proposed the following changes/additions to table 2902.1:

1. Amend footnote “f” to require occupant load for drinking fountains from 15 to 30.
2. Add footnote “g” to read, “For business occupancies, excluding restaurants, and mercantile occupancies with an occupant load of 30 or fewer, service sinks shall not be required.”

Board members Dan Hunter and Carol Alexander are in support of the amendments presented by Mr. Blais.

2009 IECC 402.4.3 – Casey Bryntesen stated the 2009 code specifies gasketed doors, not glass doors on fireplaces; thus the code conflicts with the safety requirements of UL listed products. Mr. Bryntesen suggested the following verbiage from section R402.4.2 of the 2012 code be incorporated into section R402.4.3 of the 2009 code: “New wood-burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air.”

Patrick Grace offered to integrate the suggested amendments into the 2009 codes for the Board’s review at the June 12, 2012 Board meeting.

ACTION: For the June 2012 meeting, Patrick Grace will present, in rule format, the suggested amendments to the 2009 IRC, section R315.2; 2009 IBC, table 2902.1; and 2009 IECC, section 402.4.3.

Significant Changes to the IBC and IRC--2012 Edition – Carol Alexander expressed that although the booklets *Significant Changes to the International Building Code* and *Significant Changes to the International Residential Code* are not all inclusive, many pages direct attention to modifications, clarifications, and some outright changes and additions to the 2012 code. Those changes are enhancements for contractors, ease of inspections for building inspectors, and added safety and comfort for homeowners.

◆ **Proposed Code Change--IBC Section 903.2.7**

Andrew Bick reiterated the objective and background on the proposed change to IBC section 903.2.7. The modified clause reads, “A Group M occupancy is used for the display and sale of upholstered furniture or mattresses and exceeds 5000 square feet (464 m²) in area.”

The Board will vote on the above rule change at the June 2012 Board meeting. If approved, it will be promulgated as a temporary rule to coincide with the effective date of the Idaho Fire Code.

◆ **Deputy Administrator Report**

Financial Payback Analysis – In the future, a cost benefit analysis of any change has to be presented to the legislature. The Board was asked to help gather any information that would support the action it wants to take relative to the adoption or amendment of codes.

DBS and Building Program – Based on the figures in the financial statements, it has been a slow winter. DBS is currently in the process of hiring a building inspector to be stationed in Moscow.

Homeland Security Disaster Drill – The Idaho Bureau of Homeland Security will put on a disaster drill April 10th and 11th. DBS is the supporting agency for the Department of Administration, Division of Public Works; providing building inspections, structural assessments, etc.

Modular Program – The Modular program continues to struggle with units produced in Idaho plants increasingly being shipped to other states.

Manufactured Housing Program – Lack of activity in the manufactured housing industry is causing strain on the program.

◆ **Administrator Report**

Financial Report – Dave Decker reviewed the Idaho Building Code fund FY 2012 financial statements as of February 29, 2012.

Future Public Works Building Projects – Expansion of the following Idaho colleges/universities will commence in the near future: Football stadium at Boise State University, Boise; University of Idaho, Moscow; Lewis Clark State College, Lewiston; North Idaho College, Coeur d’Alene; housing and two new buildings at College of Southern Idaho, Twin Falls; and remodel or replacement of Colonial Hall at Idaho State University, Pocatello.

Manufactured and Modular Industries – The largest Canadian builder of modular housing will open a plant in Pocatello. It is anticipated 150 will be employed.

Electrical, HVAC, and Plumbing Programs – With regard to revenue, the last several months the Division has seen an upturn in electrical, a slight upturn in HVAC, and plumbing has hit bottom.

State Employee Raises – The 2012 legislature passed a 2% across-the-board salary increase for all state employees. This is the first raise since 2008, and will become effective July 1, 2012.

◆ **New Business**

There was no new business to discuss.

◆ **Executive Session**

An executive session was not required.

MOTION: Scott Buck made a motion to adjourn the meeting. Dennis Schaffner seconded. All in favor, motion carried. The meeting adjourned at 11:55 a.m. (MT).

ANDREW BICK, CHAIRMAN
IDAHO BUILDING CODE BOARD

C. KELLY PEARCE, ADMINISTRATOR
DIVISION OF BUILDING SAFETY

DATE

DATE

*These DRAFT minutes are subject to possible correction and final approval by the Idaho Building Code Board 05/23/12rb

IDAHO BUILDING CODE BOARD

Agenda Item No. 03

Minutes

PRESENTER: Andrew Bick, Chairman

OBJECTIVE: Approve the minutes from the April 26, 2012 Special Idaho Building Code Board meeting.

ACTION: Consent

BACKGROUND:

PROCEDURAL HISTORY:

ATTACHMENTS: April 26, 2012 Special Idaho Building Code Board meeting



**IDAHO BUILDING CODE BOARD
SPECIAL VIDEOCONFERENCE MEETING**

Thursday – April 26, 2012 – 9:30 a.m. (MT)

**Division of Building Safety
1090 East Watertower Street, Suite 150, Meridian, Idaho
1250 Ironwood Drive, Suite 220, Coeur d'Alene, Idaho
2055 Garrett Way, Building 1, Suite 4, Pocatello, Idaho**

***DRAFT MINUTES OF THE APRIL 26, 2012 MEETING**

**NOTE: The following report is not intended to be a verbatim transcript of the discussions at the meeting,
but is intended to record the significant features of those discussions.**

Chairman Andrew Bick called the meeting to order at 9:36 a.m. (MT).

Board Members Present:

Andrew Bick, Chairman
Carol Alexander, Vice-Chairman
Chuck Bleth
Scott Buck
Michael Arrington
Dan Hunter
Dennis Schaffner
Jeff Garro

DBS Staff Members Present:

C. Kelly Pearce, Administrator
Steve Keys, Deputy Administrator, Operations
Janice Foster, Deputy Administrator, Administration
Patrick Grace, Deputy Attorney General
Rod Freligh, Regional Manager, Region 1
Chris Jensen, Regional Manager, Region 3
Dave Decker, Financial Specialist
Renee Bryant, Administrative Assistant 2/Board Secretary

Board Members Absent:

Jan Welch
Mike Tracy

This meeting was scheduled with the intention that the Board decide whether to amend the existing 2009 codes, adopt the 2012 international codes (administrative rule), adopt an Idaho building code in lieu of the International Building Code (statute), or amend the 2009 codes should the 2012 codes fail to move forward.

◆ **Contemplate the Amendment of the Existing 2009 Codes**

Amendments to the existing 2009 codes are currently being reviewed by the Board through the negotiated rulemaking process. The first public meeting was held April 10, 2012, and the required second meeting is scheduled for June 12, 2012.

◆ **Contemplate the Adoption of the 2012 International Codes (Administrative Rule)**

Carol Alexander addressed modifications and clarifications to the 2012 International Residential Code (IRC) and the 2012 International Building Code (IBC).

With regard to the energy code, Idaho's climate zones are five and six. Illinois, Pennsylvania, and Utah are also zoned five and six. For comparison purposes, information from the 2012

International Energy Conservation Code (IECC) on the above-mentioned states is located on the Division's website: <http://dbs.idaho.gov/boards/rulemaking.html>.

◆ **Contemplate the Adoption of Idaho Building Codes in Lieu of the International Building Code (Statutory)**

The question was brought forth whether the Board wants to stay with the IBC; moving forward with the 2012 edition, OR create an Idaho state code based on the 2012 IBC.

Kraig Stevenson, International Code Council, stated many states choose to either go with a model code or create a custom code based upon the philosophy on how they want to deliver service and information to the building public and code administrators.

The 2012 International Code is a model code. It was suggested by Carol Alexander that should the Board choose to move forward with an Idaho-based code to customize the 2012 International Code; promoting it as the Idaho Building Code.

IDABO President Ed Wagner expressed that IDABO would be in full support of adopting the 2012 codes, as well as supportive of Ms. Alexander's proposal for an Idaho Building Code.

◆ **Contemplate the Amendment of the 2009 Codes Should the 2012 Codes Not Go Anywhere**

Currently, the Board is in the rulemaking process with revisions to the 2009 IBC. Chairman Bick expressed the continuation of a second public meeting; staying congruent with the fire code already in place.

MOTION: Dan Hunter made a motion to poll each board member on their preference of code. Scott Buck seconded. Motion failed for lack of a vote.

Upon advisement from legal counsel, the Board did not vote. However, the majority of board members communicated the need to move forward with the 2012 codes.

Unable to attend the meeting, Kent Solberg with CH²M Hill read a letter from board member Jan Welch. The letter, dated April 23, 2012, and addressed to Chairman Bick, Vice-Chairman Alexander, and Idaho Building Code Board, stated in part, "...I would strongly recommend the adoption of the 2012 International code documents with the goal of using this issue of the International Code documents as the template for the development of the Idaho Building Codes."

Industry and city/county officials in attendance expressed support for the adoption of the 2012 codes.

MOTION: Carol Alexander made a motion for the Board to move forward with the negotiated rulemaking process; hold two public meetings to discuss the proposed amendments to the 2012 International codes, and the revised codes to be known as the "Idaho Building Codes". Dan Hunter seconded.

The verbiage in rule must coincide with the language in statute. The current statute requires the International codes. To rename the codes specific to Idaho, the change must first be made in statute. Carol Alexander amended her motion.

AMENDED MOTION: Carol Alexander amended her motion by removing the verbiage “known as the Idaho Building Codes” and suggesting the Board consider statutory language to reflect an Idaho based code at a future meeting. Dan Hunter amended his second.

Upon further discussion, Carol Alexander withdrew her amended motion; making the following motion:

MOTION: Carol Alexander made a motion that the Board move forward with the rulemaking process to adopt the 2012 codes; to review the amendments, make a decision after two hearings, and abandon the 2009 amendments already submitted as they are incorporated into the 2012 codes. Motion failed for lack of a second.

RESTATED MOTION: Carol Alexander made a motion for the Board to move forward with the adoption of the 2012 codes; reviewing each of following codes and amendments on an individual basis with concurrent hearings: 2012 IBC, 2012 IRC, 2012 IECC, and 2012 International Existing Building Code (IEBC). Andrew Bick seconded. Six ayes and one nay, motion passed.

Negotiated Rulemaking Meeting Dates

As part of the negotiated rulemaking process, the Idaho Building Code Board must hold two public meetings 60-days apart. The suggested dates to discuss the 2012 codes are: June 18, 2012 and August 20, 2012.

