

PART

1

Administration

Chapters 1 and 2



- **Chapter 1** Administration
- **Chapter 2** Definitions

The provisions of Chapter 1 address the application, enforcement, and administration of subsequent requirements of the code. In addition to establishing the scope of the *International Building Code* (IBC), the chapter identifies which buildings and structures come under its purview. A building code, as with any other code, is intended to be adopted as a legally enforceable document to safeguard health, safety, property and public welfare. A building code cannot be effective without adequate provisions for its administration and enforcement. Chapter 2 provides definitions for terms used throughout the IBC. Codes, by their very nature, are technical documents, and as such, literally every word, term, and punctuation mark can add to or change the meaning of the intended result. ■

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101.2

Exempt Residential Accessory Structures

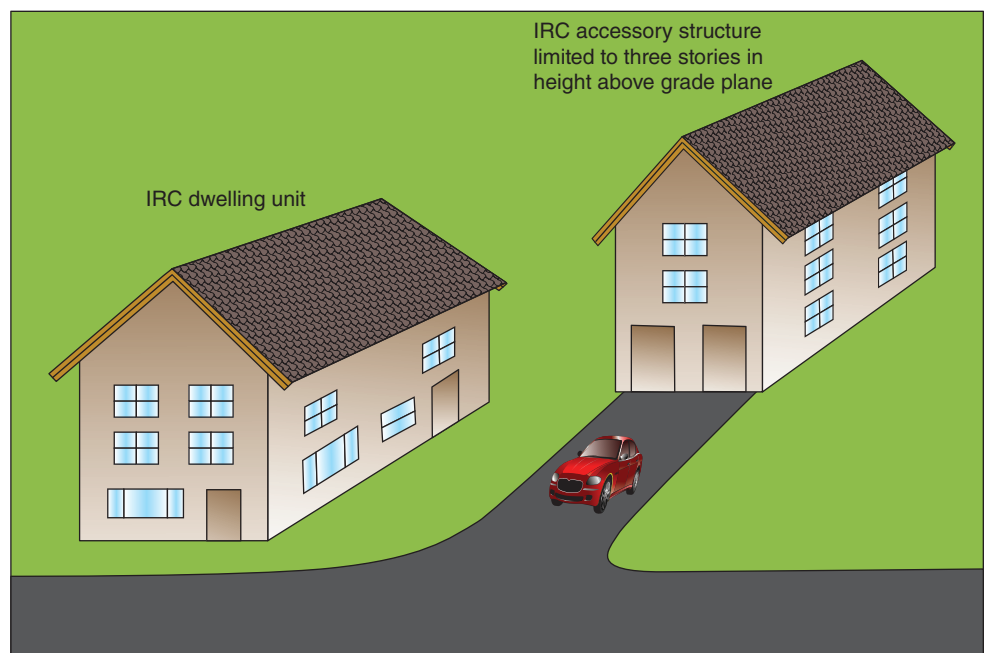
CHANGE TYPE: Modification

CHANGE SUMMARY: Modifications to the *International Residential Code* (IRC) provisions have been reflected in the exception to IBC Section 101.2 such that the limiting height of an IRC structure accessory to a dwelling unit or townhouse has increased from two stories to three stories above grade plane.

2015 CODE: 101.2 Scope. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with the *International Residential Code*.

CHANGE SIGNIFICANCE: As a general rule, the IBC applies to any structure undergoing construction, alteration, relocation, enlargement, replacement, use and occupancy, repair, maintenance, removal, or demolition. However, the exception to Section 101.2 indicates that the IRC is to be applied to specified residential buildings, along with their accessory structures. The IRC has previously limited the area and height of such accessory structures through the definition of “accessory structure” in Section R202. That definition has been deleted, in effect limiting the



Residential accessory structure

height of an IRC accessory structure to the dwelling unit/townhouse limit of three stories above grade plane. The modifications in the IRC provisions have been reflected in the exception to IBC Section 101.2.

The IRC has previously limited accessory buildings to 3000 square feet and two stories in height. The 2015 IRC no longer contains these limitations, but rather only limits the height of an accessory structure to the scoping height of those dwellings and townhouses regulated by the IRC. As a side note, the IRC no longer places a floor area limitation on accessory structures. It was determined that the more appropriate approach to limiting the size of a residential accessory structure is through local zoning ordinances.

