



Glenn Youngkin
Governor

Caren Merrick
Secretary of
Commerce and Trade

COMMONWEALTH of VIRGINIA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Bryan W. Horn
Director

April 11, 2025

MEMORANDUM

TO: Board of Housing and Community Development Members

FROM: Chase Sawyer, DHCD Policy and Legislative Services Manager

SUBJECT: Board of Housing and Community Development Meeting – April 16, 2025

Enclosed is the agenda and information package for the Board of Housing and Community Development meeting to be held on **Wednesday, April 16, 2025**. The Codes and Standards Committee will convene at 10:00 a.m., followed by the meeting of the full Board. The Board meeting will be held in an all-virtual format via Microsoft Teams. Below is the link for the meeting:

Electronic Meeting Access Information

Microsoft Teams Joining Information: [Click here to join the meeting](#)

Meeting ID: 251 921 212 07 | Passcode: Lf2wH2AS

Call in (audio only) +1 434-230-0065 | Phone Conference ID: 104 005 489#

Please contact me as soon as possible to let me know whether you will or will not be able to attend. I can be reached at chase.sawyer@dhcd.virginia.gov or at 804-310-5872. Please let me know if you have any questions or if there is anything I can do to be of assistance.

Enclosure



Virginia Department of Housing and Community Development | Partners for Better Communities
Main Street Centre | 600 East Main Street, Suite 300 Richmond, VA 23219
www.dhcd.virginia.gov | Phone (804) 371-7000 | Fax (804) 371-7090 | Virginia Relay 7-1-1

AGENDA
BOARD OF HOUSING and COMMUNITY DEVELOPMENT
Codes and Standards Committee
Wednesday, April 16, 2025
10:00 AM
Electronic Meeting

Electronic Meeting Access: [Click here to join the meeting](#)
Meeting ID: 251 921 212 07 | Passcode: Lf2wH2AS
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|------|---|-------------------|
| I. | OPENING | |
| | a. Call to Order | Committee Chair |
| | b. Roll Call | DHCD Staff |
| | c. Public Comment | Committee Chair |
| II. | CONSENT AGENDA | Committee Chair |
| | o <i>Approval of Minutes:</i> March 10, 2025 | |
| III. | EMERGENCY REGULATORY ACTION RELATED TO
VCC SECTION 903.3.1.2 NFPA 13R SPRINKLER SYSTEMS
<i>Action Item</i> | DHCD Staff |
| IV. | OTHER BUSINESS | Committee Members |
| V. | ADJOURNMENT | Committee Chair |

AGENDA
BOARD OF HOUSING and COMMUNITY DEVELOPMENT
Monday, March 10, 2025
Electronic Meeting

The meeting will begin at the conclusion of the
Codes and Standards Committee meeting scheduled for 10:00 AM.

Each speaker during public comment will be limited to one minute of speaking time and there will be one half-hour total for public comment on a first come first served basis.
Please contact chase.sawyer@dhcd.virginia.gov to sign up for public comment.

Electronic Meeting Access Information

Microsoft Teams Joining Information: [Click here to join the meeting](#)
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- | | | |
|-------|--|-----------------|
| I. | OPENING | |
| | a. Call to Order | Chair |
| | b. Roll Call | DHCD Staff |
| | c. Public Comment | Chair |
| II. | CONSENT AGENDA | Chair |
| | o <i>Approval of Minutes:</i> March 10, 2025 | |
| III. | REPORT OF THE CODES AND STANDARDS COMMITTEE | Committee Chair |
| | <i>Action Item</i> | |
| | o <i>Emergency Regulatory Action Related to VCC Section 903.3.1.2 NFPA 13R Sprinkler Systems</i> | |
| IV. | UNFINISHED BUSINESS | Board Members |
| V. | NEW BUSINESS | Board Members |
| VI. | BOARD MATTERS | Board Members |
| VII. | FUTURE BOARD MEETING DATES | Bryan Horn |
| | o May 12, 2025 | |
| VIII. | ADJOURNMENT | Chair |