MOTION: Andrew Bick made a motion for the Board to conduct two public meetings, June 18th and August 20th at 9:30 a.m. (MDT), to discuss the 2012 International codes. Carol Alexander seconded. All in favor, motion carried.

MOTION: Scott Buck made a motion to adjourn the meeting. Chairman Bick seconded. The meeting adjourned at 12:30 p.m. (MT).

ANDREW BICK, CHAIRMAN
IDAHO BUILDING CODE BOARD

C. KELLY PEARCE, ADMINISTRATOR
DIVISION OF BUILDING SAFETY

DATE

DATE

*These DRAFT minutes are subject to possible correction and final approval by the Idaho Building Code Board 05/22/12rb

IDAHO BUILDING CODE BOARD

Agenda Item No. 04 Public Testimony – 2009 Code Amendments

PRESENTER: Andrew Bick, Chairman

OBJECTIVE: To seek information and comments from the Board and industry with regard to amendments to the 2009 codes.

ACTION: Informational

BACKGROUND:

**PROCEDURAL
HISTORY:**

ATTACHMENTS: 2009 IRC-R315.2; 2009 IBC-Table 2902.1; and 2009 IECC 402.4.3



**State of Idaho Building Code Board
Building Code Change Submittal**

Date 3/11/12

Proponent City of Boise
(Individual, Jurisdiction, Chapter, Company, Association, Organization, etc)

Name Jason Blais

Address 150 N. Capitol Blvd. Boise ID 83701
Street City State Zip Code

Email jblais@cityofboise.org Phone Number (208) 384-3807

Specific code considered for amendment (IBC, IRC, IECC, IEBC) 2009 IRC

Section R315.2 Page 63 Change the paragraph to read as follows:

R315.2 Where required in existing dwellings.

Where work requiring a *permit* occurs in existing *dwellings* that have attached garages or in existing dwellings within which fuel-fired *appliances* exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.

Exceptions:

1. Work involving the exterior surfaces of *dwellings*, such as the 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.
2. Installation, *alteration* or repairs of noncombustion plumbing or mechanical systems are exempt from the requirements of this section.

1.

Reason for change with supporting documentation:

This code section is an enforcement challenge for code officials where no exceptions exist. The official interpretation (see Exhibit A) from the International Code Council (ICC) indicates "...work requiring a permit..." means it applies to all permit types – all building, mechanical, plumbing and electrical. When any one of these permit types is obtained on a dwelling, even for work such as a deck or roofing permit, replacing an A/C condenser unit, adding a hose bib or changing a backflow preventer, or adding an exterior light or electrical outlet, the section requires the code official to require and verify carbon monoxide alarms have been installed within the dwelling.

On most occasions, contractors complete their portion of the work and then leave it up to the homeowner to take care of the carbon monoxide alarm portion. Many homeowners are not aware and several do not understand why code officials must enter their home when they obtained a permit for work that occurred on the exterior of their home. This can result in added administrative time and costly trips for the jurisdiction back to the homes for carbon monoxide alarm verification. This predicament also results in many open permits that are not easily finalized especially where homeowners are not cooperative or have privacy concerns

This section directly conflicts with the smoke alarms in existing dwelling section of the code where exceptions do exist for permitted work on the exterior of a dwelling and for trade permits (see Exhibit B). This makes sense and was added into the code many years ago to resolve the same enforcement issue and homeowner privacy issue regarding when code officials require smoke alarms in existing dwellings to be installed and verified.

Because the code has not adequately addressed this issue, current research indicates neighboring states have all amended this carbon monoxide alarm section to assist their code officials in the application and enforcement of this code section. Please see the attachments of amended code language from adjacent states and jurisdictions (see Exhibit C). All have added some version of exception language pertaining to exterior work on dwellings and/or trade permits.

This code change proposal recommends adding two exceptions to IRC Section R315.2. Exception #1 would exempt all work involving the exterior of the dwelling and electrical work from the requirement. Exception #2 would exempt all noncombustion plumbing and mechanical work from the requirement. Please note, it would be expected that combustion related plumbing or mechanical permits such as introducing a new fuel-fired cooking range, new or replaced fuel-fired fireplaces, or new or replaced fuel-fired furnaces, would require the existing dwelling to be fitted with carbon monoxide alarms.

This proposal seems to be consistent with neighboring states and would greatly assist code officials in the State of Idaho for uniform and reasonable application of the code on when to require carbon monoxide alarms within existing dwellings. This proposal is also consistent and interfaces well with similar language in the code for when to install smoke alarms in existing dwellings. This proposal also takes into consideration the privacy concerns of homeowners on permits where only exterior work occurs while still looking out for public safety in requiring carbon monoxide alarms to be installed for interior building remodels, building additions or combustion related trade permits.

ICC INTERPRETATION

RE: 2009 International Residential Code (IRC)
Section R315.2

(EXHIBIT A)

In response to your question we offer the following opinion of the meaning and intent of the code on this subject. It is my understanding that your e-mail poses the following question:

Q1: Is it the intent of the code to require carbon monoxide detectors in existing dwellings if any permit is issued, including mechanical, plumbing or electrical?

A1: Yes. All existing buildings, which contain a fuel fired appliance or has an attached garage, must have a carbon monoxide detector installed when any work is done that requires a permit.

Q2: The smoke detector section has a separate exception for these permits as well as permits that only involve the outside of the dwelling. And will this be the same with the 2012 code?

A2: Yes.

This opinion is based on the information which you have provided. We have made no independent effort to verify the accuracy of this information nor have we conducted a review beyond the scope of your question. As this opinion is only advisory, the final decision is the responsibility of the designated authority charged with the administration and enforcement of this code.

Sincerely,

Larry D. Franks, PE, CBO
Senior Staff Engineer
Codes and Standards Development
International Code Council, Inc.
Birmingham District Office
900 Montclair Road
Birmingham, AL 35213
888-ICC-SAFE (422-7233) x5279 phone
205-592-7001 facsimile
lfranks@iccsafe.org
www.iccsafe.org

IRC Smoke Alarm Exceptions (EXHIBIT B)

occupants who may be asleep and unaware of any developing fire. The code requires that the alarm signal be "clearly audible" in the bedroom area. If smoke alarms are being installed in an existing building, see the commentary to Section R314.3.1, which contains an exception to the requirement for interconnection.

R314.3.1 Alterations, repairs and additions. When *alterations*, repairs or *additions* requiring a *permit* occur, or when one or more sleeping rooms are added or created in existing *dwelling*s, the individual *dwelling unit* shall be equipped with smoke alarms located as required for new *dwelling*s.

Exceptions:

- 1. Work involving the exterior surfaces of *dwelling*s, such as the replacement of roofing or siding, or the *addition* or replacement of windows or doors, or the *addition* of a porch or deck, are exempt from the requirements of this section.
- 2. Installation, *alteration* or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

❖ This section contains a unique provision in the code, applying the smoke alarm provisions to existing buildings when an addition, alteration or repair is made that will require a permit, or if any sleeping rooms are added or created. See the commentary to Section R105.2 regarding what types of repairs or alterations require a permit. The smoke alarms in these existing buildings are to be installed in the same manner as required for new dwellings. This would not only require their installation in the same locations within the dwelling, but also that they be interconnected and receive their power from the building wiring. The commentary to Section R314.4 contains more discussion of the power source.

Two exceptions provide relief from the normal smoke alarm requirements in existing buildings that undergo some types of alteration, repair or addition.

The first exception exempts "exterior surface" repairs from initiating the requirement for smoke alarms being placed in an existing dwelling. This exception exempts work that is done on the exterior only. The final determination of what type of work is included is left to the building official, but this would generally be viewed as covering reroofing, siding repairs or siding replacement and could possibly include some window replacements.

The second exception exempts alterations that involve the replacement or repair of plumbing or mechanical equipment, fixtures or systems. This exception would allow replacement of items such as a furnace without expanding the project to include smoke alarms.

R314.4 Power source. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those

required for overcurrent protection. Smoke alarms shall be interconnected.

Exceptions:

1. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power.
2. Interconnection and hard-wiring of smoke alarms in existing areas shall not be required where the *alterations* or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an *attic*, crawl space or *basement* available which could provide access for hard wiring and interconnection without the removal of interior finishes.

❖ Smoke alarms must use AC power as their primary source and battery power as a secondary source to enhance their reliability. For example, during a power outage, the probability of fire is increased because of the use of candles or lanterns for temporary light. Required backup battery power provides for continued performance of the smoke alarms. Smoke alarms are commonly designed to emit a recurring signal when batteries are low and need to be replaced. It is also for the reliability issue that the code does not permit the alarms to be on any type of circuit that could be disconnected or turned off, such as a lighting circuit with a switch. The only way to disconnect power to the smoke alarms should be through the electrical panel box by either flipping a circuit breaker or removing the circuit's fuse. So that activation of any of the smoke detectors on any level will alarm occupants, smoke detectors within a dwelling are required to be interconnected.

The exceptions acknowledge that the code does not require that smoke alarms in all existing buildings be served from a commercial power source. Battery-operated smoke alarms may be the only power source when a commercial power source is not available or when extensive alterations or repairs are not being made. Where permanent building wiring can be installed without the removal of interior finishes, this section recognizes the increased reliability that the "hard-wired" commercial power source with battery back-up can provide. Therefore, where feasible, permanent wiring is to be installed.

SECTION R315 CARBON MONOXIDE ALARMS

R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired *appliances* are installed and in dwelling units that have attached garages.

❖ Carbon monoxide (CO) is an odorless, colorless and toxic gas. Because it is impossible to see, taste or smell the toxic fumes, CO can kill occupants before they

State of Washington Amendment

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

WAC 51-51-0315 Section R315--Carbon monoxide alarms.

R315.1 Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed (~~((by January 1, 2011,))~~) outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units (~~((In a building where a tenancy exists, the tenant shall maintain the CO alarm as specified by the manufacturer including replacement of the batteries))~~) and on each level of the dwelling and in accordance with the manufacturer's recommendations.

R315.2 Existing Dwellings. Existing dwellings shall be equipped with carbon monoxide alarms (~~((by July 1, 2011))~~) when alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created.

EXCEPTIONS: ~~((Owner-occupied detached one-family dwellings legally occupied prior to July 1, 2010:))~~ 1. Work involving the exterior surfaces of dwellings, such as the 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.
2. Installation, alteration or repairs of noncombustion plumbing or mechanical systems are exempt from the requirements of this section.

R315.3 Alarm Requirements. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

SECTION R326

CARBON MONOXIDE ALARMS

R326.1 Carbon monoxide alarms. For new construction, approved single station carbon monoxide alarms or a household carbon monoxide detection system shall be installed.

