

2015 IBC Significant Code Changes

- Section 111.1 has been re-written to clarify that a new Certificate of Occupancy is not only required when there is a Change of Occupancy, but also when there is a Change of Use or Character within the same occupancy classification.
- Group U private garages under the IBC are now limited to a maximum of 1,000 square feet. However multiple group U private garages may be in the same building provided that they are separated by 1-hour barrier assemblies. In this case a Private Garage is defined as; 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.
- The re-working of old table 503 to come up with new tables 504.3, 504.4 and 506.2 was done in an effort to break things up for ease of use, time will tell how that works out. **Table 504.3** now lists the Allowable Building Height in Feet Above Grade Plane based on Occupancy and Type Of Construction. **Table 504.4** now lists the Allowable Number of Stories Above Grade Plane based on Occupancy, Type Of Construction and the building be Sprinkled or Non-Sprinkled. **Table 506.2** now lists the Allowable Area for buildings based on Occupancy, Type of Construction and sprinkled or non sprinkled building where **NS** equals Non Sprinkled, **S1** equals a one story fully sprinkled building, **SM** equals a two or more stories structure that is fully sprinkled and **SM13R** which equals a residential structure that is equipped with an NFPA 13R sprinkler system throughout.
- Table 601. Footnote “d” which allowed a fire sprinkler system, that was not otherwise required by other provisions in the code, to be substituted for 1-hour fire resistive construction, has been deleted. Thus the fire sprinkler system substitution allowing a structure to have the same allowable areas as Type IIA, IIIA and VA buildings using a qualifying fire sprinkler system is no longer available.
- Sections 907.2.11.3 & 907.2.11.4 have been added to the code to provide better direction as to the distance smoke detectors need to be from cooking appliances and bathrooms. Detectors being installed too close to cooking appliances and bathrooms have false activations which lead to them being disconnected as a nuisance. Smoke alarms are a very effective means of early detection, warning and life safety functions when properly installed and maintained.

- Section 915 – Carbon Monoxide Detection. This section has been moved from its location in the 2012 IBC and revised. The scope has now been modified to exclude Group I-3 occupancies while adding Group E occupancies. Carbon monoxide detection shall be provided in Groups I-1, I-2, I-4 and Group R occupancies, and in classrooms in Group E occupancies.
- Table 1004.1.2 – Maximum Floor Area Allowances Per Occupant (for determining occupant loads of buildings) Has had the Mercantile listing changed to one single factor of 60 instead of using a different factor for basements, main level and Other floors.
- Two separate occupant load and common path of egress tables have been combined into Table 1006.2.1 for ease of use.
- Chapter 34 – Existing Structures. This chapter has been entirely deleted from the IBC. The International Existing Building Code (IEBC) is to be used.

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2015 IPC, IMC and IFGC Significant Changes

- **Section 403.4.1 Directional Signage (IPC).** This section has been modified to require directional signage at the entrance of a building or tenant space to inform persons entering that public toilet facilities exist.
- **Section 702.5 Temperature Rating.(IPC)** An addition to this section allows the use of sanitary drainage piping that is rated to handle higher temperature water without such water having to be cooled down prior to entering the sanitary drainage system.
- **Section 708 – Cleanouts for Drainage and Waste Systems. (IPC).** This section has been completely reorganized and reworded for clarity of the requirements within it.
- **Section 304.11 Guards. (IMC)** This section has been modified to allow the use of permanent fall-arresting restraint systems on roofs instead of providing guard rail systems.

- **Section 306.1 – Access. (IMC)** This section has been modified to require access for inspection, service, replacement and repair for not only the typical appliances but also the control devices and HVAC system components that utilize energy.
- **Section 307.2.5 – Condensate Drain Line Maintenance. (IMC)** This section has been added to address the need for being able to service condensate drain lines without having to cut the drain line. Condensate drain lines are subject to blockage, until now not much thought had been put into how they would be serviced if needed thus creating costly service methods.
- **Section 307.3 – Condensate pumps. (IMC)** In many cases condensate pumps are located in uninhabitable attics or crawl spaces and then forgotten. When they fail, the condensate overflows causing damage to the structure. This section now requires such pumps to be interlocked with the appliance or equipment they serve such that if the pump fails the appliance or equipment will not operate. Please note that this code addition also appears in section 307.6 of the 2015 International Fuel Gas Code (IFGC).
- **Section 502.20 – Manicure and Pedicure Stations. (IMC)** This section has been added to address the need for proper chemical vapors capture and ventilation at these stations in salons providing the services. The ventilation system is to be a “source capture” system so that vapors created are captured at their source and not allowed to escape into the surrounding occupied spaces.
- **Sections 504.5 and 504.8.4.3 – Dryer Exhaust Duct Power Ventilators. (IMC)** New text in these sections recognizes the use of dryer exhaust duct power ventilators. Such units are used when the dryer manufacturers specified exhaust duct length is exceeded. The same requirements are found in sections 614.5 & 614.8.4.3 of the IFGC.
- **Section 504.8.2 – Dryer Exhaust Duct Installation. (IMC)** This section has been modified to allow the use of screws or other fasteners such as rivets to connect these exhaust ducts as long as they do not protrude into the exhaust duct more than 1/8 inch (3.2 mm). This allowance is also found in the IRC section M1502.
- **Sections 505.1 and 505.4 – Domestic Range Hoods. (IMC)** Range hoods are now required over domestic ranges not just in dwelling units but in all occupancies where domestic ranges are utilized. Such hoods shall discharge to the outdoors unless they comply with the exception to section 505.1.

- **Section 402.2 – Maximum Gas Demand. (IFGC)** The table that was used in past code editions for the approximate gas input for typical appliances has been deleted from the code. Some design professionals had used the table to size gas piping systems as a placeholder in the gas piping system design, then once the system was ready to be installed had not verified the actual maximum input rating of the appliance concerned. Due to safety concerns for the system design, the code now requires that the gas piping system design professional know the actual maximum input rating of all appliances connected to the gas piping system be known.
- **Section 404.7 – Protection Against Physical Damage (Gas Piping)(IFGC)** This section has been rewritten to address not only bored holes and notches in structural members but also the new requirements for protection of piping parallel to framing members and within framing members. It also now requires the protection extend well beyond the edge of members that are bored or notched. (Sections 404.7.1 & 404.7.2.)
- **Section 502.7.1 – Door Swing (IFGC)** This section has been added to require a minimum clearance of doors from vent terminals. This new requirement will address the situation of a door swinging open and coming into contact with vent terminations which can damage the vent terminal or lead to a fire if a combustible door is left touching a hot vent terminal. A door swinging in front of the vent terminal can also effect the ability of the appliance to vent properly. (12 inch clearance required and door stops or closers cannot be used to obtain the required clearance.)