



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
CONSTRUCTION CODES COORDINATING BOARD**

c/o DCRA– 1100 4th Street SW, Washington, DC 20024

CODE CHANGE PROPOSAL FORM

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CODE: Building Code (2012 IBC) SECTION NO. 1403.5

SUBCOMMITTEE AMENDMENT NO. BC-B-14-1-13

PROPOSING SUBCOMMITTEE: Building TAG

DATES OF PROPOSAL: 5/2/2012

CCCB PRESENTATION: 5.21.12

CCCB APPROVAL: **6.1.12**

CHECK ONE

Revise section to read as follows:

Delete section and substitute the following:

Add new section to read as follows:

Delete section without substitution.

TYPE ALL TEXT IN 12-POINT TIMES NEW ROMAN FONT

~~LINE THROUGH TEXT TO BE DELETED~~ (highlight text, under *Format*, click font and check strikethrough)

UNDERLINE TEXT TO BE ADDED

Use additional sheets of the form, if necessary.

See page 3 for text deleting section 1403.5 *Vertical and lateral flame propagation* from Chapter 14 *Exterior Walls* of the 2012 IBC.

Anticipated impact of code change on cost of construction (CHECK ONE)

Increase

Decrease

Negligible

Unknown

Per 1,000 SF single-family dwelling to

Per 1,000SF of commercial building \$15,000 to \$50,000 +

JUSTIFICATION OF CHANGE:

Please reference one or more of the criteria required

To address a critical life/safety, health, general welfare need.

To address a specific District of Columbia policy or statute

For consistency with federal, or with reference to the Metro DC area (MD, VA) codes

Address a unique character issue in the District of Columbia

Correction of errors and omissions

Other (explain)



Proposed Outcome - Based on recent ICC testimony, it is clear that the addition of 1403.5 is an over-reaching reaction to previous laboratory test results (not documented loss). The addition of this requirement will have unanticipated consequences, including severe cost implications, and should be removed from the code.

Detailed Justification - Section 1403.5 is a new addition to the IBC. Based on ICC testimony this section was added based on laboratory test results in accordance with NFPA 285 and not documented loss of life or property damage. NFPA 285 is an assembly test that does not allow for substitution of materials (including substitution of manufacturers) within an assembly; this makes the test nearly project specific. Costs for NFPA 285 testing are reported to range from \$15,000 to \$50,000. Based on existing Chapter 26 requirements, wall assemblies typically containing foam plastics were testing and passed. These identical wall assemblies were tested with the addition of a combustible WRB and subsequently failed. On a parallel track, based on ICC testimony, several WRB manufacturers have tested their products in accordance with NFPA 285 without additional combustible products in the wall, i.e. foam plastics, and passed. While it is understandable that the proponents of adding Section 1403.5 wanted to address their laboratory observations, the addition of this section expands the requirement for NFPA 285 to any non-combustible construction including a combustible WRB. This will affect most, and possibly all, wall assemblies used in Washington, DC, at a cost of \$15,000 to \$50,000 per assembly. Projects typically contain multiple wall assemblies which multiplies this cost. Most importantly, the requirement for providing successful NFPA 285 test data is required in existing code language for the assemblies that triggered this concern and the addition of Section 1403.5.

Finally, see the attached Code Change Proposal as submitted to the ICC on the behalf of the American Institute of Architects (AIA) and National Institute of Building Sciences (NIBS) representing the NIBS Building Enclosure Technology and Environment Council (BETEC).

Strike Section 1403.5 Vertical and lateral flame propagation of the *International Building Code* in its entirety without substitution.

~~**1403.5 Vertical and Lateral Flame Propagation.** Exterior walls on buildings of Type I, II, III or IV construction that are greater than 40 feet (12 192 mm) in height above grade plane and contain a combustible water resistive barrier shall be tested in accordance with and comply with the acceptance criteria of NFPA 28.~~