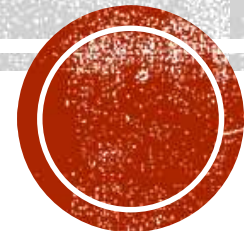




# COMMUNITY DEVELOPMENT BUILDING

05/02/2023



Brian Kehler, Building Official

INTRODUCTION

SIGNIFICANT  
CHANGES TO THE  
2021 INTERNATIONAL  
CODES WITH STATE  
AMENDMENTS

INTERNATIONAL  
BUILDING CODE (IBC)

INTERNATIONAL  
RESIDENTIAL CODE  
(IRC)

INTERNATIONAL FIRE  
CODE (IFC)

INTERNATIONAL  
WILDLAND URBAN  
INTERFACE CODE  
(IWUIC)

WASHINGTON STATE  
ENERGY CODE

DMC TITLE 10  
UPDATES

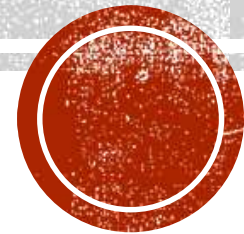
Summary

Questions

# AGENDA

# INTRODUCTION

The International Codes are updated every three years. Each version must be formally adopted by the City. Duvall adopts the Washington State Codes which have amendments to the International Codes approved by the Washington State Building Code Council (SBCC). The following presentation highlights the significant changes from the 2018 to the 2021 Codes.





## 2021 INTERNATIONAL BUILDING CODE

- **202 Definitions:** Puzzle Room- type of special amusement area in which occupants are encouraged to solve a challenge to escape from a room or series of rooms. Penthouse- An enclosed, unoccupied rooftop structure used for sheltering mechanical and electrical equipment, tanks, elevators and related machinery, stairways, and vertical shaft openings.



# 2021 INTERNATIONAL BUILDING CODE

- **404.5 Smoke control in atriums.** In the evaluation of whether a smoke control system is required for an atrium condition, vertical opening protection consisting of a combination of both the atrium and a shaft enclosure is now recognized.

# 2021 INTERNATIONAL BUILDING CODE

- **Activation of automatic-closing doors.** In Group I-2 occupancies, the closing of automatic-closing doors on hold-open devices must now also occur upon activation of the fire alarm system or automatic sprinkler system.



# 2021 INTERNATIONAL BUILDING CODE



- **411.5 Puzzle room exiting.** Puzzle rooms are now regulated in a manner consistent with traditional special amusement areas. Special means of egress requirements have been established for puzzle rooms.

# 2021 INTERNATIONAL BUILDING CODE

- **414.2.3 Fire wall use for control areas.** The scoping limitations of a fire wall's use to create separate buildings have been expanded through a new allowance for the number of control areas permitted.



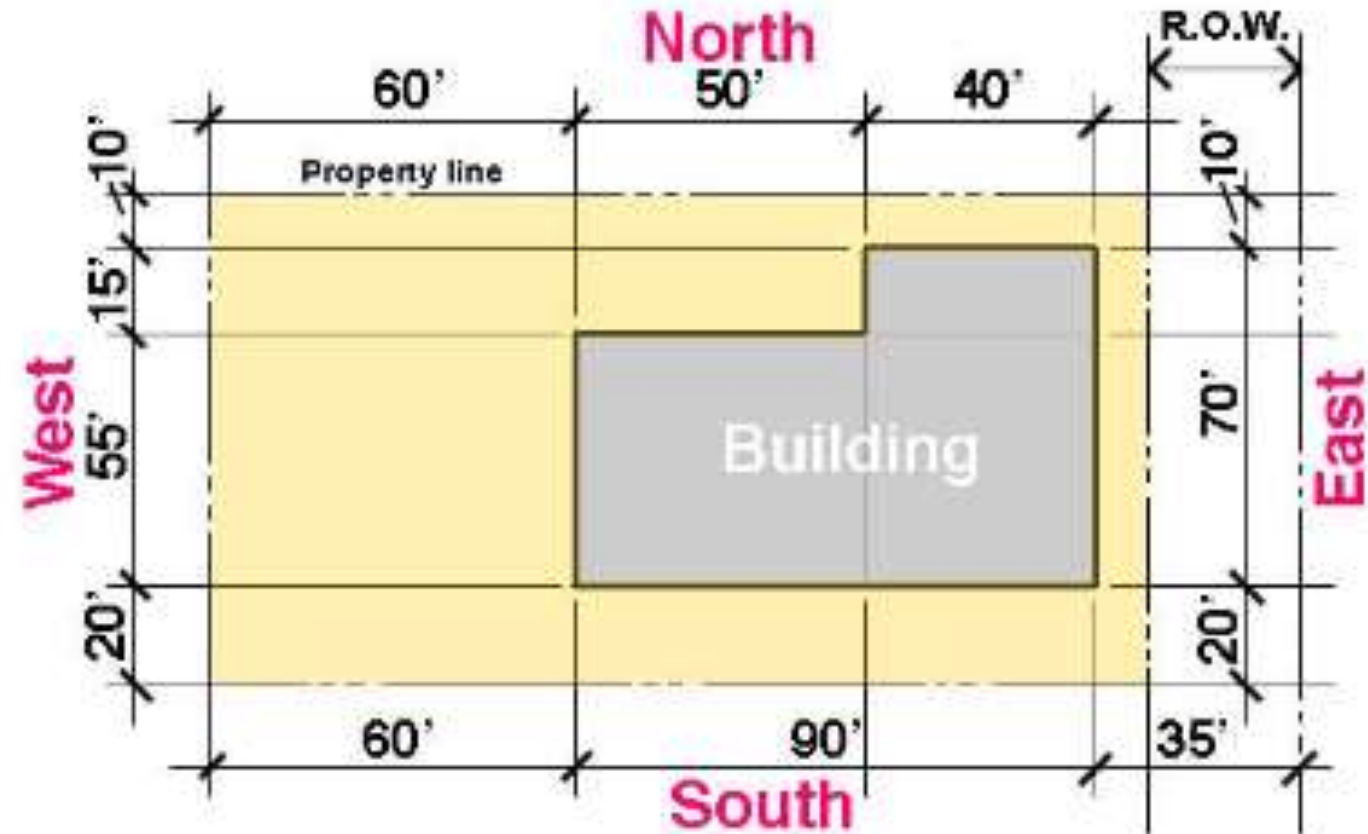




## 2021 INTERNATIONAL BUILDING CODE

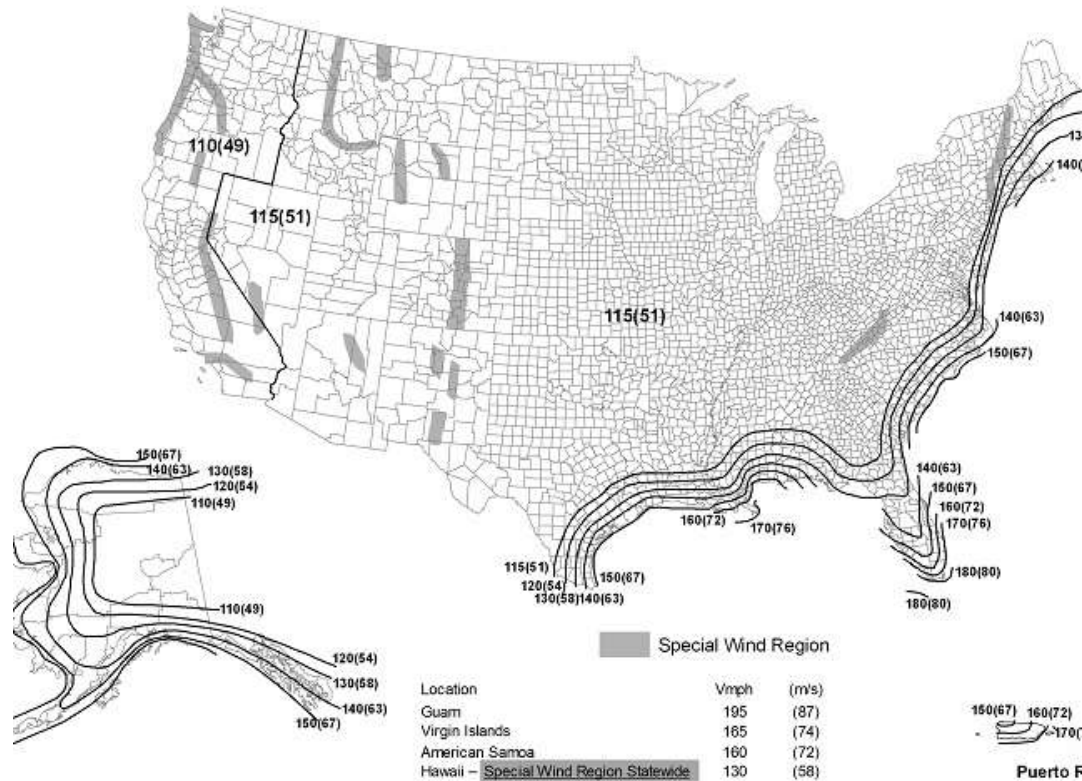
- **424 Play structures.** The interior finish materials of play structures are now regulated for flame spread purposes. Play structures shall not be greater than 600 square feet in area, unless a special investigation, acceptable to the building official, has demonstrated adequate fire safety.

