WABO TCD VOTING RECOMMENDATIONS
GROUP B FOR THE 2021 I-CODES

Here are the WABO Technical Code Development Committee recommendations on the ICC Group B Online Governmental Consensus Vote. The suggestions contained in the WABO recommendations are the opinions of the WABO Technical Code Development Committee (TCD) members who attended the TCD meetings and ICC hearings and are being provided as recommendations only.

Cast your votes at https://cdpaccess.com

Note:
1. When on your cdpACCESS dashboard, a help link to the voting process is on lower right.
2. If you search the OGCV Listing by Agenda Number, you must enter the entire agenda number, i.e. enter E1-18 not just E1.

Key to abbreviations:

ADM = IBC Administration
EB = IEBC
G = IBC General
RB = IRC
S = IBC Structural
GG = IgCC
RE = IECC Residential
CE = IECC Commercial

Votes & Comments abbreviations:

PC = Public Comment
AS = Approve as submitted
AM = Approve as modified (by the code development committee)
AMPC = Approve as modified by the public comment(s)
D = Disapprove

Priority:

H = High priority
M = Medium priority
L = Low priority

Detailed rules about voting procedures and code development are found in Council Policy 28 (CP 28)
http://www.iccsafe.org/abouticc/Pages/policies.aspx

If you have questions on the voting process, contact any of the following:
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PROPOSAL #	TOPIC	VOTE RECOMMENDATION	PRIORTY	RATIONALE
ADM 5 Pt. 2	Townhouse is a building that contains 3+ attached townhouse units	AMPC	H	Breaking out the definition of townhouse into two new definitions of "townhouse" and "townhouse unit" will reduce confusion about when an individual single family dwelling townhouse (New term: "townhouse unit") is being referred to, verses a group of townhouses adjacent to each other (New term: townhouse).
ADM 3 Part 1	Change of Occupancy Definition change	D	M	The change in definition goes too far in trying to clarify change of occupancy and change of use. Describing a change of occupancy as a change in the purpose ~~of~~ or level of activity within a building or structure is too vague. What is a change in purpose? How would a level of activity be measured? This code change leaves too much open for interpretation for determining what requirements apply.
ADM 47-19	Updates the standard which will now allow the use of A2L refrigerants for direct systems for IRC structures	AS	M	A2L's, while considered flammable, have been used in air conditioning systems in residential construction overseas for years and have a reasonable safety record and include a leakage detector. They have a lower GWP (global warming potential) than other refrigerants like R 410A which will be phased out to help meet carbon reduction targets. The standard completed the ANSI approval process within days of the ICC Public Comment Hearings. The updated standard is UL/CSA/ANCE 60335-2-40 – 2019. Household and Similar Electric Appliances, Part 2-40- Safety: Particular Requirements for Electric Heat Pumps, Air-Conditioners and Dehumidifiers.

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PROPOSAL #	TOPIC	VOTE RECOMMENDATION	PRIORTY	RATIONALE
RB22	Townhouse open to yard or public way	AS	H	The current code is silent on what portion of the two sides must remain open to the yard or public way. This can make the code hard to apply to projects with different configurations than typical "row houses". Jurisdictions interpret "openess" of these sides differently; some jurisdictions require 100% of the wall on the side to remain open to the yard or public way, others 80%. The 50% in the AS proposal is a good compromise and aligns with the State of WA adoption of the 2018 state residential code.
RB46	Deck guard design load	D	H	This proposal fails to clarify the direction that the 200 pound guard load needs to be applied for handrails or guards on decks accessory to one- and two-family dwellings. The proposal is flawed because the numbers in the proposal are based on guesses rather than using a standard like ASCE 7 as the basis for the calculations.
RB56	Townhouses. Requires common walls to continue to the exterior sheathing of the exterior wall	AS	M	This proposal addresses an important fire spread issue that is created when a townhouse common wall stops at the interior face of the exteror wall, creating a path for fire to spread from one townhouse to the next through the exterior wall. Extending common walls so that they are tight against the exterior sheathing of the exterior walls or the inside face of exterior walls without stud cavities, as well as the underside of the roof sheathing will address this issue. An exception still allows common walls to be tight against the inside of the exterior walls if the space between the end of the common wall and the exterior sheathing is filled with 2, 2X wood studs.