111.1

Change of Use or Occupancy

CHANGE TYPE: Modification

CHANGE SUMMARY: A change in a building's use, or a portion of a building's use, with no change in its occupancy classification now requires that a new certification of occupancy be issued by the building official.

2015 CODE: 111.1 Use and Occupancy. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from permits under Section 105.2.

CHANGE SIGNIFICANCE: The tool that the building official utilizes to control the uses and occupancies of the various buildings and structures within the jurisdiction is the certificate of occupancy. The IBC makes it unlawful to use or occupy a building or structure unless a certificate of occupancy has been issued for that use. The provisions of Section 111.1 have previously only required the issuance of a new certificate of occupancy where the building undergoes a change in occupancy classification. Additional code text now specifies that a change in use, without a change in occupancy, also requires that a new certification of occupancy be obtained.

There is a key distinction in the application of the IBC concerning the terms “use” and “occupancy.” Most buildings have multiple uses, but often only contain a single occupancy classification. For example, an office building may have business areas, small storage areas, and small assembly uses, as well as support areas such as restrooms and mechanical equipment rooms. Although multiple uses occur in the building, it only



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Outpatient surgery center

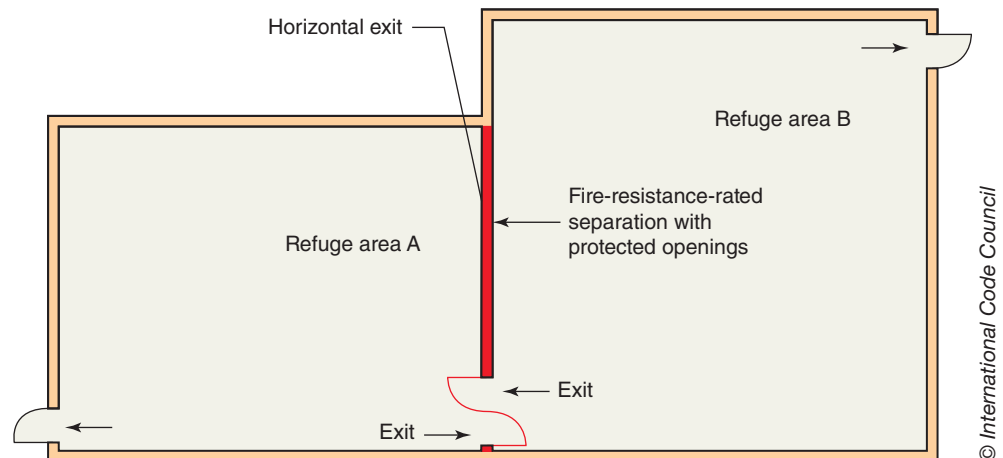
contains a single occupancy, Group B. It is anticipated that all of the hazards that are anticipated as part of the building's function can be effectively addressed through classification as a single-occupancy group.

The modification in application of Section 111.1 is not intended to address minor changes in use that are typical when new ownership or tenancy occurs. It will be applicable where change in the use results in a significant change to the hazards involved. As an example, where a Group B business office building undergoes a change of use to a Group B ambulatory care facility, additional fire- and life-safety safeguards are necessary in order to address the increased hazard due to the presence of healthcare recipients incapable of self-preservation. Although both types of facilities are classified as Group B occupancies, there is a distinct difference in their uses and, as such, a new certificate of occupancy must be issued to address the change in use.

202

Definition of
Horizontal Exit**CHANGE TYPE:** Modification**CHANGE SUMMARY:** The definition of “horizontal exit” now focuses on the compartmentalization aspect of using a horizontal exit, rather than on the path of egress travel.**2015 CODE: 202. EXIT, HORIZONTAL.**—A path of egress travel from one building to an area in another building on approximately the same level, or a path of egress travel through or around a wall or partition to an area on approximately the same level in the same building, which affords safety from fire and smoke from the area of incidence and areas communicating therewith.**HORIZONTAL EXIT.** An exit component consisting of fire-resistance rated construction and opening protectives intended to compartmentalize portions of a building thereby creating refuge areas that afford safety from the fire and smoke from the area of fire origin.**CHANGE SIGNIFICANCE:** As established by its definition, a means of egress consists of three separate and distinct parts: the exit access, the exit, and the exit discharge. The “exit” portion of the means-of-egress system can include a number of different components, one of which is a horizontal exit. The definition of “horizontal exit” has been modified to more accurately describe its role as an exit component.