**Minutes of the
BOARD OF HOUSING AND COMMUNITY DEVELOPMENT
Codes and Standards Committee
March 10, 2025
10:00 AM
Virginia Housing Center
4224 Cox Road
Glen Allen, Virginia**

Members Present

Louie Berbert
Sylvia Bryant
Cindy Davis
Bill Garrett
Lynne Goldberg (Remote)
Jenna Goodman (Remote)
Abigail Johnson (Remote)
Keith Johnson
Roger Jones, Chair
Hank Osleger
J.M. Snell, Vice Chair
Scott Stosser
Mark Trostle

Members Absent

Tammy Neale

DHCD staff present for all or part of the meeting:

Lyndsi Austin, Associate Director
Justin Bell, Assistant Attorney General
Jeff Brown, Deputy Director of Building and Fire Regulations
Catherine Farnsler, Policy Analyst
Cameron George, Policy Analyst
Bryan Horn, Director
Trisha Lindsey, Policy and Legislative Services Director
Andrew Malloy, Sr. Policy Analyst
Tory McGowan, Program Manager
Sandra Powell, Senior Deputy Director of Community Development and Housing
Sulaiman Safi, Board Coordinator
Chase Sawyer, Policy Manager
Todd Weinstein, Chief Deputy Director

Call to Order

Mr. Jones, Chair of the Codes and Standards Committee, called the meeting of the Committee to order at 10:01 a.m.

Roll Call	The roll was called by Mr. Sawyer. Mr. Sawyer reported that a quorum was present.
Remote Participation	Mr. Sawyer reported that Ms. Goldberg (personal matters), Ms. Goodman (personal matters), and Ms. A. Johnson (personal matters) had been pre-approved by the Chair to participate in the meeting remotely. A motion was made by Ms. Davis and seconded by Mr. K. Johnson to confirm the Chair’s decision to approve the remote participation of Ms. Goldberg, Ms. Goodman and Ms. Johnson. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, K. Johnson, Jones, Osleger Snell, Stosser, Trostle; NAYS: None). Ms. Goodman stated that she was participating from Roanoke, Virginia, Ms. Johnson stated that she was participating from Bologna, Italy, and Ms. Goldberg stated that she was participating from Alexandria, Virginia. Mr. Jones welcomed Mr. Osleger, a newly appointed member of the Board.
Public Comment	Mr. Jones opened the floor for public comment. After seeing no speakers, Mr. Jones closed public comment.
Approval of Minutes	A motion was made by Mr. K. Johnson and seconded by Mr. Trostle to approve the minutes of the January 26, 2024 and January 31, 2024 meetings of the Codes and Standards Committee. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Garrett, Goldberg, Goodman, A. Johnson, K. Johnson, Jones, Osleger, Snell, Stosser, Trostle; NAYS: None; ABSTAIN: Davis).
Notice of Intended Regulatory Action	Mr. Brown provided an update on the tentative schedule for the 2024 code update cycle. Mr. Brown shared that DHCD has started the background work to begin updating the Virginia Uniform Statewide Building Code (USBC) and related regulations. Mr. Brown stated that staff is ready to prepare the Notices of Intended Regulatory Action (NOIRAs) to formally begin the code update process. The Committee discussed the proposed schedule and staff answered questions.

A motion was made by Mr. Stosser and seconded by Mr. K. Johnson to recommend the Board of Housing and Community Development authorize staff to initiate regulatory action by preparing and publishing Notices of Intended Regulatory Action (NOIRAs) for the Uniform Statewide Building Code (USBC), Statewide Fire Prevention Code (SFPC), Industrialized Building Safety Regulations (IBSR), Virginia Amusement Device Regulations (VADR), Manufactured Home Safety Regulations (MHSR), and Virginia Certification Standards (VCS). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, A. Johnson, K. Johnson, Jones, Osleger, Snell, Stosser, Trostle; NAYS: None).