## 2021 INTERNATIONAL BUILDING CODE



- **506.3.2 Allowable area frontage increase.** The methodology for establishing the permissible allowable area increase for frontage has been simplified by using a table.

# 2021 INTERNATIONAL RESIDENTIAL CODE



- 301.2(2) Ultimate Design Wind Speed.** Has been aligned with IBC and ASCE 7 maps. Structures designed for 110 mph.

# 2021 INTERNATIONAL RESIDENTIAL CODE



- **302.5.1 Opening Protection.** Has been clarified to state that doors separating the garage and dwelling must be self-latching, as well as self-closing.

# 2021 INTERNATIONAL RESIDENTIAL CODE

- **310.1.1 Operational constraints and opening control devices.** Clarifies that window opening control devices and fall prevention devices, complying with ASTM 2090, shall be allowed on emergency escape and rescue windows. The height of the mechanism is restricted to not more than 70" above the finished floor.

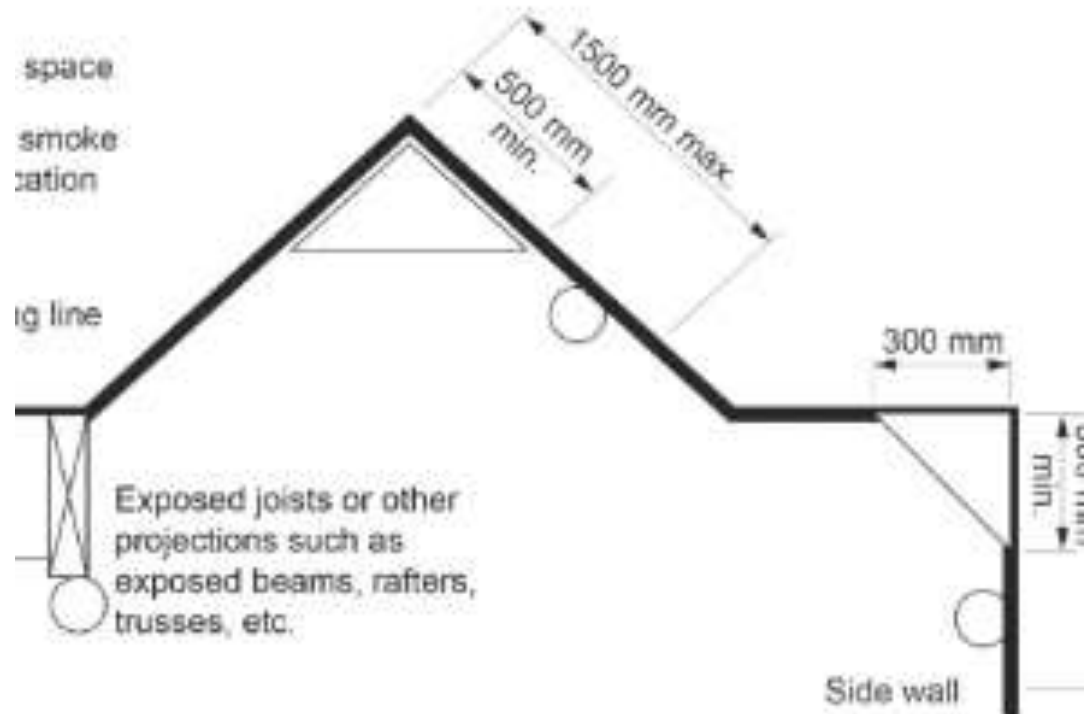




## 2021 INTERNATIONAL RESIDENTIAL CODE

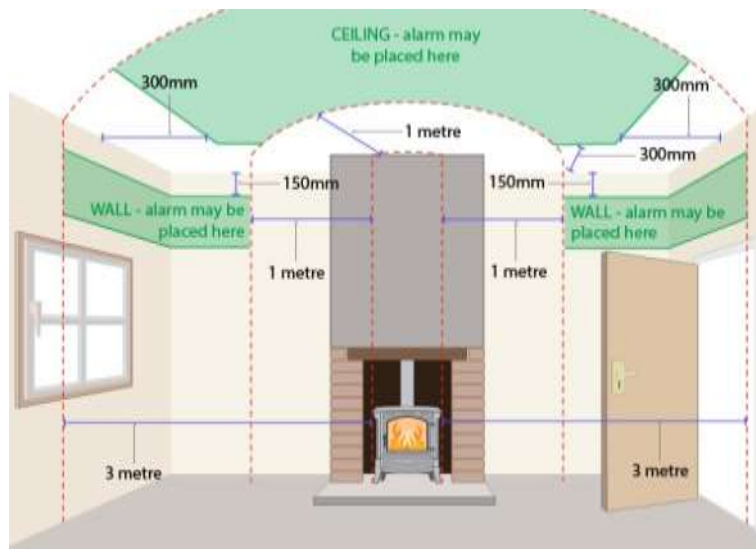
- **311.7 Stairways.** Clarifies that stairways not within or attached to a building, porch, or deck are not regulated by this section. (Example: A stairway in the yard leading to a firepit area would not have to meet the riser height, tread depth, handrail, etc., requirements that a stairway inside of the house must meet.)

# 2021 INTERNATIONAL RESIDENTIAL CODE



- **314.3 Locations.** Is modified with a new location requirement for smoke alarms to address areas with high ceilings adjacent to hallways serving bedrooms. (In the hallway and in the room open to the hallway, where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24" or more.)