The previous definition indicated that a horizontal exit was a path of egress travel, which was not accurate. In fact, the horizontal exit concept is based upon the creation of a refuge area where exit travel is no longer independently regulated for the individuals passing through the horizontal exit’s fire-resistance-rated separation. The definition now focuses on the compartmentalization aspect of using a horizontal exit, with the recognition that a fire-resistance-rated separation and appropriate opening protectives are keys to its use as an exit component. In addition, the portion of the definition that described travel to and from areas on approximately the same level has been deleted because the specifics of the various acceptable building configurations are best addressed in Section 1026.



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Horizontal exits

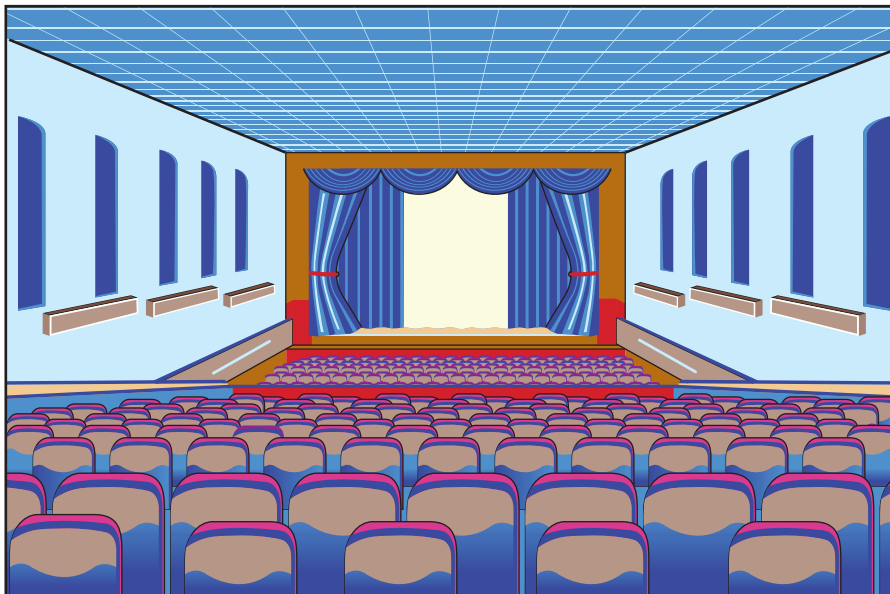
CHANGE TYPE: Clarification

CHANGE SUMMARY: By definition, horizontal sliding curtains are now specifically permitted on a raised performance area regulated as a platform.

2015 CODE: 202. PLATFORM. A raised area within a building used for worship, the presentation of music, plays or other entertainment; the head table for special guests; the raised area for lecturers and speakers; boxing and wrestling rings; theater-in-the-round stages; and similar purposes wherein, other than horizontal sliding curtains, there are no overhead hanging curtains, drops, scenery or stage effects other than lighting and sound. A temporary platform is one installed for not more than 30 days.

CHANGE SIGNIFICANCE: The distinctions between the definitions of a stage and a platform are very important because of the requirements applicable to each element. The primary difference between a stage and a platform is the presence of overhead hanging curtains, drops, scenery, and other effects that a stage contains. The amount of combustible materials associated with a platform is typically much less than for a stage. Thus, the fire-severity potential is much lower. The allowance for horizontal sliding curtains at platforms has been clarified, as they are now specifically permitted by definition.

In order to be regulated as a platform, a raised performance area cannot have overhead hanging curtains. It has previously been unclear as to whether or not horizontal sliding curtains are included in this prohibition. Although it has been widely interpreted that horizontal sliding curtains are not considered as overhead hanging curtains, it was deemed important for consistency in application that the issue be addressed directly. Therefore, the definition of a platform now clearly states that horizontal sliding curtains are permitted.