Other Business

There was no other business discussed

Adjournment

A motion was made by Ms. Davis and seconded by Mr. K. Johnson to adjourn the meeting of the Committee. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, A. Johnson, K. Johnson, Jones, Osleger, Snell, Stosser, Trostle; NAYS: None). The meeting was adjourned at 10:24 a.m.

**Minutes of the
BOARD OF HOUSING AND COMMUNITY DEVELOPMENT**

March 10, 2025

10:24 AM

**Virginia Housing Center
4224 Cox Road
Glen Allen, Virginia**

Members Present

Louie Berbert, Chair
Sylvia Bryant
Cindy Davis
Bill Garrett
Lynne Goldberg (Remote)
Jenna Goodman (Remote)
Abigail Johnson (Remote)
Keith Johnson
Roger Jones, Vice Chair
Aaron Osleger
J.M. Snell
Scott Stosser
Mark Trostle

Members Absent

Tammy Neale

DHCD staff present for all or part of the meeting:

Lyndsi Austin, Associate Director
Justin Bell, Assistant Attorney General
Jeff Brown, Deputy Director of Building and Fire Regulations
Catherine Farnsler, Policy Analyst
Cameron George, Policy Analyst
Bryan Horn, Director
Trisha Lindsey, Policy and Legislative Services Director
Andrew Malloy, Sr. Policy Analyst
Tory McGowan, Program Manager
Sandra Powell, Senior Deputy Director of Community Development and Housing
Sulaiman Safi, Board Coordinator
Chase Sawyer, Policy Manager
Todd Weinstein, Chief Deputy Director

Call to Order

Mr. Berbert, Chair of the Board of Housing and Community Development, called the meeting of the Board to order at 10:24 a.m.

The roll was called by Mr. Sawyer. Mr. Sawyer reported that a quorum was present.

Mr. Sawyer reported that Ms. Goldberg (personal matters), Ms. Goodman (personal matters), and Ms. A. Johnson (personal matters) had been pre-approved by the Chair to participate in the meeting remotely.

A motion was made by Mr. Trostle and seconded by Mr. Stosser to confirm the Chair's decision to approve the remote participation of Ms. Goldberg, Ms. Goodman and Ms. A. Johnson. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, K. Johnson, Jones, Osleger, Snell, Stosser, Trostle; NAYS: None). Ms. Goodman stated that she was participating from Roanoke, Virginia, Ms. Goldberg stated that she was participating from Alexandria, Virginia, and Ms. A. Johnson stated that she was participating from Bologna, Italy.

Mr. Berbert opened the floor for public comment.

Mr. Andrew Milliken, representing the Virginia Fire Services Board (VFSB) Codes and Standards Workgroup, spoke in opposition to returning to 2018 Virginia Construction Code regulations related to NFPA 13R sprinkler systems for group R-2 and R-3 buildings for safety reasons. Mr. Milliken shared that the VFSB workgroup supports the 2024 International Building Code (IBC) language related to 13R sprinkler systems (including in the 2024 Virginia Construction Code) and supports addressing the unintended issues related to Group R-3 buildings by developing consensus language with homebuilders to provide relief.

Mr. Andrew Clark, representing the Home Builders Association of Virginia, associated himself with the comments of Mr. Milliken. Mr. Clark elaborated on the unintended issues of the 2024 IBC language related to 13R sprinkler system requirements for Group R-3 buildings, specifically the higher costs these requirements have created for homebuilders.

After seeing no other speakers, Mr. Berbert closed public comment.