# 2021 INTERNATIONAL RESIDENTIAL CODE

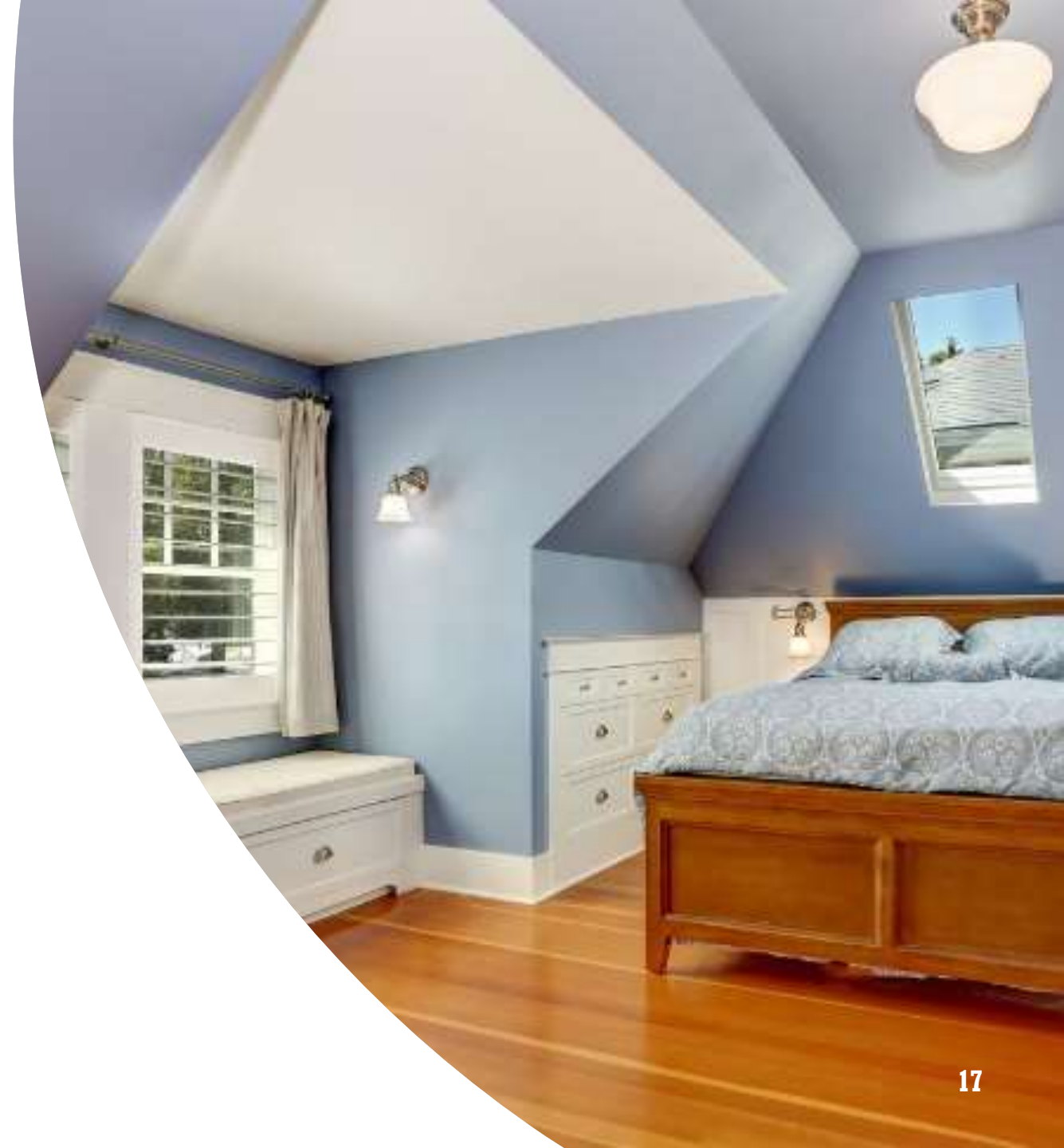


- **315.2.2 Alterations, repairs, and additions.** Is modified to require that carbon monoxide alarms be installed when there are repairs to, or replacement of, fuel fired mechanical systems.



# 2021 INTERNATIONAL RESIDENTIAL CODE

- **326 Habitable Attics.** Is modified to limit the area of a habitable attic to not greater than one-third of the floor area of the story below. The allowable area is allowed to be increased to not greater than one-half of the floor area of the story below when located within a dwelling unit equipped with a fire sprinkler system.



# 2021 INTERNATIONAL RESIDENTIAL CODE



- **609.4.1 Garage door.** Labeling has been added to require that all garage doors have a permanent label provided by the manufacturer. The label shall identify the door manufacturer, the model/series number, the wind pressure rating, the installation instruction drawing reference number, and the applicable test standard.

# 2021 INTERNATIONAL RESIDENTIAL CODE

- **N1101.14 (R401.3) Certificate.** Is modified by requiring additional information related to the building thermal envelope, solar energy, Energy Rating Index, and the code edition be added to the energy certificate.

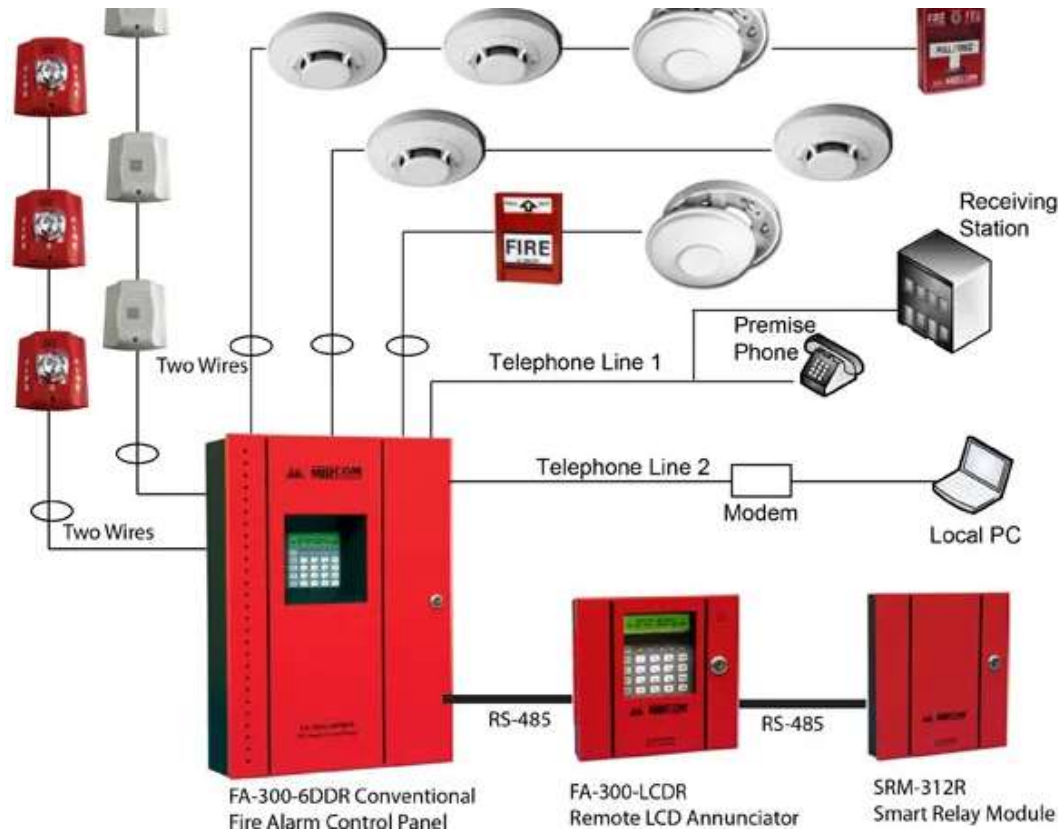
Builder, Permit Holder or Registered Design Professional Print Name:	
Signature:	
Property Address:	
Date:	
Insulation Rating – List the value covering largest area to all that apply	
	R - Value
Ceiling/roof:	R -
Wall:	R -
Floor:	R -
Closed Crawl Space Wall:	R -
Closed Crawl Space Floor:	R -
Slab:	R -
Basement Wall:	R -
Fenestration:	
U-Factor	
Solar Heat Gain Coefficient (SHGC)	
Building Air Leakage	
<input type="checkbox"/> Visually inspected according to 402.4.2.1 OR	
<input type="checkbox"/> Building Air Leakage Test Results (Sec. 402.4.2.2) ACH50 [Target: 5.0] or CFM50/SFSA [Target: 0.30]	
Name of Tester/Company:	
Date:	Phone:
Ducts:	
Insulation	R -
Total Duct Leakage Test Result (Sect. 403.2.2) (CFM25 Total/100SF) [Target: 6]	
Name of Tester/Company:	
Date:	Phone:
<b>Certificate to be displayed permanently</b>	



# 2021 INTERNATIONAL FIRE CODE

- **903.2.4 .2 Group F-1 distilled spirits.** An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits.

# 2021 INTERNATIONAL FIRE CODE



- **1103.7.5 Group R-1.** A fire alarm system and smoke alarms shall be installed in existing Group R1 occupancies in accordance with Sections 1103.7.5.1 through 1103.7.5.2.1.