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PROPOSAL #	TOPIC	VOTE RECOMMENDATION	PRIORTY	RATIONALE
RB58	Protection of rake overhangs and gable end walls that are common to attic areas if no vent openings	D	L	This attempts to fix footnotes on Tables R302.1 (1) &(2) by reducing fire resistance ratings to zero on rake overhangs and gable end walls common to attic areas. While an improvement, it is flawed and does not align with the language being adopted by the State of WA in the 2018 IRC. The State of WA language is general to all walls, not just gable end walls.
RB59	Occupied townhouse roof: 8 ft parapet	D	M	Requiring an 8 foot parapet to separate adjacent townhouse units with occupied roofs is excessive and goes beyond the requirements found in the IBC for occupied roofs. The proposal is more geared to protecting privacy than any addressing any additional fire hazard posed by an occupied roof.
RB60	Structural Independence for townhouses(not needed if you sprinkle)	AS	L	An additional exception to structural independence requirements for townhouses protected by fire sprinkler systems is provided. The IBC allows you to build a townhouse without firewalls at the lotlines as long as the size of the building doesn't exceed maximum height and area requirements. There is no reason for the IRC to be more stringent. Note: The state of Washington is removing the structural independence section for townhouses in the 2018 state residential code adoption.
RB67	Through penetrations for fire sprinkler piping in common walls	AMPC 1	M	Listed fire sprinkler piping is ignition resistant and will not sustain combustion. Allowing common fire sprinkler piping to protect multiple units in a townhouse can significantly reduce installation costs, and the IBC now allows penetration of townhouses separation walls in any townhouse that does not exceed the height and area limits. The IRC should not be more stringent on this issue than the IBC.

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PROPOSAL #	TOPIC	VOTE RECOMMENDATION	PRIORTY	RATIONALE
RB90	Height of EERO operational constraints and control devices	AS	H	While other window-related dimensions are provided in the code for clear openings and ceiling window sill height, the code is silent on the height of window opening controls and operational constraints for EERO's. This change sets the maximum height of these devices for EERO's at 70", ensuring that they remain reachable for occupants.
RB119	All guards required to be not less than 36 inches in height	D	M	This proposal creates enforcement problems with its expansion of guard requirements to cover all guards not just required guards. Currently, a lot of items look like guards but aren't required to meet code requuirements. The proponents did not provide data or reseach to indicate that guards are needed at all drop offs.
RB125	Heat detectors or heat alarms required in new attached garages	AS	L	Garage fires are larger, spread farther, and cause more damage than fires originating in other areas of a home. This is due in part to the lack of a requirment for smoke or heat detection in garages. Smoke alarms won't work in garages because of the likelihood of nuisance alarms from vehicle exhaust. Installing a heat detector in new attached garages would help eliminate these fires at a minimal cost (estimated to cost $100 including installation).
RB129	Smoke alarms: Decrease cooking nuisance alarms	AS	L	Nuisance alarms occuring when an occupant is cooking are annoying and but more importantly might motivate someone to disconnect their smoke detector. This proposal provides an additional option for the types of smoke alarms that can be used near cooking appliances. Devices listed to the new edition of UL217 for use between 6 feet to 8 feet along the horizontal flow path are now allowed. They are listed as resisting common nuisance sources from cooking.