R326.2 Installation Location. Carbon monoxide alarms shall be located in each bedroom or within 15 feet outside of each bedroom door. Bedrooms on separate floor levels in a structure consisting of two or more stories shall have separate carbon monoxide alarms serving each story.

R326.3 Alarm requirements.

R326.3.1 Single station alarm requirements. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

R326.3.2 Household carbon monoxide detection systems. Household carbon monoxide detection systems, that include carbon monoxide detectors and audible notification appliances, installed in accordance with this section for carbon monoxide alarms and NFPA 720 shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075.

R326.3.3 Combination smoke/carbon monoxide alarm/detectors requirements. Combination smoke/carbon monoxide alarms shall be listed as complying with ANSI/UL 2034 and ANSI/UL 217. Combination smoke/carbon monoxide detectors shall be listed as complying with ANSI/UL 2075 and ANSI/UL 268. See Section R313 for additional requirements specific to the installation of smoke alarms.

R326.4 Power Source.

R326.4.1 Carbon Monoxide Alarms. Single station carbon monoxide alarms shall be battery operated, or may receive their primary power from the building wiring system. Plug in devices securely fastened to the structure and installed in accordance with the manufacturer's installation instructions are deemed to satisfy this requirement. Hard wired and plug-in carbon monoxide alarms shall be equipped with battery back up.

R326.4.2 Household carbon monoxide detection systems. Required power supply sources for household carbon monoxide detection systems shall be in accordance with NFPA 720.

R326.4.3 Combination smoke/carbon monoxide alarms/detectors. Combination smoke/carbon monoxide alarm/detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring

shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarm features of combination smoke/carbon monoxide alarms /detectors shall be interconnected.

Exceptions: Interconnection and hard-wiring of combination smoke/carbon monoxide alarms /detectors in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure.

R326.5 Where required in existing dwellings. Where a new carbon monoxide source is introduced or work requiring a structural permit occurs in existing dwellings, carbon monoxide alarms shall be provided in accordance with Section R326.1.

Exception: Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.

Add the following Standards to Chapter 43

NFPA 720-09 Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment	R326.3.2, R326.4.2
ANSI/UL 268-06 Standard for Smoke Detectors for Fire Protective Signaling Systems	R326.3.3
ANSI/UL 2075-04 First Edition of the Standard for Gas and Vapor Detectors and Sensors, with revisions through September 28, 07,	R326.3.2, R326.3.3

Southern Nevada Amendment (EXHIBIT C)

4. Carbon Monoxide alarms outside of sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.
5. Carbon Monoxide alarms within each bedroom which contains a fuel-fired appliance.

When more than either one (1) smoke alarm or more than one (1) carbon monoxide alarm is required to be installed within an individual dwelling unit all alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

R314.3.1 Alterations, repairs and additions. When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke and carbon monoxide alarms located as required for new dwellings.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.
2. Replacement, alteration or repairs of existing electrical, plumbing or mechanical systems are exempt from the requirements of this section.

R314.4 Power source. Smoke and carbon monoxide alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke and carbon monoxide alarms shall be interconnected.

Exceptions:

1. Smoke and carbon monoxide alarms shall be permitted to be battery operated when installed in buildings without commercial power.
2. Interconnection and hard-wiring of smoke and carbon monoxide alarms in existing areas shall not be required where the alteration, addition or remodel does not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

Delete section R315 in its entirety

Section R401.3 Drainage.

Delete Section R401.3 in its entirety and replace, as follows:

R401.3 Drainage. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048mm) of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 1 percent along the flow line where located within 10 feet (3048mm) of the building foundation. Impervious surfaces within 10 feet (3048mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

Douglas County, Colorado (EXHIBIT C)



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Building Division
Chief Building Official

Korby Lintz
100 Third Street, Suite Q20
Castle Rock, CO 80104

Phone: 303.660.7497
Fax: 303.660.0041
DCBuilding@douglas.co.us

Office Hours
8:00 a.m. - 5:00 p.m.

Permits Issued:
8:00a.m. - 4:00p.m.

Carbon Monoxide Detectors

For all open building permits that are completed on or after July 1, 2009, Douglas County will be enforcing the "Lofgren and Johnson Families Carbon Monoxide Safety Act" (C.R.S. 38-45). This is Colorado State Law involving the installation of carbon monoxide detectors.



In regards to the enforcement of Building Codes, this Law addresses both Single and Multi Family Dwellings for New Construction, Interior Alterations, Permitted repairs, Fuel-Fired Appliance replacement, and Additions of one or more rooms.



The Law states, in part, "that approved carbon monoxide detectors need to be located within fifteen (15) feet of the entrance to all rooms used lawfully for sleeping purposes. In addition, if the permit is for a multifamily rental unit, a carbon monoxide detector needs to be located within twenty-five (25) feet of any fuel-fired heater, fuel-fired appliance, fireplace or garage."

It is recommended that the Carbon Monoxide Detectors be hard wired with a battery backup, if this is impractical, then a plug-in unit with a battery backup is acceptable.

When are Carbon Monoxide Detectors Required?

An individual dwelling unit with an attached garage or containing a fuel fired appliance shall be equipped with a carbon monoxide alarm when interior work such as alterations, repairs, additions or replacement of a fuel fired appliance occurs requiring a permit.

All single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed as described below and in accordance the manufacturer's installation instructions.

Exception: Work limited to the exterior of dwellings, such as the replacement of roofing, siding or the addition of a deck or patio cover are exempt from the requirements of this section.

Where should a Carbon Monoxide Detector be located?

Carbon monoxide alarms shall be installed within 15 feet of the bedrooms entrance.

When more than one carbon monoxide alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

Exception: Interconnection of carbon monoxide alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.

Power Sources for Carbon Monoxide Detectors.

Carbon monoxide alarms shall be supplied from two separate power sources. The primary power shall be from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Carbon monoxide alarms shall be permitted to be battery operated when installed in buildings without commercial power. Battery-powered alarms shall be attached to the wall or ceiling in accordance with the manufactures installation instructions.
2. Hard-wiring of carbon monoxide alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard-wiring without the removal of interior finishes.

*** Carbon Monoxide Detectors are available at most local retail or hardware stores.***

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Kingman, Arizona (EXHIBIT C)

(6) Section R313 Alarms.

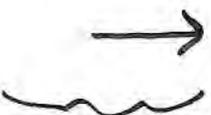
R313.1.1 Carbon Monoxide alarms. Carbon monoxide alarms shall be installed on each habitable level of a dwelling unit equipped with fuel burning appliances. All carbon monoxide detectors shall be listed and comply with UL 2034 and shall be installed in accordance with provisions of this code and NFPA 720. Approved combinations smoke and carbon monoxide detectors shall be permitted.



[EB] R313.2.1 Alterations, repairs and additions. When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke and carbon monoxide alarms located as required for new dwellings; the alarms shall be interconnected and hard wired.

Exceptions:

1. Smoke and carbon monoxide alarms in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.



2. Repairs to the exterior surfaces of dwellings are exempt from the requirements of this section.



[F] R313.3 Power source. In new construction, the required smoke and carbon monoxide alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Smoke alarms and carbon monoxide shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by Section R313.1. 2.

Chapter 43 Referenced Standards.

- UL 2034-96 Standard for Single and Multiple Station Carbon Monoxide Alarms
- NFPA 720-05 Standard for the installation of Carbon Monoxide (CO) Warning Equipment in Dwelling Units

(c) Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities, adopted.

(1) Standards and specifications set forth in Title 41, Chapter 9, Article 8, Arizona Revised Statutes (Arizonans with Disabilities Act), and its implementing rules,

State of California Amendment (EXHIBIT C)

R315.1.4 2 Power supply. For new construction required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

1. In dwelling units where there is no commercial power supply the carbon monoxide alarm may be solely battery operated.
2. In existing dwelling units a carbon monoxide alarm is permitted to be solely battery operated where repairs or alterations do not result in the removal of wall and ceiling finishes or there is no access by means of attic, basement or crawl space.
3. In existing dwelling units, a carbon monoxide alarm is permitted to be solely battery operated or plug-in with battery back-up where repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
4. In existing dwelling units, a carbon monoxide alarm is permitted to be solely battery operated or plug-in with battery back-up when work is limited to the installation, alteration or repair of plumbing or mechanical systems.

R315.1.2 3 Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.

Exceptions:

1. Interconnection is not required in existing dwelling units where repairs do not result in the removal of wall and ceiling finishes, there is no access by means of attic, basement or crawl space, and no previous method for interconnection existed.
2. In existing dwelling units, carbon monoxide alarms are not required to be interconnected where no construction is taking place.
3. In existing dwelling units, carbon monoxide alarms are not required to be interconnected where repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
4. In existing dwelling units, carbon monoxide alarms are not required to be interconnected when work is limited to the installation, alteration or repair of plumbing or mechanical systems.

R315.2 Where When required in existing dwellings. ~~Where when~~ Prior to July 1, 2011, where when a permit is required for alterations, repairs or additions with a total cost or calculated valuation exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained.

R315.2.1 Carbon monoxide alarms on or after July 1, 2011. All existing detached single-family dwelling units intended for human occupancy, shall have a carbon monoxide alarm, approved and listed by the State Fire Marshal installed on or before July 1, 2011. See Health and Safety Code Sections 17926, 17926.1 and 17926.2. Carbon monoxide alarms are permitted to be solely battery operated or plug-in with battery back-up in existing buildings where no construction is taking place. When a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section 315.1.

R315.2.2 Carbon monoxide alarms on or after January 1, 2013. All other existing dwelling units intended for human occupancy as defined in Health and Safety Code Section 13262 (b) shall have a carbon monoxide alarm approved by the State Fire Marshal installed on or before January 1, 2013. See Health and Safety Code Sections 17926, 17926.1 and 17926.2. Carbon monoxide alarms are permitted to be solely battery operated or plug-in with battery back-up in existing buildings where no construction is taking place. When a permit is required for alterations, repairs or additions, existing dwelling units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section 315.1.

