

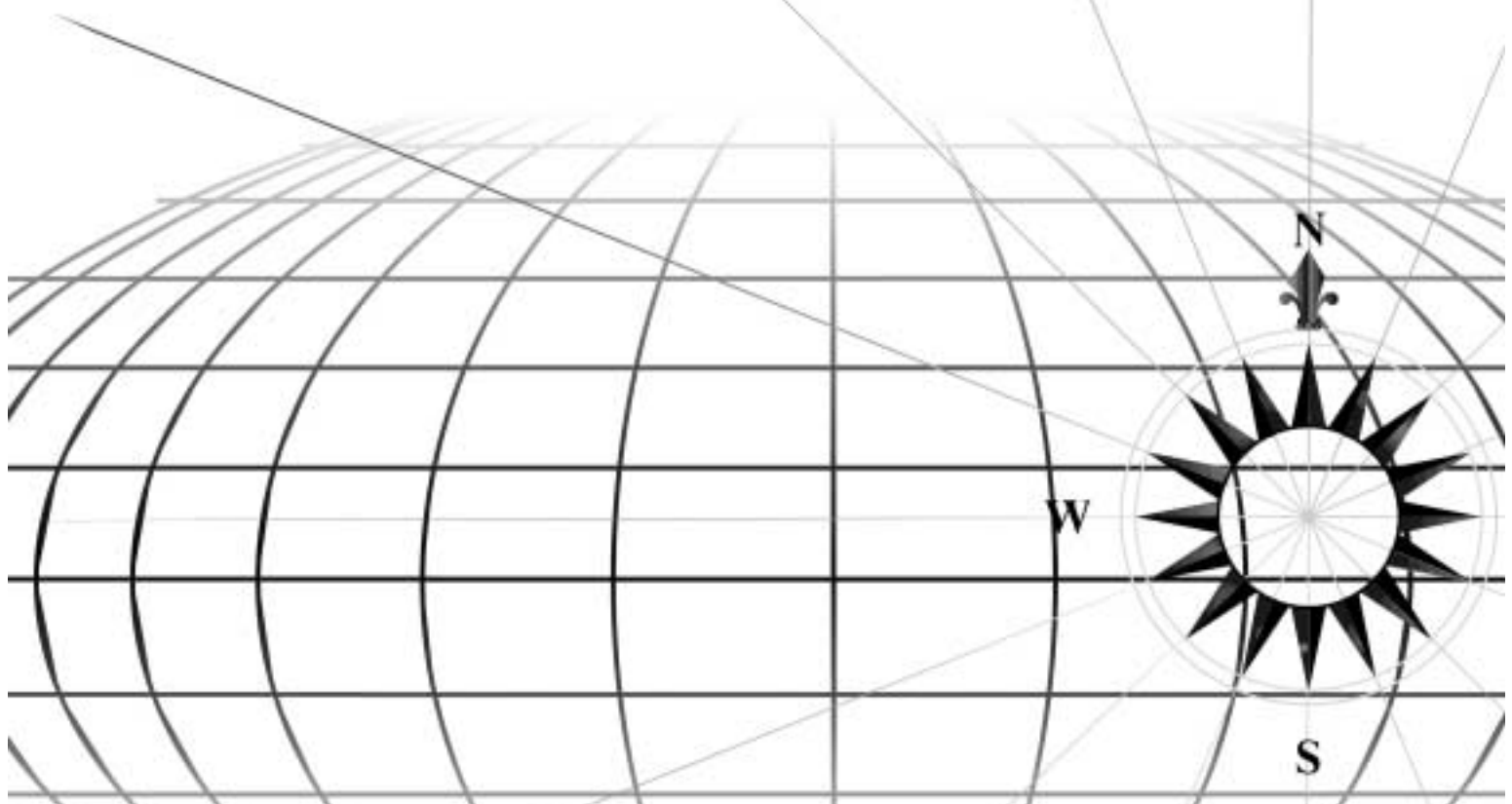
International Building Code®



2000



International Building Code[®]



2000



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PREFACE

Introduction

Internationally, code officials recognize the need for a modern, up-to-date building code addressing the design and installation of building systems through requirements emphasizing performance. The *International Building Code*® is designed to meet these needs through model code regulations that safeguard the public health and safety in all communities, large and small.

This comprehensive building code establishes minimum regulations for building systems using prescriptive and performance-related provisions. It is founded on broad-based principles that make possible the use of new materials and new building designs. Additionally, the *International Building Code* is designed to be compatible with the entire family of *International Codes* published by the International Code Council.

The *International Building Code* provisions provide many benefits, among which is the model code development process that offers an international forum for building professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

Development

The first draft of the *International Building Code* was prepared in 1997 by five drafting subcommittees appointed by the International Code Council (ICC) and consisting of representatives of BOCA, ICBO, and SBCCI. The intent was to draft a comprehensive set of regulations for building systems consistent with and inclusive of the scope of the existing model codes.