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PROPOSAL #	TOPIC	VOTE RECOMMENDATION	PRIORTY	RATIONALE
RB139	Multistory dwelling units w/o elevator service don't have to comply with Chapter 11 of the IBC	D	L	This proposal fails to correct the disconnect between the scope of the IBC and IRC accessibility requirements. While the provision clarifying that multistory dwelling units without elevators don't have to comply with Chapter 11 is good, RB 140 is the preferred solution and was on the consent agenda at the ICC Hearings. RB 140 addresses accessibility in live-work units and provides a definition for sleeping unit that does not include "guestrooms" that are part of another dwelling.
RB152	Habitable attic is story above grade plane	AMPC 3,5	H	An unintended consequence of allowing habitable attics in IRC structures needs to be addressed. Jurisdictions sometimes receive permit applications which include a basement, three stories, and a habitable attic. These are being regulated by a code designed for residential structures 3 stories or less in height. This proposal fixes this issue by counting the habitable attic as a story but provides limited options that allow the habitable attic not to be counted as a story.
RB163	(New)Alterations and Additions	AMPC-2	M	This proposal is needed because it provides direction on the application of the IRC verses the IEBC to additions, alterations, repairs. The changes echo cross referencing in the IEBC to the IRC. When an alteration changes the use or occupancy to one not found in the residential code then the IEBC is to be used.
RB166	Wet setting of anchor bolts	AMPC-1	H	Many contractors "wet set" anchor bolts when connecting the foundation to the wood sill. This proposal officially recognizes this common practice in the code and provides needed direction for placement of the bolts and consolidation of concrete.

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PROPOSAL #	TOPIC	VOTE RECOMMENDATION	PRIORTY	RATIONALE
RB184	Decks designed for live load or ground snow load (whichever greater)	AMPC 4	H	This proposal addresses the 10% of the country that has snow loads in excess of the current live load tables. The IRC's prescriptive deck provisions currently only include a 40 psf live load and 10 psf dead load. This proposal widens the deck provisions to include up to 70 psf ground snow load to match the scope of the IRC. The calculations behind these tables are the basis for the deck tables adopted by WA SBCC.
RB185	Exterior guards on decks	AMPC 1	M	This proposal provides needed direction for constructing exterior guards on decks where the code is currently silent. The connection of the guard system to the deck isn't usually engineered or tested and both the deck and the guard are susceptible to deterioration. This proposal provides the builder/designer with the initial guidance they need to develop details to resist the forces on the guards to protect people from falling to a lower level.
RB212, part I	Extended plate wall construction	D	L	This extended plate wall constuction proposal substitutes foam for structure and needs more testing. Concerns about uplift need to be addressed.
RB213	Standards used for exterior concrete walls (Would now allow ACI 332 Residential Code Requirements for Structural Concrete)	AMPC 1	M	Builders need another option when constructing exterior walls. This proposal authorizes the use of a little known ACI standard, ACI 332, when constructing exterior concrete walls. Many are not aware of this standard even though it provides a simpler, more prescriptive path geared to residential construction than ACI 318.
RB286	Sidewall vent termination of radon reduction systems	D	L	Sidewall vent termination for radon monitoring systems is not allowed per EPA regulations and should not be allowed in the IBC. Improperly vented radon system exhaust points can lead to radon re-entering the structure. This method of termination is only allowed in Canada for existing buildings but not new construction. It should not be allowed here.

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PROPOSAL #	TOPIC	VOTE RECOMMENDATION	PRIORTY	RATIONALE
RB292	Tiny Homes: energy conservation	AMPC 2	L	Energy requirements need to be adjusted for the unique construction of tiny houses because the test parameters for air tightness used on normal homes are not conducive for houses with smaller volumes. This provides an alternative compliance path for air leakage testing for tiny houses.
RB299	Cob House	AMPC 1	L	Cob (monolithic adobe) construction is becoming more popular in certain areas of the country because its non-combustibility makes it resistant to wildfires. This appendix chapter's guidance about proper practices is needed to make cob buildings safe, durable, and permittable.
EB40	Smoke & Carbon Monoxide Alarms	AMPC2	L	No technical change. Relocates requirements for smoke alarms and carbon monoxide alarms, making them easier to find.
EB145	Structural Observation for Tilt-up Seismic Retrofits	AMPC 1,2	M	Retrofit provisions need updating. This proposal clarifies that special inspections and testing is separate from structural observation. PCs remove redundancy, and restore an exception from special inspection for lightly-loaded diaphragms to align with the IBC.
EB163	Structural steel used in soft-story retrofits.	AMPC1	M	Retrofit provisions need updating. This proposal clarifies steel design requirements. It provides the required method for steel retrofits in the IEBC to match the required standards. It adds the different requirements for a system that was missing in the IEBC. PC removes redunandant requirements.