State of Idaho Building Code Board Building Code Change Submittal

Date 3/19/12

Proponent City of Boise
(Individual, Jurisdiction, Chapter, Company, Association, Organization, etc)

Name Jason Blais

Address 150 N. Capitol Blvd. Boise ID 83701
Street City State Zip Code

Email jblais@cityofboise.org Phone Number (208) 384-3807

Specific code considered for amendment (IBC, IRC, IECC, IEBC) 2009 IBC

Section Table 2902.1 Pages 549, 550, & 551 Change the Table altering Footnote f and adding Footnote g to read as follows:

[P] TABLE 2902.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES* (See Sections 2902.2 and 2902.3)

No.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 419.2 OF THE INTERNATIONAL PLUMBING CODE)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS ^{e,†} (SEE SECTION 410.1 OF THE INTERNATIONAL PLUMBING CODE)	OTHER ^g
				MALE	FEMALE	MALE	FEMALE			
		A-1 ^d	Theaters and other buildings for the performing arts and motion pictures	1 per 125	1 per 85	1 per 200	—	1 per 500	1 service sink	

- a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by this code.
- b. Toilet facilities for employees shall be separate from facilities for inmates or patients.
- c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted where such room is provided with direct access from each patient sleeping unit and with provisions for privacy.
- d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
- e. The minimum number of required drinking fountains shall comply with Table 2902.1 and Chapter 11.
- f. Drinking fountains are not required for an occupant load of ~~45~~ 30 or fewer.
- g. For business occupancies, excluding restaurants, and mercantile occupancies with an occupant load of 30 or fewer, service sinks shall not be required.

1.

Reason for change with supporting documentation:

The requirement for the installation of high-low drinking fountains in small businesses continues to be the one of the top complaints building officials receive. The same holds true for the requirement to install service sinks in small business and mercantile occupancies. The 2009 IBC provided a new footnote to Table 2902.1 giving some relief by exempting the requirement for a drinking fountain where the occupant load is 15 or less (see Exhibit A). This exception is welcome, but did not quite go far enough. The upcoming 2012 IBC has also provided a new footnote to Table 2902.1 to exempt the requirement to install a service sink in business and mercantile occupancies with an occupant load of 15 or less (see Exhibit B).

Many building officials have become creative in interpretations or alternate methods on the drinking fountain issue. Some approve actual occupant loads by request instead of using Table 1004.1.1 to allow tenants the exceptions to not install the fixtures. Some determine if the business has employees only with no access by the public allowing the break room sink as an acceptable approach. Some allow water coolers for small businesses but with no established criteria. Some just ignore the code requirement. Building officials do not receive the best of support from our political representatives or upper management when public complaints are received on this issue for small businesses.

The cost to install a high-low drinking fountain can be more than most think. The high-low drinking fountain unit itself runs anywhere from \$900.00 - \$2,000.00. Then there is the cost to hire a licensed plumber to install the fixture anywhere from \$300 - \$1,000 depending on the closeness to connect to existing water and sewer. Service mop sink fixtures typically run from \$300-\$500 each. Many cities also charge sewer connection fees for fixture installations, which run at \$148 for the drinking fountain and \$493 for a service sink in the City of Boise, for example. These costs have been communicated repeatedly from customers as unreasonable in spaces such as a 1,600 sq. ft. office space.

Current research indicates neighboring states and jurisdictions have acknowledged the drinking fountain and service sink requirements as an issue in small businesses. Because the code has not adequately addressed this issue, many have amended the code by expanding the occupant load threshold for the exception to not require a drinking fountain. An occupant load threshold has also been established for service sink requirements or in some cases the service sink requirement has been omitted altogether. This has resulted in assisting building officials with enforcement and assisting small business owners by reducing some costs to open for business. Please see the attachments of amended code language from adjacent states and jurisdictions (see Exhibit C).

This code change proposal recommends altering the language to Footnote f of Table 2902.1 to an occupant load of 30 instead of 15. An example with this new change would be no drinking fountain requirement for an office business of 3,000 sq. ft. or less. This proposal also recommends adding a new Footnote g to the "Other" column to exempt the requirement for a service sink in mercantile and business (not a restaurant) occupancies with an occupant load of 30 or less.

This proposal seems to be consistent with neighboring states and would greatly assist code officials in the State of Idaho for uniform and reasonable application of the code on when to require drinking fountains and service sinks in commercial businesses. This proposal also works to reduce costs for small businesses to improve the economic impact in Idaho while still requiring these plumbing fixtures in commercial businesses where occupant loads are greater than 30 persons. This amendment would be a win for both building officials and small business owners.

2009 IBC (EXHIBIT A)

[P] TABLE 2902.1—continued
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES^a

No.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 419.2 OF THE INTERNATIONAL PLUMBING CODE)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS ^{b, f} (SEE SECTION 410.1 OF THE INTERNATIONAL PLUMBING CODE)	OTHER
				MALE	FEMALE	MALE	FEMALE			
7	Residential	R-3	Congregate living facilities with 16 or fewer persons	1 per 10		1 per 10		1 per 8	1 per 100	1 service sink
		R-4	Residential care/assisted living facilities	1 per 10		1 per 10		1 per 8	1 per 100	1 service sink
8	Storage	S-1 S-2	Structures for the storage of goods, warehouses, storehouses and freight depots, low and moderate hazard	1 per 100		1 per 100		See Section 411 of the <i>International Plumbing Code</i>	1 per 1,000	1 service sink

- a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by this code.
- b. Toilet facilities for employees shall be separate from facilities for inmates or patients.
- c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted where such room is provided with direct access from each patient sleeping unit and with provisions for privacy.
- d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
- e. The minimum number of required drinking fountains shall comply with Table 2902.1 and Chapter 11.
- f. Drinking fountains are not required for an occupant load of 15 or fewer.



[P] 2902.1.1 Fixture calculations. To determine the *occupant load* of each sex, the total *occupant load* shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the *occupant load* of each sex in accordance with Table 2902.1. Fractional numbers resulting from applying the fixture ratios of Table 2902.1 shall be rounded up to the next whole number. For calculations involving multiple occupancies, such fractional numbers for each occupancy shall first be summed and then rounded up to the next whole number.

Exception: The total *occupant load* shall not be required to be divided in half where *approved* statistical data indicate a distribution of the sexes of other than 50 percent of each sex.

2902.1.2 Family or assisted use toilet and bath fixtures. Fixtures located within family or assisted use toilet and bathing rooms required by Section 1109.2.1 are permitted to be included in the number of required fixtures for either the male or female occupants in assembly and mercantile occupancies.

[P] 2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for *dwelling units* and *sleeping units*.
2. Separate facilities shall not be required in structures or tenant spaces with a total *occupant load*, including both employees and customers, of 15 or less.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum *occupant load* is 50 or less.

[P] 2902.3 Required public toilet facilities. Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with Section 2902.1 for all users. Employees shall be provided with toilet facilities in all occupancies. Employee toilet facilities shall either be separate or combined employee and public toilet facilities.

[P] 2902.3.1 Access. The route to the public toilet facilities required by Section 2902.3 shall not pass through kitchens, storage rooms or closets. Access to the required facilities shall be from within the building or from the exterior of the building. All routes shall comply with the accessibility requirements of this code. The public shall have access to the required toilet facilities at all times that the building is occupied.

[P] 2902.3.2 Location of toilet facilities in occupancies other than covered mall buildings. In occupancies other than *covered mall buildings*, the required public and employee toilet facilities shall be located not more than one *story* above or below the space required to be provided with toilet facilities and the path of travel to such facilities shall not exceed a distance of 500 feet (152 400 mm).

Exception: The location and maximum travel distances to required employee facilities in factory and industrial occupancies are permitted to exceed that required by this section, provided that the location and maximum travel distance are *approved*.

[P] 2902.3.3 Location of toilet facilities in covered mall buildings. In *covered mall buildings*, the required public and employee toilet facilities shall be located not more than one *story* above or below the space required to be provided with toilet facilities, and the path of travel to such facilities

[P] TABLE 2902.1—continued
 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES^a
 (See Sections 2902.2 and 2902.3)

No.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 419.2 OF THE INTERNATIONAL PLUMBING CODE)		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS ^{a,†} (SEE SECTION 410.1 OF THE INTERNATIONAL PLUMBING CODE)	OTHER
				MALE	FEMALE	MALE	FEMALE			
6	Mercantile	M	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500		1 per 750		—	1 per 1,000	1 service sink ^g
7	Residential	R-1	Hotels, motels, boarding houses (transient)	1 per sleeping unit		1 per sleeping unit		1 per sleeping unit	—	1 service sink
		R-2	Dormitories, fraternities, sororities and boarding houses (not transient)	1 per 10		1 per 10		1 per 8	1 per 100	1 service sink
		R-2	Apartment house	1 per dwelling unit		1 per dwelling unit		1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units
		R-3	One- and two-family dwellings	1 per dwelling unit		1 per 10		1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per dwelling unit
		R-3	Congregate living facilities with 16 or fewer persons	1 per 10		1 per 10		1 per 8	1 per 100	1 service sink
		R-4	Congregate living facilities with 16 or fewer persons	1 per 10		1 per 10		1 per 8	1 per 100	1 service sink
8	Storage	S-1 S-2	Structures for the storage of goods, warehouses, storehouses and freight depots, low and moderate hazard	1 per 100		1 per 100		See Section 411 of the International Plumbing Code	1 per 1,000	1 service sink

- a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by this code.
- b. Toilet facilities for employees shall be separate from facilities for inmates or care recipients.
- c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted where such room is provided with direct access from each patient sleeping unit and with provisions for privacy.
- d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
- e. The minimum number of required drinking fountains shall comply with Table 2902.1 and Chapter 11.
- f. Drinking fountains are not required for an occupant load of 15 or fewer.
- g. For business and mercantile occupancies with an occupant load of 15 or fewer, service sinks shall not be required.

Southern Nevada Amendment

(Exhibit C)

- a. the height does not exceed 10 feet,
- b. the length does not exceed 60 feet,
- c. the area does not exceed 500 square feet,
- d. the light-transmitting plastic is a minimum CCI material,
- e. is listed and labeled in accordance with nationally recognized standards,
- f. the space in which the sign is installed is protected with an automatic sprinkler system of at least Ordinary Hazard Group 2, and
- g. a Fire Protection Report is provided to substantiate the preceding requirements are met.

2611.5 Encasement. Backs of wall mounted signs and non-illuminated portions of all signs regulated by this section shall be fully encased in metal.

Section 2612.6 Exterior use.

Delete Exceptions No. 1 and No. 2 from Section 2612.6, as follows:

2612.6 Exterior use. Fiber reinforced polymer or fiberglass reinforced polymer shall be permitted to be installed on the exterior walls of buildings of any type of construction when such polymers meet the requirements of Sections 2603.5 and is fireblocked in accordance with Section 717. The fiber reinforced polymer or the fiberglass reinforced polymer shall be designed for uniform live loads as required in Table 1607.1 as well as for snow loads, wind loads and earthquake loads as specified in Sections 1608, 1609 and 1613 respectively.

