

STATE FIRE PREVENTION AND BUILDING CODE COUNCIL TECHNICAL SUBCOMMITTEE MEETING

Minutes of the meeting of the technical subcommittee reviewing the **2006 International Existing Building Code** and the **2007 Existing Building Code of New York State** held via conference call originating from 41 State Street, Albany on November 19, 2007.

PRESENT: Raymond Andrews (Chair)
Cathy Karp
Linda Volpe
Marilyn Kaplan
James Brzezinski
Steven McDaniel
Eric Bradshaw

ABSENT: John Hofelich
Eric DiSarro
John Bonafide
Robert Drexler
Wheldon Abt
Joseph McGrath

MEETING MINUTES

Welcome by Ray Andrews

Roll call

Ray told the group this was the last meeting and it will consist of discussing the revised text for single exit buildings and seven items that Marilyn Kaplan had brought to his attention.

OLD BUSINESS

Single exit building text revision:

Below is the original text and below that the revised text:

705.3.1.1 Single-exit buildings. Only one exit is required from buildings and ~~spaces~~ stories of the following occupancies:

1. In Group A, B, E, F, M, U and S occupancies, a single exit is

permitted in the story at the level of exit discharge when the occupant load of the story does not exceed 50 and the exit access travel distance does not exceed 75 feet (22 860 mm).

2. A single exit is permitted in a building containing Group B, F-2, and S-2 occupancies not more than two stories in height that are not greater than ~~3,500~~ 3000 square feet per floor (326 m²), when the exit access travel distance does not exceed 75 feet (22 860 mm). The minimum fire-resistance rating of the exit enclosure and of the opening protection shall be 1 hour.

3. Open parking structures where vehicles are mechanically parked.

4. ~~In community residences for the developmentally disabled, the maximum occupant load excluding staff is 12.~~ In buildings containing occupancy group B, S2, or M 3 stories but not more than 5 stories, a single exit is permitted in a story provided the required building features in Table 705.3.1(1) shall be provided based upon the highest story occupied by the specific use group.

5. ~~Groups R-1 and R-2 not more than two stories in height, when there are not more than four dwelling units per floor and the exit access travel distance does not exceed 50 feet (15 240 mm). The minimum fire-resistance rating of the exit enclosure and of the opening protection shall be 1 hour.~~ In buildings containing Group R2 Apartment or Boarding Houses or R3 occupancies not more than 5 stories, a single exit is permitted in a story provided the required building features in Table 705.3.1.1(2) shall be provided based upon the highest story occupied by the specific use group.

6. ~~In multilevel dwelling units in buildings of occupancy Group R-1 or R-2, an exit shall not be required from every level of the dwelling unit provided that one of the following conditions is met:~~

6.1. ~~The building containing such dwelling units is of Type I or II construction, and travel distance within the dwelling unit does not exceed 75 feet (22 860 mm); or~~

6.2. ~~The building is not more than three stories in height and all third-floor space is part of one or more dwelling units located in part on the second floor; and no habitable room within any such dwelling unit shall have a travel distance that exceeds 50 feet (15 240 mm) from the outside of the habitable room entrance door to the inside of the entrance door to the dwelling unit.~~

7. 6. In Group ~~R-2~~, H-4, H-5 and I occupancies and in rooming houses and child care centers, a single exit is permitted in a one-story building with a maximum occupant load of 10 and the exit access travel distance does not exceed 75 feet (22 860 mm).

8. 7. ~~In buildings of Group R-2 occupancy that are equipped throughout with an automatic fire sprinkler system, a single exit shall be permitted from a basement or story below grade if every dwelling unit on that floor is equipped with an approved window providing a clear opening of at least 5 square feet (0.47 m²) in area, a minimum~~

~~net clear opening of 24 inches (610 mm) in height and 20 inches (508 mm) in width, and a sill height of not more than 44 inches (1118 mm) above the finished floor.~~

~~9. In buildings of Group R-2 occupancy of any height with not more than four dwelling units per floor; with a smokeproof enclosure or outside stair as an exit; and with such exit located within 20 feet (6096 mm) of travel to the entrance doors to all dwelling units served thereby.~~

~~10. 8. In buildings of Group R-3 occupancy equipped throughout with an automatic fire sprinkler system, only one exit shall be required from basements or stories below grade.~~

Here is the rewritten text:

705.3.1.1 Single-exit buildings. Only one exit is required from buildings of the following occupancies:

1. Group A, B, E, F, M, U and S, in buildings not more than 5 stories, located on the level of exit discharge when the occupant load does not exceed 50 and the exit access travel distance does not exceed 75 feet (22 860 mm).
2. Group B, F-2, and S-2, in buildings not more than two stories that are not greater than 3,500 square feet per floor (326 m²), when the exit access travel distance does not exceed 75 feet (22 860 mm). The minimum fire-resistance rating of the exit enclosure and of the opening protection shall be 1 hour.
3. Open parking structures where vehicles are mechanically parked.
4. In Group B, S2, or M, buildings from 3 stories to 5 stories, provided the required building features in Table 705.3.1(1) shall be provided based upon the most hazardous occupancy.
5. In Group R2 or R3 buildings not more than 5 stories, provided the required building features in Table 705.3.1.1(2) shall be provided based upon the most hazardous occupancy.
6. In Group H-4, H-5 and I and in rooming houses and child care centers located on the level of exit discharge, a single exit is permitted with a maximum occupant load of 10 and the exit access travel distance does not exceed 75 feet (22 860 mm).