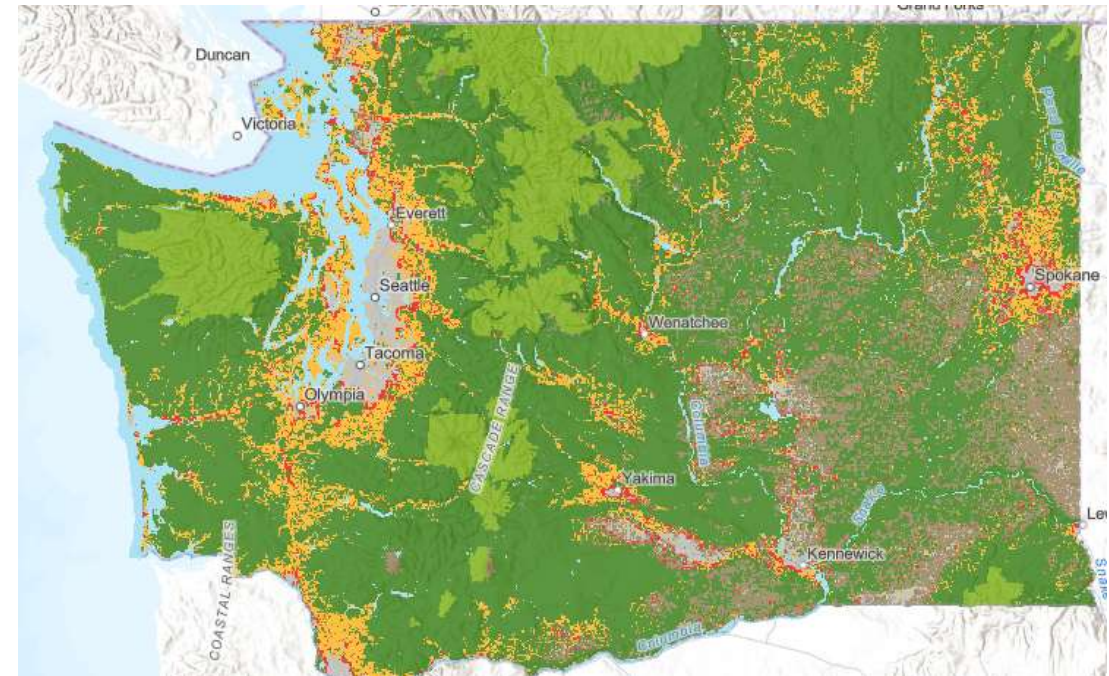
# 2021 INTERNATIONAL FIRE CODE

- **1103.7.5.1 Group R-1 hotel and motel manual fire alarm system.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-1 hotels and motels more than one story in height or with more than 20 sleeping units.

# 2021 INTERNATIONAL WILDLAND URBAN INTERFACE CODE

- One of the big changes this cycle for Washington is the WUI Code which adds fire protection standards based on your proximity to wildlands and other areas with “vegetative fuels” that can contribute to wildfires.
- The City of Duvall is partnering with local jurisdictions in our region to bring awareness to our building community and hopefully provide clarity on some “prescriptive options to make this transition easier to understand.

- DNR Map. Delineates your property into one of five interfaces.

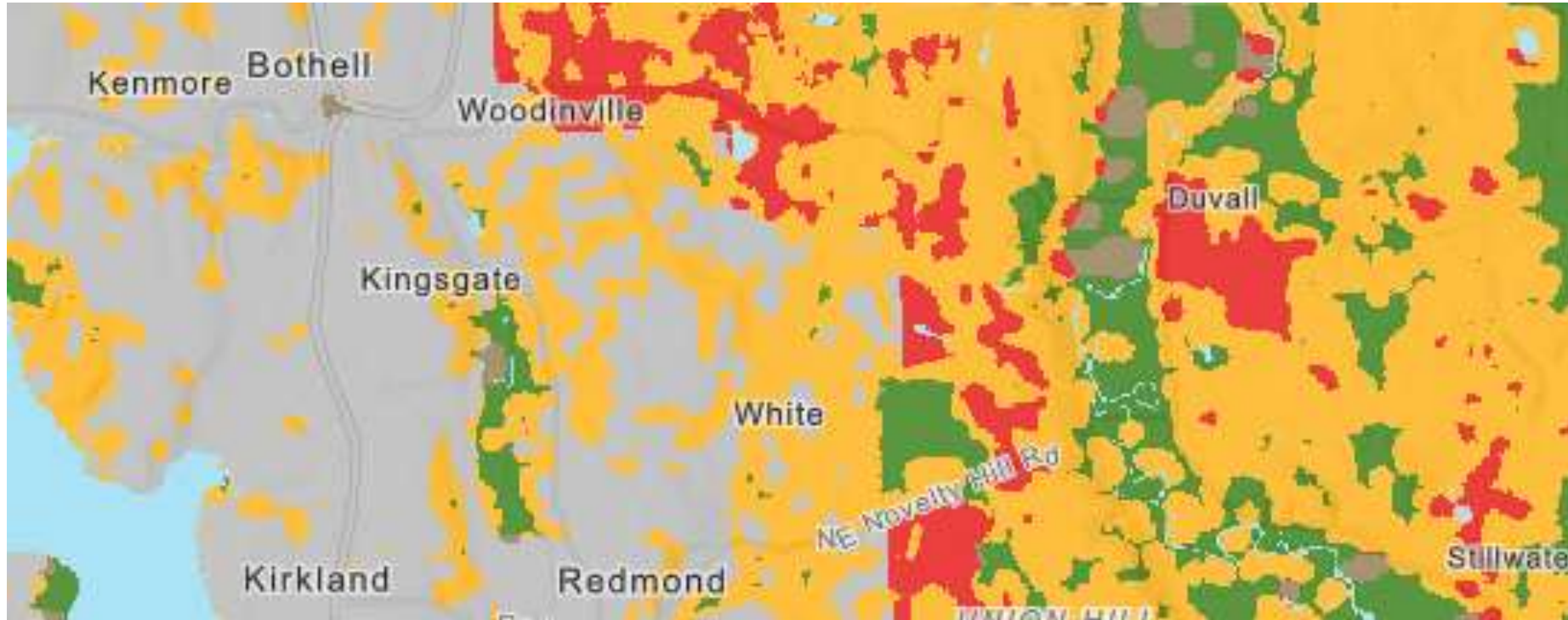


# 2021 INTERNATIONAL WILDLAND URBAN INTERFACE CODE

- Current DNR map including interfaces.
- Urban Areas
- Wildland-Urban Interface
- Wildland-Urban Intermix
- Wildlands
- Long-Term Non buildable areas
- DNR map updated every Three years. Local municipalities are to update maps through “Findings of fact”.





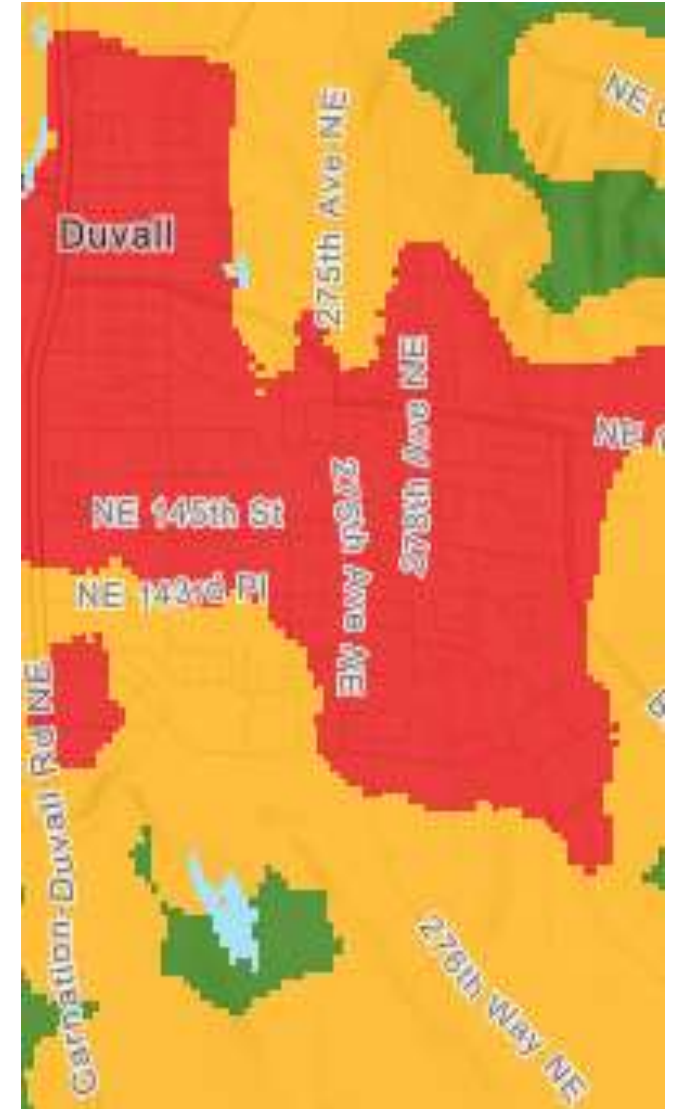


## URBAN AREAS

- Are relatively self-explanatory: they are those areas in Washington with both dense human development, as well as less than 50% vegetative (wildland) cover. These areas are defined by their high density of structures.