Table 2902.1 Minimum Number of Required Plumbing Fixtures.

Revise Table 2902.1, by adding A-2 Casinos, revising the column titles and footnote "f", and by adding new footnotes "g" and "h", as follows:

[P] Table 2902.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES*
 (See Sections 2902.2 and 2902.3)

No.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS (URINALS ^h)		LAVATORIES		BATHUBS/SHOWERS	DRINKING FOUNTAINS ^{e,f,g}	OTHER ^f
				MALE	FEMALE	MALE	FEMALE			
1	Assembly	A-2 ^d	Casinos	1:1-100	3:1-50	1:1-200		-	-	1 service sink
				----	4:51-100	2:201-400				
				2:101-200	6:101-200	3:401-750				
				3:201-400	8:201-400	Over 750, add one fixture for each additional 500 persons				
				Over 400, add one fixture each additional 250 males, and one for each 150 females.						

Remainder of rows 1 through 8 to remain unchanged.

- a. The fixtures are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by this code.
- b. Toilet facilities for employees shall be separate from facilities for inmates or patients.
- c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted where such room is provided with direct access from each patient sleeping unit and with provisions for privacy.

6.

Southern Nevada Amendment (EXHIBIT C)

- d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
- e. The minimum number of required drinking fountains shall comply with Table 2902.1 and Chapter 11.
- f. Drinking fountains and service sinks are not required for an occupant load of 30 or fewer.
- g. Where water is served in restaurants and similar occupancies, drinking fountains shall not be required. In other occupancies, where drinking fountains are required, water coolers or bottled water dispensers that provide water to occupants free of charge shall be permitted to be substituted for not more than 50 percent of the required drinking fountains.
- h. In each bathroom or toilet room, urinals shall not be substituted for more than 67 percent of the required water closets in assembly and educational occupancies. Urinals shall not be substituted for more than 50 percent of the required water closets in all other occupancies.

Section 3002.4 Elevator car to accommodate ambulance stretcher.

Revise Section 3002.4 and add a new Table 3002.4, as follows:

3002.4 Elevator car to accommodate ambulance stretcher. Where elevators are provided in buildings four or more stories above grade or four or more stories below grade plane, at least one elevator, and no less than the minimum number specified in Table 3002.4, shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoistway door frame. Such elevators shall open into a lobby providing sufficient area to accommodate transport of a 24-inch by 84-inch (610mm by 1930 mm) ambulance stretcher.

**Table 3002.4
Ambulance Stretcher Sized Elevator Cars**

Highest floor level served above lowest level of fire department access in feet (meters)	Number of elevator cars sized to accommodate an ambulance stretcher
Less than 120 (36.6m)	1
120-599 (36.6m-182.6m)	2 ^a
600-899 (182.9m-274.0m)	3 ^a
900 and greater (≥274.3m)	4 ^a

^a An elevator installed in accordance with Section 403.6.1 shall be permitted to substitute for one of these elevators.

Section 3003.1.3 Two or more elevators.

Revise Section 3003.1.3, as follows:

3003.1.3 Two or more elevators. Where two or more elevators are controlled by a common operating system, all elevators shall automatically transfer to standby power within 60 seconds after failure of normal power where the standby power source is of sufficient capacity to operate all elevators at the same time. Where the standby power source is not of sufficient capacity to operate all elevators at the same time, all elevators shall transfer to standby power in sequence, return to the designated landing and disconnect from the standby power source. After all elevators have been returned to the designated level, at least one elevator, and all elevators installed in accordance with Section 3002.4, shall remain operable from standby power source.

Section 3006.4 Machine rooms and machinery spaces.

Revise Section 3006.4, as follows:

State of Washington Amendment (EXHIBIT C)

preparation of food for service to the public or residents of Group R-2 boarding homes and residential treatment facilities licensed by Washington state.

2902.2.2 Multiple tenants. Access to toilets serving multiple tenants shall be through a common use area and not through an area controlled by a tenant.

2902.2.3 Multistory buildings. Required fixtures shall not be located more than one vertical story above or below the area served.

SECTION 2903 -- FACILITIES.

2903.3 Facilities.

2903.3.1 Requirements. Separate toilet facilities shall be provided for each sex.

EXCEPTION: In occupancies serving 15 or fewer persons, one toilet facility designed for use by no more than one person at a time shall be permitted for use by both sexes.

2903.3.2 Food service establishments. When customers and employees share the same toilet rooms, customer access to the toilet rooms shall not pass through food preparation and unpackaged food storage areas.

2903.4 Pay facilities. Required facilities shall be free of charge. Where pay facilities are installed, they shall be in addition to the minimum required facilities.

2903.5 is not adopted.

SECTION 2904 -- SPECIAL PROVISIONS.

2904.1 Dwelling units. Dwelling units shall be provided with a kitchen sink.

2904.2 Water closet space requirements. The water closet stool in all occupancies shall be located in a clear space not less than 30 inches (762 mm) in width, with a clear space in front of the stool of not less than 24 inches (610 mm).

2904.3 Water. Each required sink, lavatory, bathtub and shower stall shall be equipped with hot and cold running water necessary for its normal operation.

2904.4 Drinking fountains.

2904.4.1 Number. Occupant loads over 30 shall have one drinking fountain for the first 150 occupants, then one per each additional 500 occupants.

- EXCEPTIONS:**
1. Sporting facilities with concessions serving drinks shall have one drinking fountain for each 1000 occupants.
 2. A drinking fountain need not be provided in a drinking or dining establishment.

2904.4.2 Multistory buildings. Drinking fountains shall be provided on each floor having

State of Washington Amendment (EXHIBIT C)

TABLE 2902.1 - MINIMUM PLUMBING FIXTURES^{1,2,4,6}

Removed service sink requirement.

TYPE OF BUILDING OR OCCUPANCY ⁸	WATER CLOSETS		LAVATORIES ⁵		BATHTUB OR SHOWER (fixtures per person)
	(fixtures per person)		(fixtures per person)		
	MALE ³	FEMALE	MALE	FEMALE	
For the occupancies listed below, use 30 square feet (2.79 m ²) per occupant for the minimum number of plumbing fixtures.					

Group A

Assembly places --

Conference rooms, dining rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages and similar uses including restaurants classified as Group B Occupancies	1:1-25	1:1-25	One per 2 water closets		
	2:26-75	2:26-75			
	3:76-125	3:76-125			
	4:126-200	4:126-200			
	5:201-300	5:201-300			
	6:301-400	6:301-400			
	Over 400, add one fixture for each additional 200 males or 150 females				

For the assembly occupancies listed below, use the number of fixed seating or, where no fixed seating is provided, use 15 square feet (1.39 m²) per occupant for the minimum number of plumbing fixtures.

Assembly places -- ²	1:1-100	One per 25	1:1-200	1:1-200	
Theaters, auditoriums, convention halls, dance floors, lodge rooms, casinos, and such places which have limited time for fixture use (intermissions)	2:101-200	Up to 400	2:201-400	2:201-400	
	3:201-400		3:401-750	3:401-750	
	Over 400, add one fixture for each additional 250 males or 50 females		Over 750, add one fixture for each additional 500 persons		

Assembly places --	1:1-100	One per 50	1:1-200	1:1-200	
Stadiums, arena and other sporting facilities where fixture use is not limited to intermissions	2:101-200	Up to 400	2:201-400	2:201-400	
	3:201-400		3:401-750	3:401-750	
	Over 400, add one fixture for each additional 300 males or 100 females		Over 750, add one fixture for each additional 500 persons		

For the assembly occupancies listed below, use the number of fixed seating or, where no fixed seating is provided, use 30 square feet (2.79 m²) per occupant for the minimum number of plumbing fixtures.

Worship places

Principal assembly area	One per 150	One per 75	One per 2 water closets		
Educational & activity unit	One per 125	One per 75	One per 2 water closets		

For the occupancies listed below, use 200 square feet (18.58 m²) per occupant for the minimum number of plumbing fixtures.

Group B	1:1-15	1:1-15	One per 2 water closets		
and other clerical or administrative employee accessory use	2:16-35	2:16-35			
	3:36-55	3:36-55			
	Over 55, add one for each additional 50 persons				

For the occupancies listed below, use 100 square feet (9.3 m²) per student for the minimum number of plumbing fixtures.

Group E	1:1-15	1:1-15	One per 2 water closets		
Schools - for staff use	2:16-35	2:16-35			
	3:36-55	3:36-55			
(One staff per 20 students)	Over 55, add one fixture for each additional 40 persons				
Schools - for student use	1:1-20	1:1-20	1:1-20	1:1-20	
Day care	2:21-50	2:21-50	2:21-50	2:21-50	

State of Oregon Amendment (EXHIBIT C)

separated from food preparation and storage rooms as specified in Section 1210.5.

2902.6 Dwelling units. Dwelling units shall be provided with a kitchen equipped with a kitchen sink. Dwelling units, congregate residences and lodging houses shall be provided with a bathroom equipped with facilities consisting of a water closet, lavatory and either a bathtub or shower. Each sink, lavatory and either a bathtub or shower shall be equipped with hot and cold running water necessary for its normal operation.

2902.7 Water closet space requirements. In all occupancies, the water closet stool shall be located in a clear floor space not less than 30 inches (762 mm) in width. The clear floor space in front of the water closet stool shall not be less than 24 inches (610 mm). See Chapter 11 for accessible water closets.

SECTION 2903 DRINKING FOUNTAINS

2903.1 General. Drinking fountains shall be provided where required by this section. Drinking fountains shall be accessible as required by Chapter 11.

Exception: Drinking fountains are not required when the occupant load is 30 or less.

2903.2 Where required. In Group A occupancies, at least one drinking fountain shall be provided at each floor level in an approved location.

Exception: A drinking fountain need not be provided in a drinking or dining establishment.

In Group E occupancies, there shall be at least one drinking fountain on each floor of elementary and secondary schools. Drinking fountains shall not be installed in toilet rooms.

SECTION 2904 ALTERATION OF EXISTING GROUP A OCCUPANCIES

2904.1 Definitions.

SUBSTANTIAL ALTERATION. Any alteration where the total cost of all alterations (including, but not limited to, electrical, mechanical, plumbing and structural changes) for a building or facility within any 12-month period amounts to 60 percent or more of the appraised value.

STRUCTURALLY IMPRACTICAL. An alteration that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame, or because site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction.

2904.2 Requirements. Where substantial alterations are made to an existing Groups A, M and E occupancy with an occupant load in excess of 300, water closets, as specified in Table 29-A for new construction, shall be provided.