The group unanimously accepted the changes. There had been some slight changes in requirements in the revision:

The text was changed in Item #4 and #5, from "the highest story occupied by the specific use group" to "based on the most hazardous occupancy."

Item #6 text was changed, from specific occupancies being allowed only in a one-story building, to being allowed if these occupancies are located at the level of exit discharge.

Also, according to Eric Bradshaw, for Item #1, for B, S and M occupancies, the Tables will apply up to 5 stories. For A,E,F and U occupancies, the code must be followed. After some discussion it was decided that DOS Code Development staff would include this information in the code text to make the requirements as easy to understand as possible.

NEW BUSINESS

Marilyn stated there were still some issues that needed to be discussed and corrected within the Historic Buildings chapter.

1. Marilyn explained that Chapter 11 does not follow the format of the other chapters, and was afraid it would not be understood that repairs that needed to be done within an alteration or change of use could be done using original materials. The group thought it was clear that repairs could be done in all instances in historic buildings because 1102.1 states: *Repairs to any portion of a historic building or structure shall be permitted with original or like materials and original methods of construction, subject to provisions of this chapter.* A straw poll was taken and no one thought the text needed to be changed.

2. Section 1103.12 includes an exception (that was removed in the 2007 NYSEBC) that allows the code enforcement official to approve an alternative life-safety system. Marilyn wanted this to remain in the NYS code. She saw this as an attitude issue, to make code enforcement officials more open to alternatives. The vote to keep this text was seven for, Steve McDaniel against. Steve explained that he was not comfortable with the exception because there was no clear direction given to code officials regarding alternatives to consider acceptable. Ray suggested that Section 103.3 in the 2007 NY code (Alternative materials, design and methods of construction and equipment) already allows the code official to accept alternative

systems. Many group members did not think code enforcement officials in New York were comfortable using this section, and would require variances.

The group was asked if they wanted to vote again on this issue, and decided not to, so the exception will stay.

3. Section 1103.4 – Transoms – allows transoms in Group R-1, R-2 and R-3 occupancies. Marilyn proposed adding B occupancies, because that is a very common occupancy on second floor Main Street buildings. It is also an occupancy that is safer and thus has less requirements than residential occupancies. Motion by Jim Brzezinski, seconded by Steve McDaniel to add B occupancies to this section, vote unanimous to accept.

4. Section 1103.6 states: *Stairway enclosure. In buildings of three stories or less, exit enclosures shall limit the spread of smoke by the use of tight-fitting doors and solid elements. Such elements are not required to have a fire resistance rating.*

The 2007 EBCNYS adds an exception to this which states:

Exception: An enclosure for one existing stair in the building may be omitted where such stair:

- 1. is identified in Section 1001.2 and*
- 2. serves only one adjacent floor and*
- 3. is limited to one level*

Marilyn found items 2 and 3 confusing. After discussion it was decided that instead of the wording in item 3, the text would refer instead to “*is limited to connecting two levels.*” It was determined because this was a clarification that no vote was necessary.

5. Section 1005.9 (one-hour fire resistant assemblies in a historic building change of occupancy) only allows wood lath and plaster, while 1103.7 (one-hour fire resistant assemblies for historic buildings that undergo alterations, changes of occupancies or are moved) are also allowed to consider metal lath as a one hour rated assembly. Marilyn thought this was a glitch on ICC’s part, so adding metal lath to 1005.9 was really a clarification, so no vote was necessary.

6. Section 1103.12.2 Paneled Doors in the 2007 EBCNYS required quick response sprinkler heads. It was proposed that quick response

heads be replaced with regular sprinkler heads. Ray checked with the DOS fire protection engineer Dan Nichols, who said there is not a significant change in cost between the two, and fast response heads are more appropriate for this situation. Marilyn then took this issue off the table.

7. Section 1105.13 Exit live stair load, is limited to R-1 or R-2 occupancy. Marilyn asked that B occupancies be added. Jim Brzezinski was asked if he thought this was prudent in regard to live loads and he said he thought the stairs would not be overloaded. Motion to add B occupancies to this section by Marilyn Kaplan, seconded by Steve McDaniel, unanimous to accept.

ADJOURNMENT

Ray told the group that all the Subcommittee's modifications would be put into chart form with a narrative that contained SAPA information by November 29, 2007. The chart will be sent to all members. The text on E-Solutions will also be modified to include all changes.

This is the last scheduled meeting of the group. Ray again thanked the group for all their work.