# WILDLAND-URBAN INTERFACE

- The interface is often found along the outskirts of urban areas.
- The Wildland-Urban Interface is defined as those areas where human development MEETS areas that are covered with more than 50% wildlands.
- To be considered interface, development/structures must be bordered by wildlands on at least one side.








## WILDLANDS

- Are those areas without and structures or human development that also have more than 50% burnable vegetative cover.
- Most wildlands could eventually become intermix, interface, or even urban areas.
- Example- a new single-family home in the woods could make wildlands into intermix, while a new housing development, strip mall, or other series of structures could turn a section of wildlands into interface.



## PRESCRIPTIVE OPTIONS AS OUTLINED IN SECTIONS 501.1 THROUGH 501.8

- Class A roofing.
- Metal roof valleys.
- Exterior walls and projections made of ignition resistant materials.
- Rated decks or concrete patios.
- Double pane or tempered windows.
- Specific attic ventilation opening requirements.

# 2021 WASHINGTON STATE ENERGY CODE

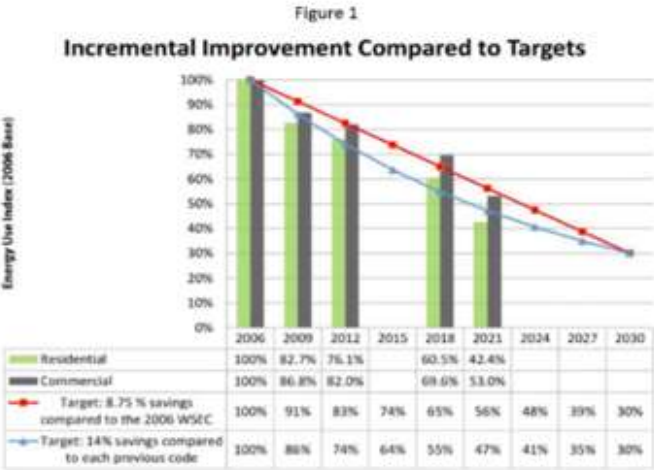


- Washington's first energy code, adopted in 1977 by statute, was a voluntary requirement. The State Building Code Act and State Energy Code Act (SECA) were passed by the legislature in 1985. The State Building Code Act gave rulemaking authority to the SBCC, which oversees all building and energy codes within the state.

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Per RCW 19.27A.020(2)(a) The Washington state energy code shall be designed to construct increasingly energy efficient homes and buildings that help achieve the broader goal of building zero fossil-fuel greenhouse gas emission homes and buildings by the year 2031.

WASHINGTON STATE ENERGY CODE Progress Toward 2030



- Fast forward to 2013. Gov. Inslee brought together a bipartisan group of lawmakers to develop a plan for the state to meet its greenhouse gas emissions targets (SB 5802).

# SIGNIFICANT CHANGES TO THE WSEC 2021

**TABLE R402.1.3  
MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS**

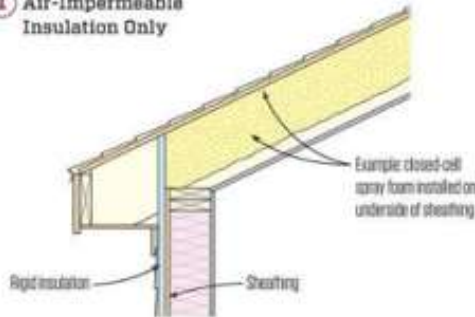
CLIMATE ZONE 5 AND MARINE 4	
Roof U-Factor <sup>b, i</sup>	0.30
Attic U-Factor	0.50
Glazing R-Value <sup>e</sup>	60
Wood Frame Wall <sup>g, i</sup> R-Value	20+5 or 13+10
Slab R-Value	30
Grade <sup>c, h</sup> Wall R-value	10/15/21 int + 5TB
Slab R-Value & Depth	10, 4 ft

- R-values in insulation have been increased.
- Ceiling increased from R-49 to R-60.
- Wood frame walls increased from R-21/R-13 to 20+5/13+10
- Slab depth increased from 2 ft to 4 ft.



# SIGNIFICANT CHANGES TO THE WSEC 2021

## 1 Air-Impermeable Insulation Only



## 2 Air-Permeable Cavity Insulation

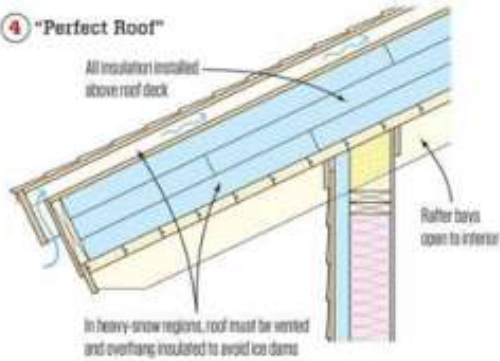


## R-6o Attic Types

## 3 "Hybrid" Insulation



## 4 "Perfect Roof"



- Examples of a wall with 20+5 and a R-60 ceiling insulation.
- The +5 refers to continuous rigid insulation on the outside of the building which has an R-value of 5.

# SIGNIFICANT CHANGES TO THE WSEC 2021

## Chapter 4

### Significant Changes R 406.3

**R406.3 Additional energy efficiency requirements.** Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 and R406.3 so as to achieve the following minimum number of credits:

1. Small Dwelling Unit: (~~3.0~~) 2.5 credits  
(Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building that are greater than 500 square feet of heated floor area but less than 1500 square feet.)
2. Medium Dwelling Unit: (~~6.0~~) 5.0 credits  
(All dwelling units that are not included in #1, #3, or #4.)
3. Large Dwelling Unit: (~~7.0~~) 6.0 credits  
(Dwelling units exceeding 5000 square feet of conditioned floor area.)
4. Dwelling units serving Group R-2 occupancies: 4.5 credits  
(See Section R401.1 and residential building in Section R202 for Group R-2 scope. 4.5 credits)
5. Additions (~~less than or equal to~~) 150 square feet to 500 square feet: (~~1.5~~) 2.0

- Total energy credits have been reduced in dwelling units by 1.0 credit.
- Additions under 150 sq ft. don't require energy credits.
- Additions 150 sq ft.- 500 sq ft. will require 2.0 credits.

**TABLE R406.2  
FUEL NORMALIZATION CREDITS**

System Type	Description of Primary Heating Source	Credits	
		All Other	Group R-2 <sup>a</sup>
1	For combustion heating equipment meeting minimum federal efficiency standards for the equipment listed in Table C403.3.2(5) or C403.3.2(6)	-3.0	0
2	For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) and supplemental heating provided by electric resistance or a combustion furnace meeting minimum standards listed in Table C403.3.2(5) <sup>b</sup>	0	0
3	For heating system based on electric resistance only (either forced air or Zonal)	-1.0	-0.5
4 <sup>c</sup>	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or C403.3.2(9) <b>or</b> Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590	1.5	2.0
5	For heating system based on electric resistance with: 1. Inverter-driven ductless mini-split heat pump system installed in the largest zone in the dwelling, <b>or</b> 2. With 2kW or less total installed heating capacity per dwelling	0.5	0

- a. See Section R401.1 and residential building in Section R202 for Group R-2 scope.
- b. The gas back-up furnace will operate as fan-only when the heat pump is operating. The heat pump shall operate at all temperatures above 38°F (3.3°C) (or lower). Below that "changeover" temperature, the heat pump would not operate to provide space heating. The gas furnace provides heating below 38°F (3.3°C) (or lower).
- c. Additional points for the HVAC system are included in Table R406.3.

# SIGNIFICANT CHANGES TO WSEC 2021

- Gas furnace as primary heat source will now be -3.0 credits.
- Electric heat pumps with supplemental heating from a furnace will now be 0 credits.



# SUMMARY

- Building codes evolve, and for good reasons. It is important that we adopt the latest editions to stay current with state requirements and to stay in line with other cities in our area to better protect our city and the people that live here.
- 2021 International Codes will be in effect July, 1<sup>st</sup> 2023.