Technical content of the latest model codes promulgated by BOCA, ICBO and SBCCI and reports issued by the Board for the Coordination of Model Codes (BMC) was utilized as the basis for the development of this document. While there were a great many similarities among the codes, careful consideration was given to identified differences. The committees followed certain principles as guidance in the resolution of the technical differences. The principles were based on the intent to establish provisions consistent with the scope of a building code that adequately protects public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, productions or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

In order to gain views of code users, industries and all other interested parties, a public comment forum was conducted and comments on the full content of the working draft were accepted. The drafting committees considered all comments submitted in writing in advance of a 1997 public comment forum. A public hearing was held in 1998 and two public hearings were held in 1999. Five technical subcommittees considered all written comments submitted in advance of the hearings. In addition to the changes made at the public comment forum and the three public hearings, other editorial changes have been made for consistency and correlation purposes.

Letter Designations in Front of Section Numbers

In each code development cycle, proposed changes to this code are considered at the First Public Hearing by the International Building Code Development Committee, whose action constitutes a recommendation to the voting membership for final action on the proposed change. Proposed changes to a code section whose number begins with a letter in brackets are considered by a different code development committee. For instance, proposed changes to code sections which have the letter [F] in front (e.g., [F] 1001.3), are considered by the International Fire Code Development Committee at the First Public Hearing. Where this designation is applicable to the entire content of a main section of the code, the designation appears at the main section number and title and is not repeated at every subsection in that section.

The content of sections in this code which begin with a letter designation are maintained by another code development committee in accordance with the following: [F] = International Fire Code Development Committee; [M] = International Mechanical Code Development Committee; [PM] = International Property Maintenance Code Development Committee; [P] = International Plumbing Code Development Committee; [RBE] = International Residential Code Building and Energy Development Committee; [RMP] = International Residential Code Mechanical/Plumbing Development Committee; [E] = International Energy Conservation Code Development Committee; and [EL] = ICC Electrical Code Development Committee.

Adoption

The *International Building Code* is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction's laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring spe-

cific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample ordinance. The sample adoption ordinance on page v addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

Maintenance

The *International Building Code* is kept up to date through the review of proposed changes submitted by code enforcing officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The contents of this work are subject to change both through the Code Development Cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact: BOCA, ICBO or SBCCI.

While the development procedure of the *International Building Code* assures the highest degree of care, BOCA, ICBO, SBCCI, their members and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with the provisions because BOCA, ICBO and SBCCI do not have the power or authority to police or enforce compliance with the contents of this code. Only the governmental body that enacts the code into law has such authority.

SAMPLE ORDINANCE FOR ADOPTION OF THE INTERNATIONAL BUILDING CODE

Ordinance Number _____

The *International Codes* are designed and promulgated to be adopted by reference by ordinance. Jurisdictions wishing to adopt the 2000 *International Building Code* as an enforceable regulation governing existing structures and premises should ensure that certain factual information is included in the adopting ordinance at the time adoption is being considered by the appropriate governmental body. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

An ordinance establishing the minimum regulations governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures; known as the *Building Code*.

Be it ordained by the [GOVERNING BODY] of the [NAME OF JURISDICTION] as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the [JURISDICTION'S KEEPER OF RECORDS] of the [NAME OF JURISDICTION], being marked and designated as the *International Building Code*, including Appendix Chapters (fill in the applicable Appendix Chapters. [See *International Building Code* Section 101.2.1, 2000 edition]), as published by the International Code Council, Inc., be and is hereby adopted as the *Building Code* [NAME OF JURISDICTION], in the State of [STATE NAME]; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said *Building Code* are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised:

Section 101.1. Insert: [NAME OF JURISDICTION]

Section 1612.3. Insert: [NAME OF JURISDICTION]

Section 1612.3. Insert: [DATE OF ISSUANCE]

Section 3409.2. Insert: [DATE IN ONE LOCATION]

Section 3. That Ordinance Number [PRESENT ORDINANCE NUMBER], of the [NAME OF JURISDICTION], entitled [FULL TITLE OF PRESENT ORDINANCE] and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. That nothing in this ordinance or in the *Building Code* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 5. That the [JURISDICTION'S KEEPER OF RECORDS] shall certify to the adoption of this ordinance, and cause the same to be published as required by law; and this ordinance shall take effect and be in force from and after its approval as required by law.

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CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

101.1 Title. These regulations shall be known as the *Building Code* of [NAME OF JURISDICTION], hereinafter referred to as “this code.”

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the *International Residential Code*.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment.

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Electrical. The provisions of the *ICC Electrical Code* shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.2 Gas. The provisions of the *International Fuel Gas Code* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.3 Mechanical. The provisions of the *International Mechanical Code* shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators, and other energy-related systems.

101.4.4 Plumbing. The provisions of the *International Plumbing Code* shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the *International Private Sewage Disposal Code* shall apply to private sewage disposal systems.

101.4.5 Property maintenance. The provisions of the *International Property Maintenance Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.6 Fire prevention. The provisions of the *International Fire Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structure or premises is unoccupied; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.7 Energy. The provisions of the *International Energy Conservation Code* shall apply to all matters governing the design and construction of buildings for energy efficiency.

SECTION 102 APPLICABILITY

102.1 General. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.