Approval of Minutes	A motion was made by Mr. Jones and seconded by Mr. Stosser to approve the minutes of the December 16, 2024 meeting of the Board. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, A. Johnson, K. Johnson, Jones, Osleger, Snell, Stosser, Trostle; NAYS: None).
Report of the Codes and Standards Committee	Mr. Jones, Chair of the Codes and Standards Committee, asked Mr. Sawyer to provide the report. Mr. Sawyer reported that the Codes and Standards Committee approved a recommendation to the Board to authorize staff to initiate regulatory action by preparing and publishing Notices of Intended Regulatory Action (NOIRAs) for the Uniform Statewide Building Code (USBC), Statewide Fire Prevention Code (SFPC), Industrialized Building Safety Regulations (IBSR), Virginia Amusement Device Regulations (VADR), Manufactured Home Safety Regulations (MHSR), and Virginia Certification Standards (VCS). This recommendation came as a standing motion to the Board. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, A. Johnson, K. Johnson, Jones, Osleger, Snell, Stosser, Trostle; NAYS: None).
Industrial Revitalization Fund Program Guidelines	Mr. Sawyer presented proposed changes to Industrial Revitalization Fund (IRF) program guidelines for FY2026. Mr. Sawyer shared that four changes were proposed by program staff: 1) adding language clarifying the intent and purpose of the IRF program, 2) adding clarifying language that IRF loans must be repaid and cannot be forgiven, 3) adding clarifying language regarding site remediation funds being used for program match requirements, and 4) updates to loan interest rates to for-profit developers. Mr. Horn spoke to the work being done by the IRF program including converting derelict and abandoned industrial buildings to useful purposes, such as childcare, mixed-use, housing, and commercial. Board members discussed the IRF program and Mr. McGowan answered programmatic questions. A motion was made by Ms. Davis and seconded by Mr. Stosser to approve the IRF program guidelines update for FY2026. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, A. Johnson, K. Johnson, Jones, Osleger, Snell, Stosser, Trostle; NAYS: None).

- Consolidated and Annual Action Plan Update Ms. Austin gave a presentation on the Consolidated and Annual Action Plans. Ms. Austin reminded the Board that the Consolidated Plan is part of the US. Department of Housing and Urban Development's (HUD) requirements to assess housing needs in Virginia and is submitted once every five years. Additionally, Ms. Austin noted that DHCD submits an Annual Action Plan every year, which includes a needs assessment, strategic plans, and annual goals covering the funds DHCD spends from federally funded housing programs. Ms. Austin stated that the final draft of the 2025-2026 Annual Action Plan will be posted and made available to the Board and public in May, before being presented to the Board for approval at its May meeting.
- Private Activity Bonds Mr. Weinstein shared an update on Private Activity Bond (PAB) applications. Mr. Weinstein noted that DHCD is responsible for the portion of Virginia's PABs set aside for local housing authorities and set aside for the state allocation. Mr. Weinstein provided a recap of the Board's actions in 2024 that changed the PAB application process from "first come first serve" to a competitive scoring process. Mr. Weinstein shared DHCD has allocated funds based on the first round of applications and will open a second 30-day application window on April 1, 2025. A third application window may be announced Summer 2025 if needed.
- General Assembly Update Mr. Sawyer updated the Board on the agency's efforts to track legislation and budget items during the 2025 General Assembly Session. Mr. Sawyer offered that there will be a more detailed update at the next Board meeting on the bills of significance that are signed into law.
- Technical Review Board Request Mr. Brown provided information on the State Building Code Technical Review Board's (TRB) request that the Board consider a solution to address an identified issue with the NFPA 13R sprinkler requirements.
- Board members discussed the TRB request and the issues surrounding the NFPA 13R sprinkler requirements in the 2021 Virginia Construction Code, specifically as they relate to overburdensome requirements on Group R-2 and R-3 occupancy buildings. Mr. Berbert permitted relevant stakeholders who were in attendance to share their perspectives and provide additional information regarding this issue. Board members discussed different options for addressing this issue. Board members expressed their desire to adopt new consensus regulatory language as quickly as possible.

A motion was made by Ms. Davis and seconded by Mr. Trostle to direct staff to coordinate with relevant stakeholders and prepare the appropriate regulatory documents to address the Technical Review Board's request and present the documents to the Board for approval at its next meeting. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, A. Johnson, K. Johnson, Jones, Osleger, Snell, Stosser, Trostle; NAYS: None).