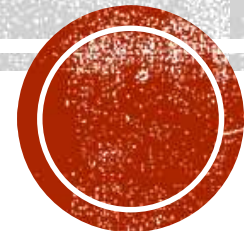
**2021**  
**INTERNATIONAL**  
**CODE UPDATE**





# COMMUNITY DEVELOPMENT BUILDING

02/06/2024



Brian Kehler, Building Official

DMC TITLE 10  
OVERVIEW

TITLE 10 SECTION  
10.01

TABLES

TITLE 10 SECTION  
10.04

INTERNATIONAL  
FIRE CODE (IFC)

INTERNATIONAL  
WILDLAND URBAN  
INTERFACE CODE  
(IWUIC)

WASHINGTON  
STATE ENERGY  
CODE

Questions

# AGENDA

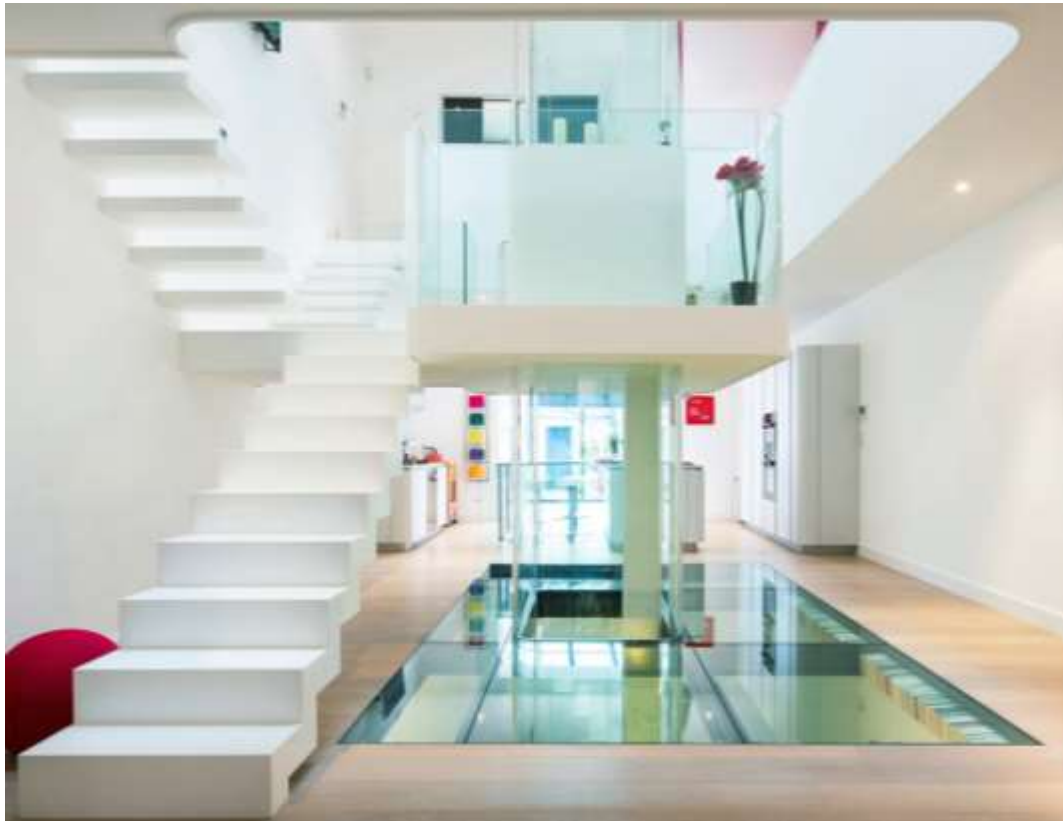


## INTRODUCTION

- We last update the building code in 2021
- In 2023 we briefed the Council on building code updates
- The Building Code Council differed the adoption twice in 2023
- In late 2023 the City was notified the Building Code Update would become effective on March 15, 2024
- In early 2024 the legislature and the Building Code Council are considering additional changes that could impact/change the current code language – **STAY TUNED**



# DMC TITLE 10.01 BUILDINGS AND CONSTRUCTION OVERVIEW



- **Formatting**
- **Amendments to section 105  
Permits IBC/IRC**
- **Addressing Numbering Size table**
- **Tables updated**
- **Added adopted codes Swimming  
pool, property maintenance, and  
WUI**

# TABLES

## Current

Ground snow load	25#
Wind Speed	85 mph
Seismic design	D-2
Weathering	moderate
Frost line depth	12"
Termite	slight to moderate
Winter design temp	26 degrees F
Ice Shield	none
Flood Hazards	DMC <a href="#">14.84</a>
Air freezing index	113
Mean annual temperature	51.2 degrees F

## Proposed

Ground Snow Load	25lbs/ft2
Wind Speed	110 mph
Topographic Effects	YES
Seismic Design Category	D1/D2
Weathering	Moderate
Frost line depth	18"
Termites	slight
Winter Design Temp	26 degrees
Ice Barrier Underlayment Required	No
Flood Hazards	See DMC 14.84
Air Freeze Index	113
Mean Annual Temp	51.2 degrees F

