



CALIFORNIA BUILDING CODE (2006 IBC) PUBLIC PROPOSAL FORM

PLEASE SEE REVERSE FOR INSTRUCTIONS ON SUBMITTING PUBLIC PROPOSALS. PROPOSALS MUST COMPLY WITH THESE INSTRUCTIONS.

1) Indicate the format in which you would like to receive your Public Proposals Monograph (PPM), Report of the Hearing (ROH) and Final Action Agenda (FAA):

- Paper * CD *Download from ICC Website

(*Note: A paper copy will not be sent to you if you have chosen the CD or Download format.)

2) PLEASE TYPE OR PRINT CLEARLY: FORMS WILL BE RETURNED if they contain unreadable information.

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3) *Signature: _____ Signature on File (see over)

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4) Cost Impact: Indicate if this Proposal: will will not increase the cost of construction.

5) Indicate appropriate International Code(s) associated with this Public Proposal – Please use Acronym: IBC

If you have also submitted a separate coordination change to another I-Code, please indicate the code: _____
(See back of this form for list of names and acronyms for the International Codes).

6) Revision to: Section 506.4 Table _____ Figure _____

7) PROPOSAL Please check appropriate box:

- Revise as follows: Add new text as follows Delete and substitute as follows: Delete without Substitution(s):

Show the proposed NEW, REVISED or DELETED TEXT in legislative format: ~~Line through text to be deleted.~~ Underline text to be added.

506.4 Area determination. The maximum area of a building with more than one story above grade shall be determined by multiplying the allowable area of the first floor (A_a), as determined in Section 506.1, by two ~~the number of stories as listed below.~~

1. For buildings two stories above grade plane, multiply by 2;
2. For buildings with three or more stories above grade plane, multiply by 3; and,
3. No story shall exceed the allowable area per floor (A_a), as determined in Section 506.1 for the occupancies on that floor.

Exceptions: 4. Unlimited area buildings in accordance with Section 507.

~~2. The maximum area of a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2 shall be determined by multiplying the allowable area per floor (A_a), as determined in Section 506.1 by the number of stories above grade plane.~~

506.4.1 Mixed Occupancies. In buildings of mixed occupancy, the allowable floor area (A_a) shall be based on the most restrictive provisions for each occupancy when the mixed occupancies are treated according to Section 508.3.1. When the occupancies are treated according to Section 508.3.2 as separated occupancies, the maximum total floor area for a building shall be such that the sum of the ratios for each such area on all floors as calculated according to Section 508.3.2 shall not exceed 2 for ~~buildings with two stories above grade plane and 3 for buildings with three~~ two or more stories above grade plane.

PROPOSAL *Continued* (Attach additional sheets as necessary)

8) SUPPORTING INFORMATION (State purpose and reason, and provide substantiation to support proposed change):
The proposed revision to Section 506.4 is based on the 1997 UBC for determining the allowable area of one-story buildings and buildings over one story in height. The significant difference is that for multistory buildings the total building floor area is limited to twice that allowed for a one-story building in the UBC as compared to three times that allowed for a building three or more stories in height in accordance with the IBC. The present text in the IBC would allow a multistory building greater than two stories in height to have a total building area of three times that allowed for a single story building. This is 50% more than allowed by the 1997 UBC.

This appears to be an excessive allowance without any technical justification. In fact, if viewed in context with the allowable areas in Table 503 of the IBC versus Table 5-B of the UBC, the resulting building areas allowed by the IBC are much greater than those allowed by the UBC. Please refer to the examples given in the accompanying bar graphs.

Basically, the IBC will allow a two-story building to have an area up to 9 times greater than the basic allowable area in Table 503 and will allow a three-story or greater building to have an area up to 13.5 times greater. In comparison, the UBC will allow a building two or more stories in height to have a total floor area of up to 8 times that allowed in Table 503 for a one-story building. These multipliers are based on maximizing the allowable area increases for open space and automatic sprinklers. In effect, the liberal allowances in the IBC result in a reduction in the built-in fire resistive (passive) protection and an increase in combustible construction which, in turn, will eventually result in increased property damage due to fires over the long term.

SUPPORTING INFORMATION *Continued* (Attach additional sheets as necessary)