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PROPOSAL #	TOPIC	VOTE RECOMMENDATION	PRIORTY	RATIONALE
S44	Risk Category Table	AMPC-1	H	Today's buildings have more space dedicated to public assembly uses than ever before. It has not been clear when the aggregation of these spaces would move the building into a higher risk category. This change clarifies how designers and building department should apply. The public comment clarifies the intent in alignment with the committee recommendations.
S52	Live Load Posting	D	M	This would place administrative provisions in design chapters.
S86	Special inspections	D	H	Removing the special inspection requirement for one and two family dwellings could create isssues, for engineered houses or retaining walls, for example. Note that Group U accessory structures would include small shared parking garages (see IBC 403.6.1).
S90	Structural Observation	AMPC-1	H	Gives guidance to structural observer and building official as to expectations. PC removes objectionable requirement that the observer is looking for design intent.
S98	Masonry Special inspections	D	H	This additional exception to masonry construction would eliminate special inspections for taller masonry walls. As an example, this proposal could allow a fence to be constructed on top of a wall that creates a tall element without special inspection.
S100	Mass timber Special Inspections	AS	H	Reasonable requirements developed by TWB committee. Same table already adopted for 2018 Washington State Building Code.
S107	Storage racks Special Inspections	AM	L	Should have special inspections in high seismic areas
S123	Concrete piles in high seismic	D	L	This proposal is not complete or accurate because the language does not coordinate well with ACI 318 and the IBC.

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PROPOSAL #	TOPIC	VOTE RECOMMENDATION	PRIORTY	RATIONALE
S138	Uncased concrete piles	AMPC-1	M	This concisely clarifies when piles should be replaced.
S146	Construction Documents	D	M	Requirements should stay in IBC. The current code requirements were placed there by a WABO-endorsed proposal several cycles ago, and include only the information necessary for Building Official verification.
S153	Vapor retarder under concrete slab	D	L	No justification for the increase in thickness of the vapor retarder. Exemption is unenforceable.
S154	Post-tensioned slabs on ground	D	L	Pointer is unnecessary. Would not address mat foundations in liquefaction areas.
S167	Fire-retardant treated wood - testing	AMPC	M	Make sense to have the test condition reflect how product is installed.
S166	Fire-retardant treated wood - testing	AMPC	M	Makes code consistent with current test procedures
S174	Standard nail/staple connections	AMPC	M	Many nail guns use box nails instead of common nails. Adding box nails to the table standardizes connections using them. This also coordinates the IRC and IBC tables. Stainless steel nails are less resistant to withdrawal than standard nails. Because standard values are not available, connections using stainless steel nails should be engineered.
S187	Rafter tie connections	AMPC	M	Makes table consistent with calculation basis of 2018 Wood Frame Construction Manual (WFCM). Heel joint nailing requirements are based on 2018 National Design Specification for Wood Construction (NDS) provisions for nailed connections.
S193	Structural loads on glass guards	D	H	AM specifies use of "modulus of rupture." This is not a structural property that is tested with glass.

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PROPOSAL #	TOPIC	VOTE RECOMMENDATION	PRIORTY	RATIONALE
S200	Temporary special event structure	D	L	While this is a good start, this proposal incorrectly references ASCE 37 and needs work.