# DMC TITLE 10.04

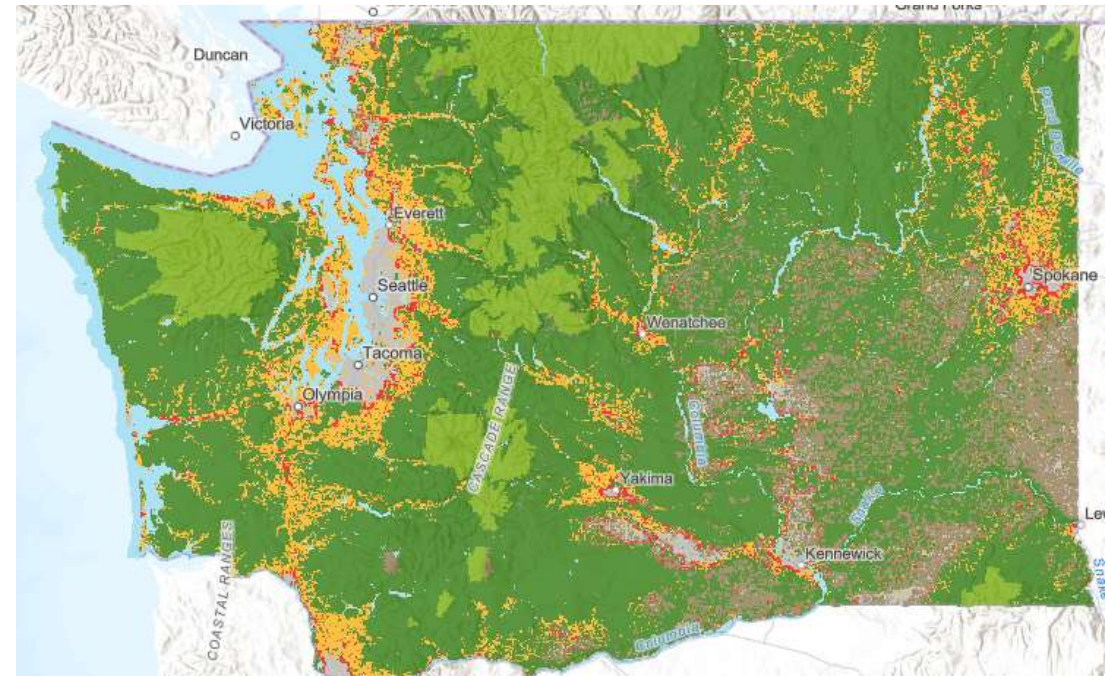


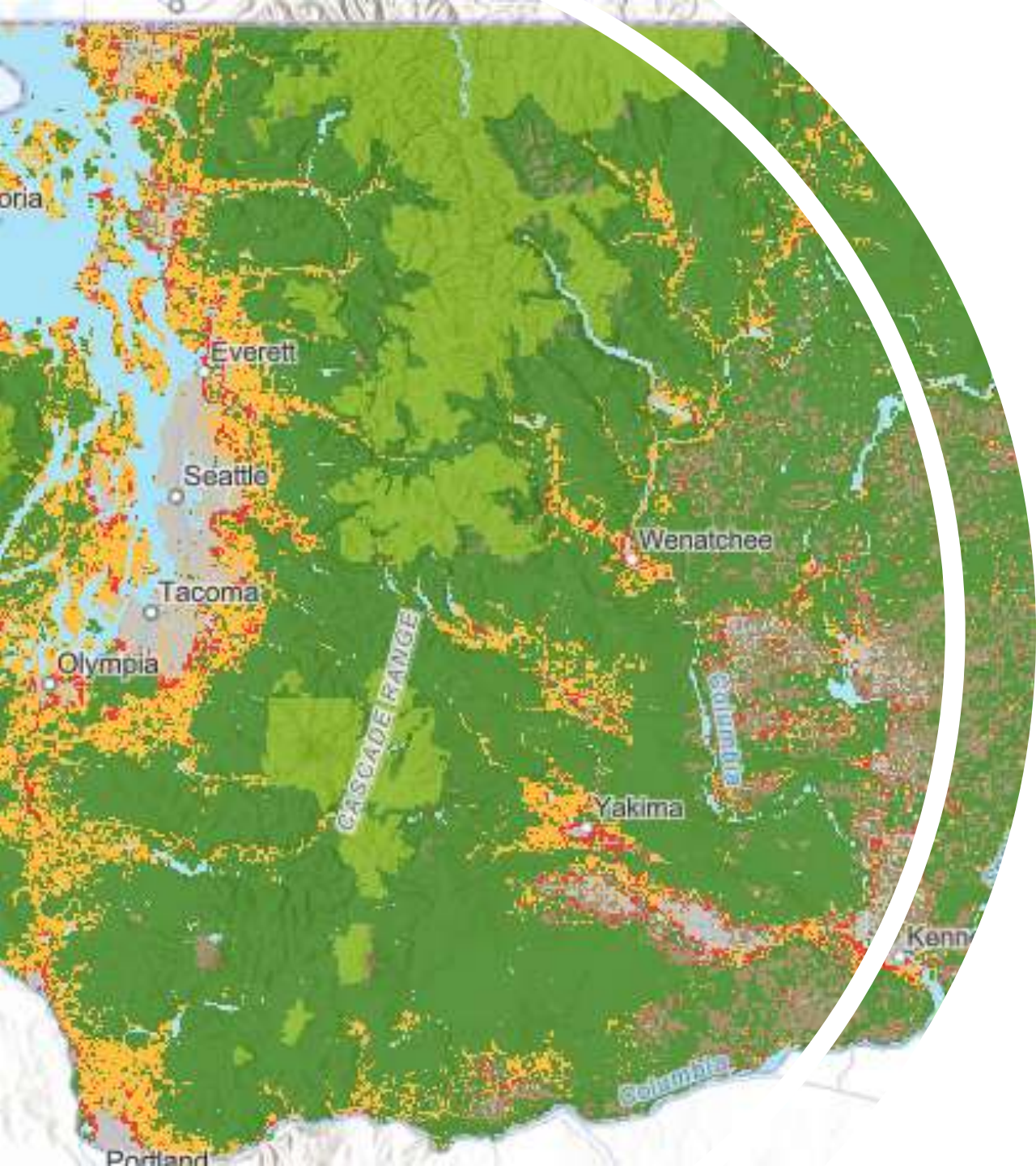
- **Moved and amended section 10.04 to 10.01.120 International Fire Code.**
- **The need for the update is because Duvall is growing, and as the buildings become larger and more complex, so must the codes.**
- **The Update would align with other valley cities as this would be a regional update.**
- **Last update was in 2013**

# 2021 INTERNATIONAL WILDLAND URBAN INTERFACE CODE UPDATE:

- One of the big changes this cycle for Washington is the WUI Code which adds fire protection standards based on your proximity to wildlands and other areas with “vegetative fuels” that can contribute to wildfires.
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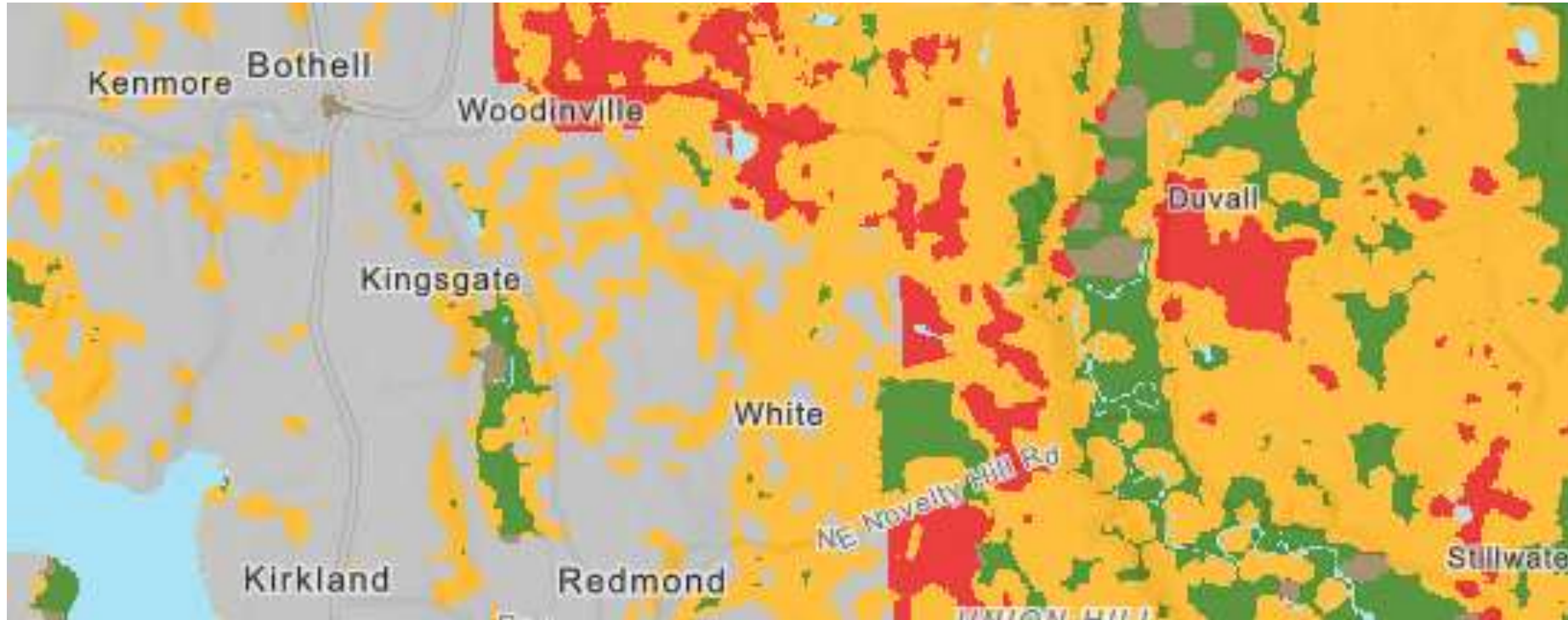
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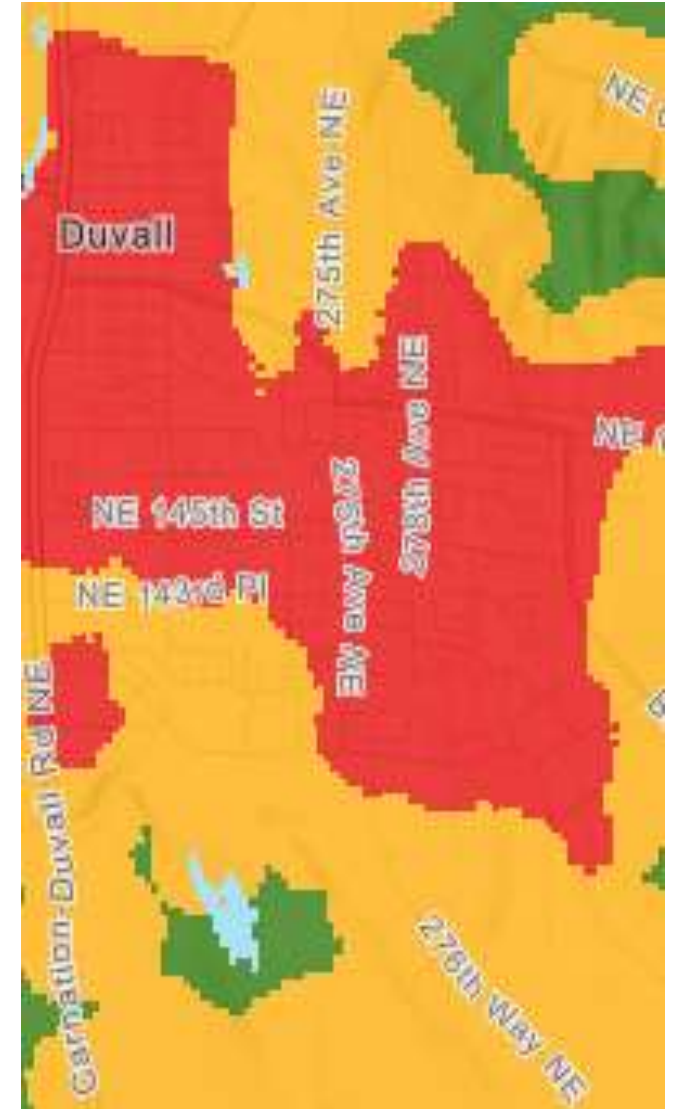


