

NAHB Significant Proposals Voting Guide

ICC Group A Online Governmental Consensus Vote

November 15-30, 2018

| Prop # | NAHB Position | Proposal/Comment Description | Reason Statement |
|-------------------------|---------------|--|---|
| F117 | Opposed | This proposal limits the use of NFPA 13R systems in Group R occupancies from buildings where the floor level of the highest story is a maximum of 60 ft above grade to those where the highest story is a maximum of 30 ft above the lowest level of fire department access. | This proposal would require most four story Group R buildings to have a full NFPA 13 fire sprinkler system where a 13R system is currently allowed. The change is not based on fire loss data and would increase the cost of a four story, 48-unit building by over \$100,000. NFPA 13R systems have an excellent track record, so a cost increase to the sprinkler system of around 78% is unfounded. |
| F267 Part 1 (IFC) | Opposed | This proposal requires four-story or higher buildings of combustible construction to have gypsum board or other noncombustible materials installed during construction on all but the highest two floors when portions of the building exceed 40 feet. | This proposal would require gypsum board to be installed before the roof is on, so each floor would have to be waterproofed or the wet gypsum board would have to be replaced once the building is weathertight. Plumbing, electrical and possibly HVAC trades would need to complete their rough-ins in unenclosed buildings. This would be problematic for trades, inspections and scheduling. |
| F267 Part 2 (IBC) | Opposed | This proposal requires four-story or higher buildings of combustible construction to have gypsum board or other noncombustible materials installed during construction on all but the highest two floors when portions of the building exceed 40 feet. | This proposal would require gypsum board to be installed before the roof is on, so each floor would have to be waterproofed or the wet gypsum board would have to be replaced once the building is weathertight. Plumbing, electrical and possibly HVAC trades would need to complete their rough-ins in unenclosed buildings. This would be problematic for trades, inspections and scheduling. |
| FG10 | Opposed | This proposal requires fuel gas venting be brought up to current code when making any changes to the exterior of the building. | Minor exterior modifications to a multi-family building could trigger bringing the entire combustion air exhaust systems up to code. A new door on a multi-family building will require access to every unit for inspection. Weatherization programs have procedures to deal with this. |
| FS34 | Opposed | This proposal increases the fire-resistance rating of walls and horizontal assemblies between dwelling or sleeping units in residential occupancies to a 2-hour fire barrier and requires walls and floors to meet load-bearing requirements without sheathing. | This proposal is essentially calling for the elimination of wood structural panel sheathing as a building material. |
| FS99 | Opposed | This proposal revises NFPA 285 test requirements to apply when there are any combustible components in the exterior wall. Adds criteria for testing projections and interior corners, wind effects. | A test which doesn't exist should not be brought into the code. It is not clear whether the testing criteria is appropriate for the application. No reason is given as to why a 12-inch projection should trigger this requirement. Larger horizontal projections may even have a positive effect on fire behavior. |
| G108 | Support | This proposal adds three new types of construction, IV-A, IV-B and IV-C, for tall mass timber buildings, with associated interior and exterior protection requirements and limits on exposed mass timber. | <p>Adds an option to construct high-rise Group R buildings and other occupancies using mass timber elements.</p> <p>This proposal, G108, is the primary proposal in a series of proposals written by the ICC Ad-Hoc Committee on Tall Wood Buildings for the purpose of introducing tall wood buildings into the IBC. If you support G-108, please support the related proposals:</p> <p>G-28, G-75, G-80, G-84, G-89, FS-5, FS-6, FS-73, FS-81, FS-266</p> |

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| G122 | Opposed | This proposal expands sound transmission requirements to apply to separations between dwelling or sleeping units and all public spaces, not just corridors, stairs or service areas. | The proposal is less clear than the existing language where STC and IIC ratings are required. The term "public areas" could be taken to exclude spaces that can only be accessed by tenants or their guests. The cost to provide STC or IIC ratings for a floor system could be as much as \$8,000 to \$12,000 per dwelling unit. |
| G54 | Opposed | This proposal revises provisions for separation walls in Group R and I-1 buildings to require exterior walls separating units meet fire separation distance requirements. | The proposal lacks supporting fire statistics to substantiate the need for the changes. New Group R and I-1 buildings are sprinklered, reducing the risk of a fire in the first place. Potential impacts include 1-hour rated exterior walls where not required previously, a fire door for the exterior door to a unit and fire-rated safety glazing for windows. |
| M13 | Opposed | This proposal eliminates exhaust ventilation in multi-family buildings and will require either supply or balanced ventilation. | This is not a minimum requirement. Exhaust ventilation is a viable and practical method for mechanical ventilation. Studies show that exhaust ventilation is more cost effective than other ventilation strategies and is able to meet the ventilation requirements. |
| M23 | Opposed | This proposal requires bathroom fans have a 20 minute delayed-shutoff timer to address humidity. | This is not a minimum requirement. No technical data provided to show issue or solution. If there are humidity problems in a bathroom, simple retrofit. Concern that 20 minutes is too long and will waste energy. Language does not allow for controls capable of lower run times (e.g. dial timers, or button timers with multiple selections) |
| P82 Part 1 (IPC) | Opposed | This proposal restricts the total showerhead flow to 2.5 GPM regardless of the number of showerheads. | This proposal is an attempt to limit water use. It would require complying with the 2.5 GPM for shower heads regardless of the number. If you have multiple shower heads in a shower compartment the cumulative flow rate has to be 2.5 or lower. These are requirements that are in above code programs and do not belong in a base model code. Water use should be addressed at a regional basis. |
| P82 Part 2 (IRC-P) | Opposed | This proposal restricts total showerhead flow to 2.5 GPM, regardless of the number of showerheads. | This proposal is an attempt to limit water use. It would require complying with the 2.5 GPM for shower heads regardless of the number. If you have multiple shower heads in a shower compartment the cumulative flow rate has to be 2.5 or lower. These are requirements that are in above code programs and do not belong in a base model code. Water use should be addressed at a regional basis. |
| RM19 | Opposed | This proposal requires bathroom fans have a 20 minute delayed-shutoff timer to address humidity. | This proposal is region specific. There is no technical data to show where there is issues. If there are humidity problems in a bathroom, simple retrofit. Concern that 20 minutes is too long and will waste energy. Language does not allow for controls capable of lower run times (e.g. dial timers, or button timers with multiple selections) |
| RP10 | Opposed | This proposal adds a new section limiting the maximum length of hot water piping to 100 feet. | Code officials will need to verify on plan review and in the field. Generally don't know exact plumbing path prior to construction. Could require second water heater for a little used bathroom, which would waste energy. Is the developed length a maximum for each fixture or cumulative for all fixtures? |

If interested in a comprehensive list of NAHB positions for the ICC Group A Online Governmental Consensus Vote, please go to www.NAHB.org/OGCV2018