



South Carolina Building Codes Council

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DENIED

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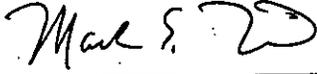
Request for Statewide Code Modification

Jurisdiction or Organization: Home Builders Association of South Carolina

Representative: Mark Nix Title: Executive Director

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Signature:  Date: February 2, 2015

Code: International Fire Code Edition: 2015 Section: IFC [A] 102.5 Application of residential code.

Check One: Delete and substitute the following Delete without substitution Add the following Modify the following
Type or print proposed modification. Use additional pages if necessary. Underline New language. Line Through Deleted Language.

IFC [A] 102.5 Application of residential code. Where structures are designed and constructed in accordance with the International Residential Code, the provisions of this code shall apply as follows: 1. Construction and design provisions: Provisions of this code pertaining to the exterior of the structure shall apply including, ~~but not limited to,~~ premises identification, fire apparatus access and water supplies. Where ~~interior or exterior~~ systems or devices are installed, construction permits required by Section 105.7 of this code shall also apply.

2. Administrative, and operational and ~~maintenance~~ provisions: All such provisions of this code shall apply.

Reason: Unusually Restrictive Impractical Threat to Human Injury or Life Safety
Type or print the reason for the proposed modification. Use additional pages if necessary.

This code change addresses some of the controversy that has risen since the passage of a public comment on F3-07/08. The original purpose was to clear up the vagueness between the interaction between the IRC and the IFC and how they apply to one- and two-family dwellings and townhouses. The Fire Code Committee did not approve the original proposal, which clearly stated that the IFC does not regulate the construction and design features of the structure built in accordance with the IRC, but it does regulate the fire protections features leading up to the structure (such as premise identification, fire protection water supplies and fire apparatus access). A public comment was submitted and approved at the final action hearing which resulted in the current code text. Unfortunately, instead of clearing up where the scope of IFC ends and the scope of IRC begins, the current language has created more controversy over which code regulates the construction, design and maintenance of interior features in one- and two-family dwellings and townhouses. One of the significant problems is found in the last sentence of the first application, regarding the construction permits required by section 105.7. All of the required construction permits that would apply to these types of structures, as indicated in this section, are already addressed within the scope of the IRC. The concept of the IRC being a single-source construction code is specifically stated within the commentary to R101.1, which says the intent of the IRC is to be a "stand-alone residential code that establishes minimum regulations for one- and two-family dwellings and townhouses." The IFC commentary to 102.5 further emphasizes this concept by stating "The IRC is designed and intended for use as a stand-alone code for the construction of detached one- and two family dwellings and townhouses not more than three stories in height". As such, the construction of detached one- and two-family dwellings and townhouses is regulated exclusively by the IRC and not subject to the provision of any other I-Codes, other than to the extent specifically referenced. The intent of providing a stand-alone residential code is that there is no need for duplicative construction or permitting requirements within the I-Codes that would require a builder or home owner to get separate permits under the IRC and IFC for the same scope of work. Approval of this proposal will 6/19/2014 ensure the intent of the IRC scope, as a stand-alone construction document, is maintained while ensuring that the exterior fire protection features are still regulated under the scope

of the IFC. Another problem with the current language is the reference to all maintenance requirements of the IFC for IRC constructed structures. ~~Prior to the approval of the public comment on F3-07/08, there was no specific language in the IFC that required~~ maintenance for IRC structures in accordance with the IFC. Due to the language that was approved in F3-07/08 public comment, all of the maintenance provisions in the IFC should be being applied right now. Looking over some of the maintenance requirements for fire alarm systems and carbon monoxide detectors it raises the question: Has the fire service been enforcing these provisions and if so how? In many states, once a one- and two-family dwelling or townhouse receives its certificate of occupancy there is no more involvement with the building official. The IFC states that it is the fire official's responsibility to ensure existing buildings meet the requirements of this code and that all buildings are maintained in accordance with its provisions. How many departments have requested entry to ensure that every existing one- and two- family dwelling is equipped with a carbon monoxide detector as required by the 2012 IFC? The current language of the IFC leaves the fire service open to liability if they are not enforcing the provisions of this code as it is written and adopted. Although some of the referenced standards in the IFC do not require maintenance on some of the systems in a one-and two-family dwellings or townhouses, the inference is that maintenance is required because the term "maintenance" is used in 102.5 (2).