Exception: The building official may approve substantial alterations without the installation of additional water closets only where it is structurally infeasible to make such alterations; where existing site conditions, including the size of existing public water or sewer lines, prohibit such installations; or where zoning regulations prohibit adding floor area to the existing building. The number of water closets provided shall be the maximum number feasible but need not exceed the number required for new construction.

10.

State of Oregon Amendment (EXHIBIT C)

Removed
Service
Sink
requirement.

TABLE 29-A
MINIMUM PLUMBING FIXTURES¹

TYPE OF BUILDING OR OCCUPANCY ²	WATER CLOSETS ³ (fixtures per person)		LAVATORIES ⁴ (fixtures per person)		BATHTUB OR SHOWER (fixtures per person)
	MALE	FEMALE	MALE	FEMALE	
For the occupancies listed below, use 30 square feet (2.78 m ²) per occupant for the minimum number of plumbing fixtures.					
Group A, and assembly uses Conference rooms, dining rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages and similar uses, including restaurants classified as Group B occupancies amusement parks, entertainment and sports arenas, community halls, special event centers	1:1-25 2:26-75 3:76-125 4:126-200 5:201-300 6:301-400 Over 400, add one fixture for each additional 200 males or 150 females.	1:1-25 2:26-75 3:76-125 4:126-200 5:201-300 6:301-400	One for each water closet up to four; then one for each two additional water closets.		
For the assembly occupancies listed below, use the number of fixed seating or, where no fixed seating is provided, use 15 square feet (1.39m ²) per occupant for the minimum number of plumbing fixtures.					
Assembly places Auditoriums, convention halls, dance floors, lodge rooms, stadiums and casinos	1:1-50 2:51-100 3:101-150 4:151-300 Over 300 males, add one fixture for each additional 200, and over 400 females add one for each 125.	3:1-50 4:51-100 6:101-200 8:201-400	1:1-200 2:201-400 3:401-750 Over 750, add one fixture for each additional 500 persons.	1:1-200 2:201-400 3:401-750	
For the assembly occupancies listed below, use the number of fixed seating or, where no fixed seating is provided, use 30 square feet (2.29m ²) per occupant for the minimum number of plumbing fixtures.					
Worship places Principal assembly area Worship places Educational and activity unit	one per 150 one per 125	one per 75 one per 75	one per two water closets one per two water closets		
For the occupancies listed below, use 200 square feet (18.58 m ²) per occupant for the minimum number of plumbing fixtures.					
Group B Offices of public buildings	1:1-15 2:16-35 3:36-55 Over 55, add one for each 50 persons.	1:1-15 2:16-35 3:36-55	one per two water closets		
For the occupancies listed below, use 50 square feet (4.65 m ²) per occupant for the minimum number of plumbing fixtures.					
Group E Schools—for staff use All schools	1:1-15 2:16-35 3:36-55 Over 55, add one fixture for each additional 40 persons.	1:1-15 2:16-35 3:36-55	one per 40	one per 40	
Schools—for student use Day care	1:1-20 2:21-50 Over 50, add one fixture for each additional 50 persons.	1:1-20 2:21-50	1:1-25 2:26-50 Over 50, add one fixture for each additional 50 persons.	1:1-25 2:26-50	
Elementary Secondary	one per 30 one per 40	one per 25 one per 30	one per 35 one per 40	one per 35 one per 40	
For the occupancies listed below, use 50 square feet (4.65 m ²) per occupant for the minimum number of plumbing fixtures.					
Education Facilities other than Group E Others (colleges, universities, adult centers, etc.)	one per 40	one per 30	one per 40	one per 40	

continued

11.

State of Idaho Building Code Board Building Code Change Submittal

Date 3/28/2012

Proponent Ironstone Distributors, Inc
(Jurisdiction, Chapter, Company, Association, Organization, etc)

Name Casey J Bryntesen

Address 2425 W Hayden Ave Hayden Idaho 83835
Street City State Zip Code

Email casey@ironstoneinc.com Phone Number 208 772 7553

Specific code considered for amendment (IBC, IRC, IECC, IEBC) 2009 IECC 402.4.3

Section _____ Page _____ Change the paragraph to read as follows:

Change to wording in 2012 IECC R402.4.2

Reason for change with supporting documentation:

Life and Safety trumps energy savings. I believe the code writers of the 2012 code wording solve the life and safety concerns; and fix the energy saving concerns with the tight fitting damper.
See attached industry letters I found online.

2009

N1102.3.1 (R402.3.1) U-factor. An area-weighted average of fenestration products shall be permitted to satisfy the *U-factor* requirements.

N1102.3.2 (R402.3.2) Glazed fenestration SHGC. An area-weighted average of fenestration products more than 50-percent glazed shall be permitted to satisfy the SHGC requirements.

N1102.3.3 (R402.3.3) Glazed fenestration exemption. Up to 15 square feet (1.4 m²) of glazed fenestration per dwelling unit shall be permitted to be exempt from *U-factor* and SHGC requirements in Section N1102.1.1. This exemption shall not apply to the *U-factor* alternative approach in Section N1102.1.3 and the Total UA alternative in Section N1102.1.4.

N1102.3.4 (R402.3.4) Opaque door exemption. One side-hinged opaque door assembly up to 24 square feet (2.22 m²) in area is exempted from the *U-factor* requirement in Section N1102.1.1. This exemption shall not apply to the *U-factor* alternative approach in Section N1102.1.3 and the total UA alternative in Section N1102.1.4.

N1102.3.5 (R402.3.5) Sunroom U-factor. All *sunrooms* enclosing conditioned spaces shall meet the fenestration requirements of this code.

Exception: For *sunrooms* with *thermal isolation* and enclosing conditioned spaces, in Zones 4 through 8, the following exceptions to the fenestration requirements of this code shall apply:

1. The maximum fenestration *U-factor* shall be 0.45; and
2. The maximum skylight *U-factor* shall be 0.70. New fenestration separating the *sunroom* with *thermal isolation* from *conditioned space* shall meet the *building thermal envelope* requirements of this code.

N1102.3.6 (R402.3.6) Replacement fenestration. Where some or all of an existing fenestration unit is replaced with a new fenestration product, including sash and glazing, the replacement fenestration unit shall meet the applicable requirements for *U-factor* and SHGC in Table N1102.1.1.

N1102.4 (R402.4) Air leakage (Mandatory). The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections N1102.4.1 through N1102.4.4.

N1102.4.1 (R402.4.1) Building thermal envelope. The *building thermal envelope* shall comply with Sections N1102.4.1.1 and N1102.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

N1102.4.1.1 (R402.4.1.1) Installation. The components of the *building thermal envelope* as listed in Table N1102.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table N1102.4.1.1, as applicable to the method of construction. Where required by the *building official*, an *approved* third party shall inspect all components and verify compliance.

N1102.4.1.2 (R402.4.1.2) Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour in Zones 1 and 2, and 3 air changes per hour in Zones 3 through 8. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). Where required by the *building official*, testing shall be conducted by an *approved* third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the *building official*. Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope*.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures;
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures;
3. Interior doors, if installed at the time of the test, shall be open;
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
5. Heating and cooling systems, if installed at the time of the test, shall be turned off; and
6. Supply and return registers, if installed at the time of the test, shall be fully open.

N1102.4.2 (R402.4.2) Fireplaces. New wood-burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air.

N1102.4.3 (R402.4.3) Fenestration air leakage. Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m²), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m²), when tested according to NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and *listed* and *labeled* by the manufacturer.

Exception: Site-built windows, skylights and doors.

N1102.4.4 (R402.4.4) Recessed lighting. Recessed luminaires installed in the *building thermal envelope* shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and *labeled* as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

N1102.5 (R402.5) Maximum fenestration U-factor and SHGC (Mandatory). The area-weighted average maximum fenestration *U-factor* permitted using tradeoffs from Section N1102.1.4 or N1105 shall be 0.48 in Zones 4 and 5 and 0.40

2012

R402.4 Air leakage (Mandatory). The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.4.

R402.4.1 Building thermal envelope. The *building thermal envelope* shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

R402.4.1.1 Installation. The components of the *building thermal envelope* as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the *code official*, an *approved* third party shall inspect all components and verify compliance.

R402.4.1.2 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour in Climate Zones 1 and 2, and 3 air changes per hour in Climate Zones 3 through 8. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). Where required by the *code official*, testing shall be conducted by an *approved* third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the *code official*. Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope*.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures;
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures;
3. Interior doors, if installed at the time of the test, shall be open;
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
5. Heating and cooling systems, if installed at the time of the test, shall be turned off; and
6. Supply and return registers, if installed at the time of the test, shall be fully open.

R402.4.2 Fireplaces. New wood-burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air.

R402.4.3 Fenestration air leakage. Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m²), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m²), when tested according to NFRC 400 or AAMA/

WDMA/CSA 101/LS.2/A440 by an accredited, independent laboratory and *listed* and *labeled* by the manufacturer.

Exception: Site-built windows, skylights and doors.

R402.4.4 Recessed lighting. Recessed luminaires installed in the *building thermal envelope* shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and *labeled* as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

R402.5 Maximum fenestration U-factor and SHGC (Mandatory). The area-weighted average maximum fenestration U-factor permitted using tradeoffs from Section R402.1.4 or R405 shall be 0.48 in Climate Zones 4 and 5 and 0.40 in Climate Zones 6 through 8 for vertical fenestration, and 0.75 in Climate Zones 4 through 8 for skylights. The area-weighted average maximum fenestration SHGC permitted using tradeoffs from Section R405 in Climate Zones 1 through 3 shall be 0.50.

SECTION R403 SYSTEMS

R403.1 Controls (Mandatory). At least one thermostat shall be provided for each separate heating and cooling system.

R403.1.1 Programmable thermostat. Where the primary heating system is a forced-air furnace, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain *zone* temperatures down to 55°F (13°C) or up to 85°F (29°C). The thermostat shall initially be programmed with a heating temperature set point no higher than 70°F (21°C) and a cooling temperature set point no lower than 78°F (26°C).

R403.1.2 Heat pump supplementary heat (Mandatory). Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

R403.2 Ducts. Ducts and air handlers shall be in accordance with Sections R403.2.1 through R403.2.3.

R403.2.1 Insulation (Prescriptive). Supply ducts in attics shall be insulated to a minimum of R-8. All other ducts shall be insulated to a minimum of R-6.

Exception: Ducts or portions thereof located completely inside the *building thermal envelope*.