Platform with horizontal sliding curtains

202

Definition of Platform

202

Definition of Private Garage

CHANGE TYPE: Addition

CHANGE SUMMARY: Motor vehicles stored in a “private garage” are now limited through a new definition to only those vehicles used by tenants of the building or buildings on the same premises as the garage.

2015 CODE: 202. PRIVATE GARAGE. A building or portion of a building in which motor vehicles used by the tenants of the building or buildings on the premises are stored or kept, without provisions for repairing or servicing such vehicles for profit.

CHANGE SIGNIFICANCE: There are fundamentally two types of parking garages regulated by the IBC, private garages and public garages. Although there has previously been no specific definition for either type of garage, the basis for both classifications has been Section 406.3 addressing private garages and carports. Those parking structures that fell outside of the scope of Section 406.3 were then considered as public parking garages. The primary difference between private and public garages has been the size of the facility, rather than the use. With the new definition of “private garage,” the use of the garage is now also a determining factor in how a garage is to be classified.

A private garage, in addition to its limit on floor area, is now limited as to its use. Motor vehicles stored in a private garage are limited to only those vehicles used by tenants of the building or buildings on the same premises as the garage. In addition, the repair and/or servicing of vehicles for business purposes cannot occur within a private garage.

While the new definition places additional restrictions on those structures classified as Group U private garages, the controlling factor in their classification will typically continue to be their size. Additional changes to the provisions regulating private garages and carports are addressed in the discussion of significant changes to Section 406.3.



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Private garages serving an assisted living facility

CHANGE TYPE: Clarification

CHANGE SUMMARY: The definition of “treated wood” has been revised to clarify that approved treatment methods by other than pressure are acceptable.

2015 CODE: 202. TREATED WOOD. ~~Wood and wood-based materials products that use vacuum-pressure impregnation processes are conditioned~~ to enhance fire retardant or preservative properties.

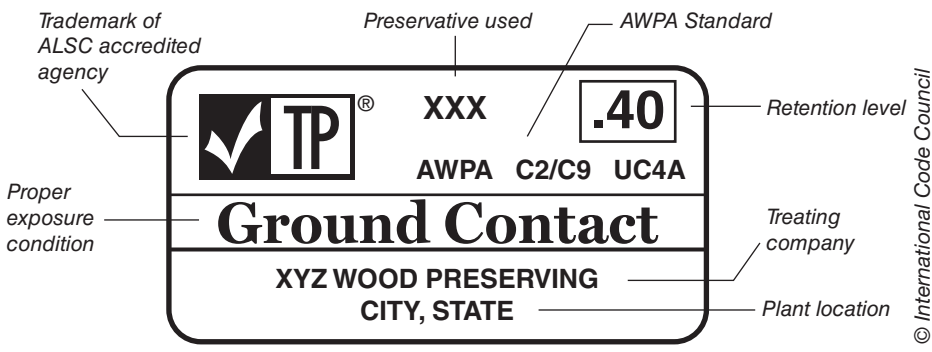
Fire-Retardant-Treated Wood. ~~Pressure-treated lumber and plywood~~ Wood products that, when impregnated with chemicals by a pressure process or other means during manufacture, exhibit reduced surface-burning characteristics and resist propagation of fire.

Preservative-Treated Wood. ~~Pressure-treated~~ Wood products that, conditioned with chemicals by a pressure process or other means, exhibit reduced susceptibility to damage by fungi, insects or marine borers.

CHANGE SIGNIFICANCE: Treated wood is frequently mandated where wood materials are used in various applications. Both fire-retardant-treated wood and preservative-treated wood are specified throughout the IBC. By definition, treated wood has previously been described as wood and wood-based materials that are enhanced through the process of vacuum pressure impregnation. However, pressure treatment is not the only method permitted by the code for treated wood. Sections 2303.2 and 2303.2.2 both indicate that means other than pressure treatment are acceptable for fire-retardant-treated wood. Preservative-treated wood can be pressure treated or treated by a number of other methods indicated in the AWPA standards referenced in Section 2303.1.9. The new definitions now provide consistency with conditions established in Chapter 23.

202

Definition of Treated Wood



Example of treated wood quality mark