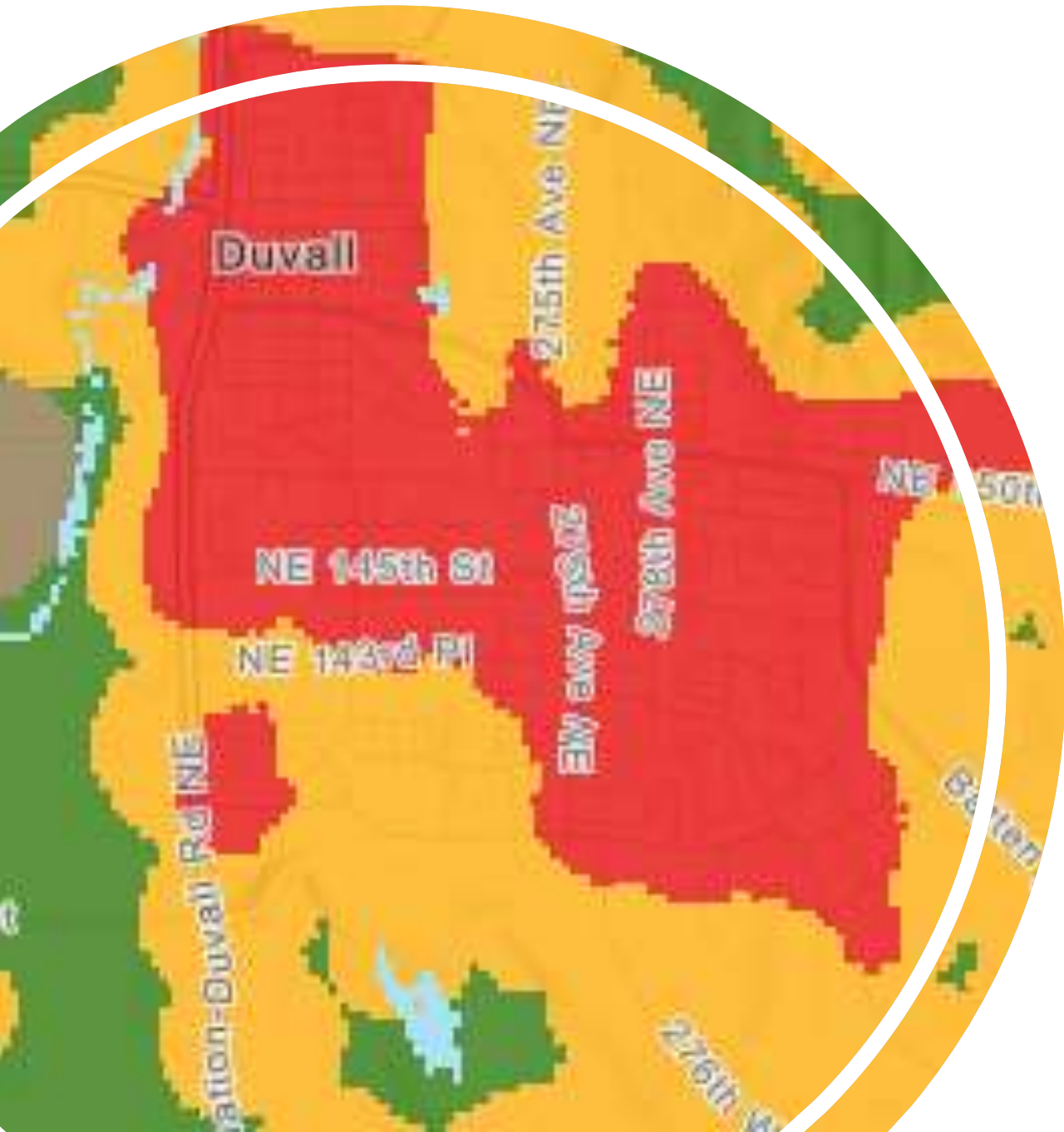
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# WILDLAND-URBAN INTERMIX

- Are those areas where structures intermingle with wildlands. To be considered intermix, a development OR structure must be surrounded on 2 or more sides by wildlands.
- Intermix is often found between the Interface and the wildlands.
- Intermix can also be found in undeveloped/low-density pockets of urban areas.





## WILDLANDS

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TABLE R402.1.3

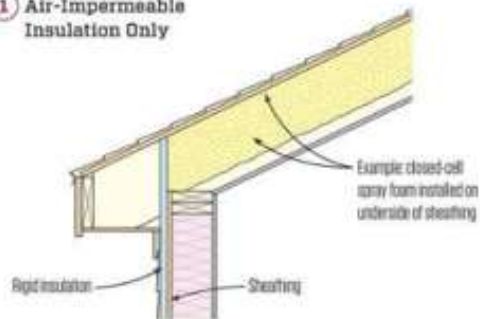
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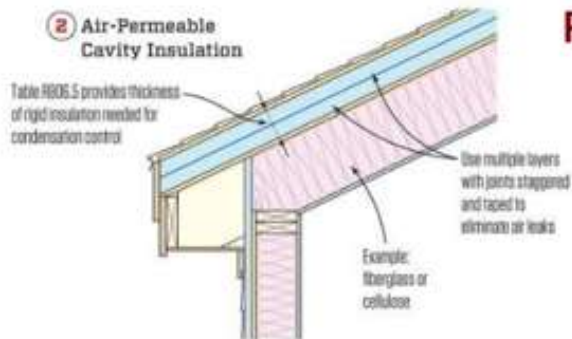
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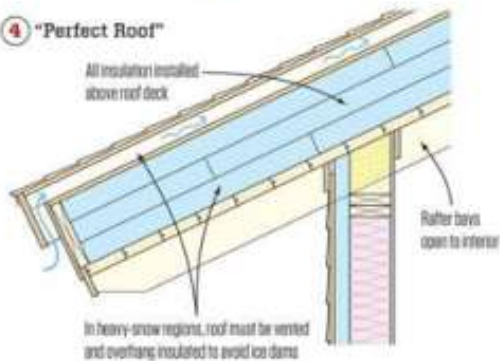


## R-6o Attic Types

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**TABLE R406.2  
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System Type	Description of Primary Heating Source	Credits	
		All Other	Group R-2 <sup>a</sup>
1	For combustion heating equipment meeting minimum federal efficiency standards for the equipment listed in Table C403.3.2(5) or C403.3.2(6)	-3.0	0
2	For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) and supplemental heating provided by electric resistance or a combustion furnace meeting minimum standards listed in Table C403.3.2(5) <sup>b</sup>	0	0
3	For heating system based on electric resistance only (either forced air or Zonal)	-1.0	-0.5
4 <sup>c</sup>	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or C403.3.2(9) <b>or</b> Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590	1.5	2.0
5	For heating system based on electric resistance with: 1. Inverter-driven ductless mini-split heat pump system installed in the largest zone in the dwelling, <b>or</b> 2. With 2kW or less total installed heating capacity per dwelling	0.5	0

- a. See Section R401.1 and residential building in Section R202 for Group R-2 scope.
- b. The gas back-up furnace will operate as fan-only when the heat pump is operating. The heat pump shall operate at all temperatures above 38°F (3.3°C) (or lower). Below that "changeover" temperature, the heat pump would not operate to provide space heating. The gas furnace provides heating below 38°F (3.3°C) (or lower).
- c. Additional points for the HVAC system are included in Table R406.3.

# SIGNIFICANT CHANGES TO WSEC 2021

- Gas furnace as primary heat source has been added back into the table.
- Electric heat pumps with supplemental heating from a furnace will now be 0 credits.





# SUMMARY

- Building codes evolve, and for good reasons. It is important that we adopt the latest editions to stay current with state requirements and to stay in line with other cities in our area to better protect our city and the people that live here.
- 2021 Building Codes will become effective March 15, 2024 barring any additional delays.
- SB 6120 is an amendment to the WUI code and is up for review and approval

# 2021 BUILDING CODE UPDATE