R403.2.2 Sealing (Mandatory). Ducts, air handlers, and filter boxes shall be sealed. Joints and seams shall comply

18 February 2011

RE: 2009 IECC 402.4.3 and IRC R1001.11 Regarding Gasketed Fireplace Doors

To Whom It May Concern:

The issue with respect to the 2009 IRC section R1001.11, exception # 1 and 2009 IECC 402.4.3 requirement for gasketed doors on fireplaces has been problematic as this requirement runs counter to safety requirements. This provision was added to the code as a means of attempting to reduce potential energy losses associated with air infiltration caused by air leakage through an open fireplace and chimney system. However, it is clear that the impact of this requirement on the safe operation of affected fireplaces was not understood or fully considered. When this issue was brought to the industry's attention, ICC-ES was asked for an interpretation. I am attaching the response from ICC-ES engineer Darren Meyers.

It is my view that the addition of tightly sealed doors to either masonry or factory-built fireplaces presents a significant safety hazard. These products are normally used only on an occasional basis and require a large air flow (dilution air) both to keep flue temperatures low and prevent smoking, flame spillage and overheating. Fitting tightly sealed doors could allow the user to operate a fireplace for much longer periods with significantly higher firebox and flue gas temperatures than occur in normal "open combustion" operation. This could lead to overheating of the outside of the fireplace and chimney and increases the potential for ignition on nearby combustibles. It could also result in less efficient combustion, greater creosote accumulation in chimneys and increased particulate emissions. In experiments with long term burning of masonry fireplaces in the early 1980's it was found that virtually all code compliant masonry fireplaces would exceed safe outer surface temperatures if operated continuously for 12 to 16 hours. One lab conducting these tests even had its test enclosure ignite while conducting this type of test - 4 hours after the firing had been stopped.

There is a UL safety standard that applies to doors for masonry fireplaces. This is UL 907 – Safety Standard for Fireplace Accessories (2010). This standard requires steady continuous firing of a masonry fireplace, built per the current code, until equilibrium temperatures are reached. However, experience has shown that this fireplace design, with or without doors installed, will not reach equilibrium conditions before the maximum allowable temperatures of the combustible surrounding structure are exceeded. Thus, to my knowledge, there are no accessory type fireplace doors for masonry fireplaces that are listed to UL 907.

Almost all factory-built fireplaces I know of have unsealed doors which are necessary to prevent over heating and glass breakage. I believe most all of these units would not meet

the safety test requirements if fitted with tightly sealed doors. Certainly, the addition of sealed or gasketed doors to UL 127 certified fireplaces would void the safety certification. In fact, some factory-built fireplaces are certified without doors and when this is the case the following, quoted from UL 127, applies:

"61.2.3 r) Installation of doors when doors are provided. When the fireplace has been tested with doors, the instructions shall include the manufacturer's specific part numbers for doors that are used. When the fireplace has not been tested with doors, the instructions shall include the word "WARNING" and the following or equivalent statement: "THIS FIREPLACE HAS NOT BEEN TESTED FOR USE WITH DOORS. TO REDUCE THE RISK OF FIRE OR INJURY, DO NOT INSTALL DOORS."

Given that gasketed or tightly sealing flue dampers and dampers in outside combustion air ducts are standard equipment and perform the intended function of preventing excessive air flow to the outside when the fireplace is not in use, there is little justification for the gasketed door requirement. Users simply need to close the dampers when the fireplace is not in use to avoid excessive air infiltration.

The addition of gasketed doors to either listed factory-built fireplaces or code compliant masonry fireplaces represents a potentially substantial increased risk of building fires. It is much safer to attack the air leakage problem by assuring that a flue damper is present and closes properly than trying to seal the fireplace front opening. It is our recommendation that the requirement for gasketed doors be withdrawn from the codes as soon as possible and that the presence of a tightly fitting flue damper and a damper in an outdoor combustion air duct be considered as equivalent to the gasketed door requirement in the interim. The addition of gasketed tightly sealing doors to masonry or factory built-fireplace not certified with the doors should be prohibited.

Sincerely,



Rick Curkeet, PE
Chief Engineer-Building & Hearth Products

Attachment: E-Mail from Darren Meyers – ICC, 4 May 2010

IDAHO BUILDING CODE BOARD

Agenda Item No. 05 Proposed Code Change-IBC Section 903.2.7

PRESENTER: Andrew Bick, Chairman

OBJECTIVE: Modify section 903.2.7 of the 2009 IBC to define the requirements to install automatic sprinkler system in buildings with Group M occupancy.

ACTION: Informational

BACKGROUND: Section 903.2.7 clause 4 of the International Building Code (IBC) requires an automatic sprinkler system be provided throughout buildings containing a Group M occupancy when used for the display and sale of upholstered furniture.

For flexibility within the clause, Andrew Bick presented a proposal that would require an automatic sprinkler system be installed where occupancy is greater than 5000 square feet.

At the 2012 legislature session, State Fire Marshal Mark Larson submitted a pending rule that would amend the section of the 2009 International Fire Code (IFC) with the verbiage reflected in the proposed change to IBC section 903.2.7 and the 2012 IFC. The rule passed the House Business Subcommittee, Senate Commerce and Human Resources Committee, and House Business Committee and will become effective upon sine die of the session.

For cohesiveness between the IFC and IBC, at the January 2012 Idaho Building Code Board meeting the Board was asked to proceed with the change in the IBC as a temporary rule.

It was determined at the April 10th meeting that the Board will vote on the rule change at the June 2012 Board meeting. If approved, it will be promulgated as a temporary rule to coincide with the effective date of the Idaho Fire Code.

ATTACHMENTS: Proposed Amendment to IBC section 903.2.7 clause 4



903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group M *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group M *fire areas* on all floors, including any mezzanines exceeds 24,000 square feet (2230 m²).
4. A Group M occupancy is used for the display and sale of upholstered furniture or mattresses and exceeds 5000 square feet (464 m²) in area.

004. ADOPTION AND INCORPORATION BY REFERENCE.

Under the provisions of Section 39-4109, Idaho Code, the codes enumerated in this Section are hereby adopted and incorporated by reference into IDAPA 07.03.01, "Rules of Building Safety," Division of Building Safety. The effective date of a 2009 edition of any of the codes adopted in this Section with any amendments identified thereto shall be January 1, 2011. Until such time, the 2006 edition of any such code enumerated in this Section without amendment will remain effective pursuant to Section 39-4109, Idaho Code. Copies of these documents may be reviewed at the office of the Division of Building Safety. The referenced codes may be obtained from International Code Council, 5360 Workman Mill Road, Whittier, California 90601-2298 or the International Code Council at <http://www.iccsafe.org>. (3-29-10)

01. International Building Code. 2009 Edition with the following amendments. (~~3-29-10~~)

a. Delete subparagraph 4 of Section 903.2.7 - Group M, and replace with the following: A Group M occupancy is used for the display and sale of upholstered furniture or mattresses and exceeds 5000 square feet (464 m²) in area. (_ - _ -13)

02. International Residential Code. 2009 Edition with the following amendments. (~~3-29-10~~)

a. Delete the exception contained under IRC section R101.2 - Scope. (4-7-11)

b. Delete item No. 2 contained under the "Building" subsection of IRC section R105.2 - Work exempt from permit, and replace with the following: Fences not over six (6) feet (one thousand, eight hundred twenty-nine (1,829) mm) high may be exempted from the requirement for a building permit in the absence of any other applicable land use regulations governing the installation, height, type or other aspect. (4-7-11)

c. Delete item No. 7 contained under the "Building" subsection of IRC section R105.2 - Work exempt from permit, and replace with the following: Prefabricated swimming pools that are not greater than four (4) feet (one thousand, two hundred nineteen (1219) mm) deep. (4-7-11)

d. Delete IRC section R109.1.3 and replace with the following: Floodplain inspections. For construction in areas prone to flooding as established by Table R301.2(1), upon placement of the lowest floor,

including basement, the building official is authorized to require submission of documentation of the elevation of the lowest floor, including basement, required in section R322. (3-29-10)

e. IRC Table R302.1 Exterior Walls -- delete the figures contained in the last column of the table under the heading Minimum Fire Separation Distance, and replace with the following:

Minimum Fire Separation Distance		
Walls (Fire-resistance rated):	<	Three (3) Feet
Walls (Not fire-resistance rated):	≥	Three (3) Feet
Projections (Fire-resistance rated):	<	Three (3) Feet
Projections (Not fire-resistance rated):	≥	Three (3) Feet

f. 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)

g. 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)

h. Delete IRC section R313.2. (3-29-10) i. Delete IRC section R322.1.10. (3-29-10) j. Delete IRC section R322.2.2 paragraph 2.2, and replace with the following: The total net area of all openings shall be at least one (1) square inch (645 mm²) for each square foot (0.093 m²) 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. (3-29-10)

03. International Existing Building Code. 2009 Edition. (3-29-10)

04. International Energy Conservation Code. 2009 Edition with the following amendments. (4-7-11)

a. Add the following footnote to the title of Table 402.1.1 - Insulation and Fenestration Requirements by Component: k. For residential log home building thermal envelope construction requirements see section 402.6. (4-7-11)

b. Add the following section: 402.6 Residential Log Home Thermal Envelope. Residential log home construction shall comply with sections 401 (General), 402.4 (Air Leakage), 402.5 (Maximum Fenestration U-Factor and SHGC), 403.1 (Controls), 403.2.2 (Sealing), 403.2.3 (Building Cavities), sections 403.3 through 403.9 (referred

to as the mandatory provisions), Section 404 (Electrical Power and Lighting Systems), and either Subparagraph 004.04.b.i., ii., or iii. as follows: (4-7-11)

- i. Sections 402.2 through 402.3, 403.2.1, 404.1 and Table 402.6; (4-7-11)
- ii. Section 405 Simulated Performance Alternative (Performance); or (4-7-11)
- iii. REScheck (U.S. Department of Energy Building Codes Program). (4-7-11)

c. Add Table 402.6 Log Home Prescriptive Thermal Envelope Requirements By Component to be used only in accordance with Subparagraph 004.04.b.i above to appear as follow:

**TABLE 402.6
LOG HOME PRESCRIPTIVE THERMAL ENVELOPE REQUIREMENTS BY COMPONENT**

For SI: 1 foot = 304.8 mm.

CLIMATE ZONE	FENESTRATION U-FACTOR ^a	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	Min. Average LOG Size in inches	FLOOR R-VALUE	BASEMENT WALL R-VALUE ^d	SLAB R-VALUE & DEPTH ^b	CRAWL SPACE WALL R-VALUE ^d
5, 6 - High efficiency equipment path ^c	0.32	0.60	NR	49	5	30	15/19	10, 4 ft	10/13
5	0.32	0.60	NR	49	8	30	10/13	10, 2 ft	10/13
6	0.30	0.60	NR	49	8	30	15/19	10, 4 ft	10/13

- a. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- b. R-5 shall be added to the required slab edge R-values for heated slabs.
- c. 90% AFUE natural gas or propane, 84% AFUE oil, or 15 SEER heat pump heating equipment (zonal electric resistance heating equipment such as electric base board electric resistance heating equipment as the sole source for heating is considered compliant with the high efficiency equipment path).
- d. "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

05. References to Other Codes. Where any provisions of the codes that are adopted in this section make reference to other construction and safety-related model codes or standards which have not been adopted by the involved authority having jurisdiction, to the extent possible, such reference should be construed as pertaining to the equivalent code or standard that has been duly adopted by such jurisdiction. (4-7-10)

IDAHO BUILDING CODE BOARD

Agenda Item No. 06

Deputy Administrator Report

PRESENTER: Steve Keys, Deputy Administrator-Operations

OBJECTIVE: Report on the recent activities within the Building program.

ACTION: Informational

BACKGROUND: This topic is addressed at all regularly scheduled Idaho Building Code Board meetings.

PROCEDURAL HISTORY:

ATTACHMENTS: No documentation



IDAHO BUILDING CODE BOARD

Agenda Item No. 07a

Financial Report

PRESENTER: C. Kelly Pearce, Administrator and Dave Decker, Financial Specialist

OBJECTIVE: Review the Idaho Building Code Board Financial Report.

ACTION: Informational

BACKGROUND: This topic is addressed at all regularly scheduled Idaho Building Code Board meetings.

PROCEDURAL HISTORY:

ATTACHMENTS: Idaho Building Code Board Financial Report





Division of Building Safety
 IDAHO BUILDING CODE FUND 0229-02
 Fiscal Year 2012 Financial Statements
 As of 4/30/2012

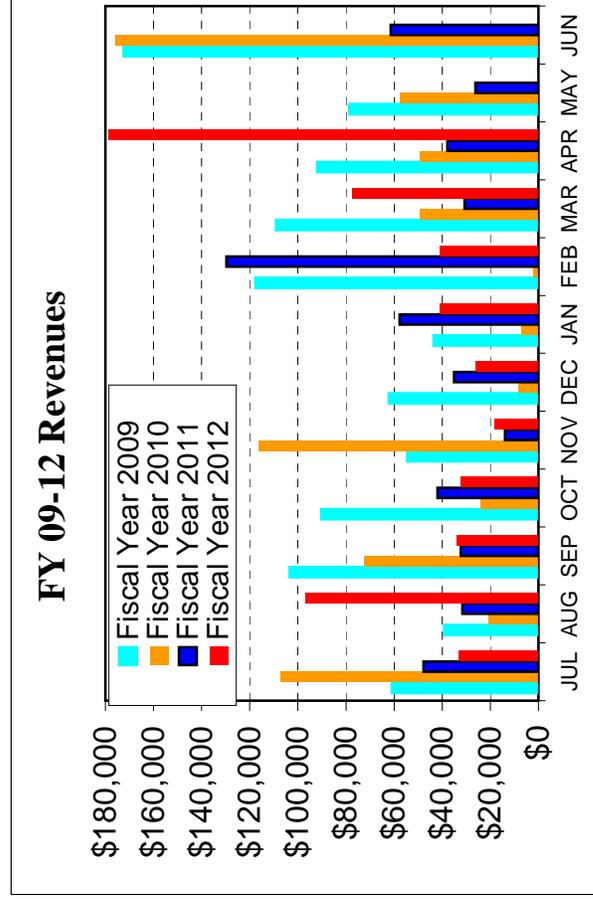
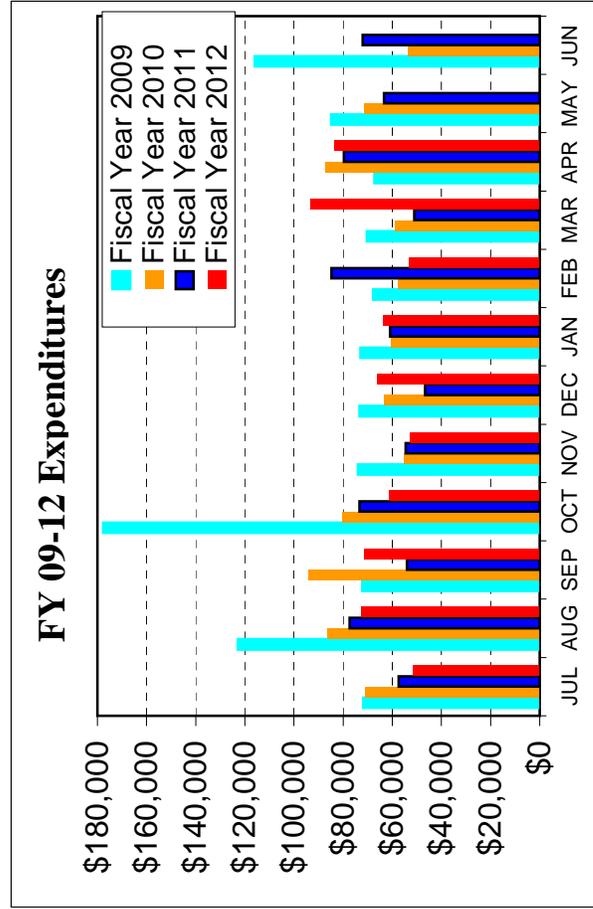
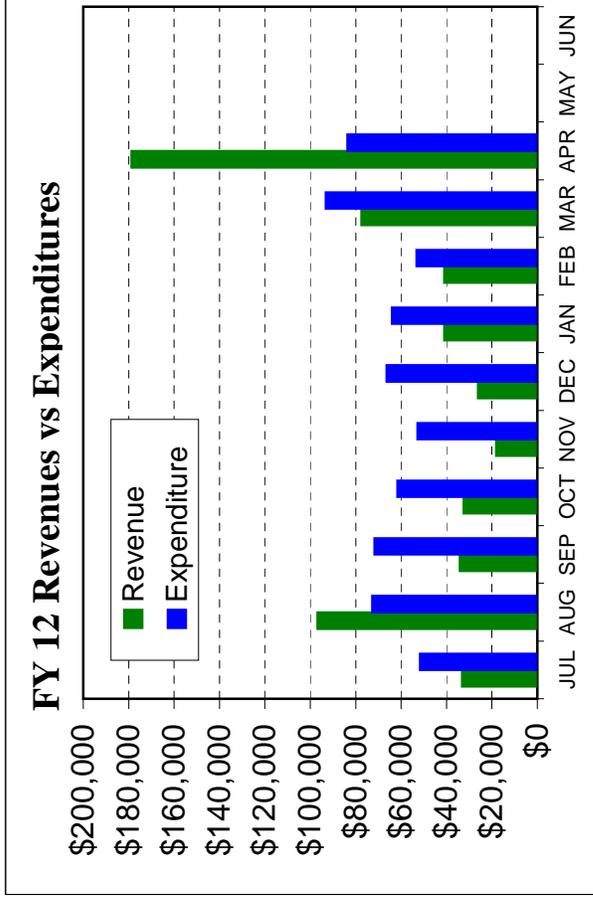
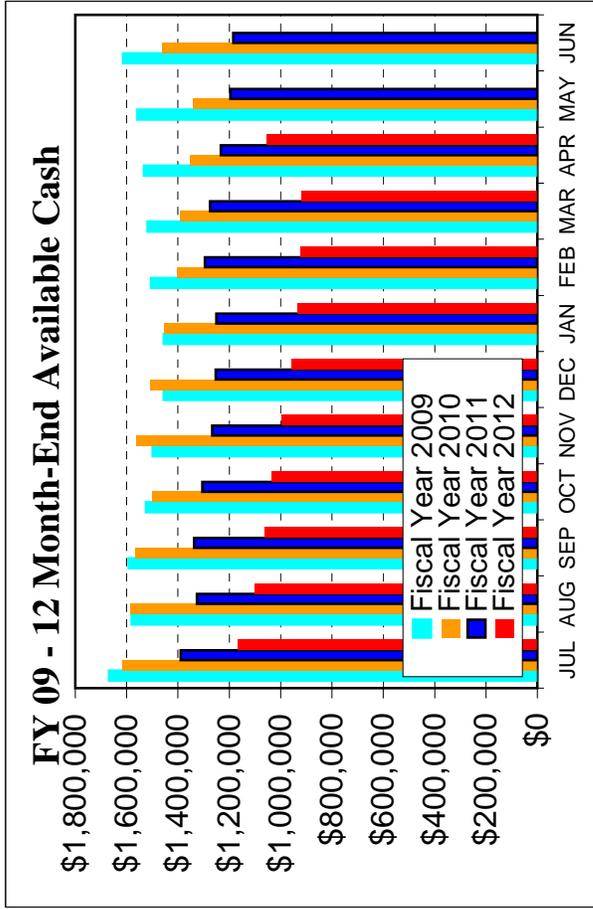
Statement of Revenues and Expenditures

Class	Budget	Fiscal Year To Date	YTD as a % of Budget *	Remaining Budget	Projected for		Projected Total as a % of Budget
					Remainder of Year	End Totals	
Revenues:	500,000	578,527	115.7%	(78,527)	95,000	673,527	134.7%
Expenditures							
Personnel:	510,000	490,625	96.2%	19,375	81,789	572,414	112.2%
Operating:	135,000	178,806	132.4%	(43,806)	24,000	202,806	150.2%
Capital:	24,000	981	4.1%	23,019	22,000	22,981	95.8%
Total Expenditures	669,000	670,412	100.2%	(1,412)	127,789	798,201	119.3%
Net for FY 2012	(169,000)	(91,885)			(32,789)	(124,674)	

Statement of Cash Balance

Beginning Cash Available	Revenues	Expenditures	Other Changes in		Projected Change in Cash for Remainder of Year	Projected Year End Available Cash
			Cash	Available Cash		
1,183,267	578,527	(670,412)	(38,225)	1,053,157	(32,789)	1,020,368

IDAHO BUILDING CODE FUND



IDAHO BUILDING CODE BOARD

Agenda Item No. 07b

Administrator

PRESENTER: C. Kelly Pearce, Administrator

OBJECTIVE: Provide an overview of the Division's current activities.

ACTION: Informational

BACKGROUND: This topic is addressed at all regularly scheduled Idaho Building Code Board Meetings.

PROCEDURAL HISTORY:

ATTACHMENTS: No documentation