Virginia Fire Services
Board Report

Mr. Snell shared that the last Virginia Fire Services Board (VFSB) meeting was cancelled due to snow. Mr. Snell shared that the next meeting of the VFSB will be March 27, 2025.

Virginia Housing Report

Ms. A. Johnson shared that the Virginia Housing Board is tracking how changes in the federal government may impact federal housing tax credit programs. Ms. Johnson shared updates on Virginia Housing's Workforce Housing Investment Program.

Report of the Director

Mr. Horn welcomed the newest member of the Board, Mr. Aaron "Hank" Osleger. Mr. Horn congratulated Mr. Keith Johnson on recently being awarded "Fire Chief of the Year" by Governor Youngkin. Mr. Horn shared that Mr. Jeff Brown was promoted to Deputy Director of Building and Fire Regulations at DHCD.

Mr. Horn provided an update on recent funding announcements of the Affordable and Special Needs Housing program. Mr. Horn provided an update on DHCD efforts to "close the digital divide" in Virginia with broadband expansion programs.

Unfinished Business

There was no unfinished business to be discussed.

New Business

There was no new business to be discussed.

Board Matters

Mr. K. Johnson shared that while he will continue to serve on the Board, he will be retiring from his position as fire chief of Loudon County.

Board members congratulated Mr. K. Johnson on his retirement and thanked him for his years of service.

Mr. Bell provided an update on an appeal filed by the Serria Club regarding the adoption of the 2021 Uniform Statewide Building Code.

Future Meetings

Mr. Horn shared that the next meeting of the Board was scheduled for May 12, 2025, and the Board may meet in the interim to consider regulations related to NFPA 13R sprinkler requirements.

Adjournment

A motion was made by Mr. Jones and seconded by Mr. Stosser to adjourn the meeting. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, A. Johnson, K. Johnson, Jones, Osleger, Snell, Stosser, Trostle; NAYS: None). The meeting was adjourned at 11:40 a.m.



Glenn Youngkin
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Juan Pablo Segura
Secretary of
Commerce and Trade

COMMONWEALTH of VIRGINIA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Bryan W. Horn
Director

Memorandum

To: Board of Housing and Community Development

From: Bryan Horn, DHCD Director

Subject: Emergency Regulations – VCC Section 903.3.1.2 NFPA 13R Sprinkler Systems

Date: April 10, 2025

The Board of Housing and Community Development (the Board) is responsible for promulgating building and fire regulations to ensure the construction of buildings and structures that incorporate critical structural and life safety features and assure public health, welfare, and safety. Furthermore, the requirements imposed by these regulations should be at the least possible cost consistent with recognized standards ([§ 36-99](#)).

As was discussed at the Board's March 10, 2025, meeting, the State Building Code Technical Review Board (TRB) requested the Board consider emergency regulations to address Virginia Construction Code (VCC) [Section 903.3.1.2 NFPA 13R Sprinkler Systems](#) as it relates to sprinkler requirements for Group R-2 and R-3 occupancy buildings. The issue identified by the TRB, if unresolved, would result in:

- Unreasonable and costly upgrades to sprinkler systems being required for certain types of multi-family residential buildings;
- Needed upgrades to utility infrastructure in existing multi-family developments to support the increased sprinkler requirements; and
- Developers being required to redesign buildings to reduce the number of stories and/or units in order to avoid the increased sprinkler requirements.

At its March 10, 2025, meeting, the Board expressed urgency in addressing the issues identified with the NFPA 13R sprinkler requirements and directed staff to coordinate with relevant stakeholders to prepare appropriate regulatory documents to address the issue. The enclosed proposed changes to the NFPA 13R sprinkler systems requirements were developed in coordination with stakeholders and are provided for the Board's consideration.



903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or fewer above grade plane.
2. ~~The~~ For other than Groups R-2 and R-3 occupancies, the floor level of the highest story is 30 feet (9144 mm) or less above the lowest level of fire department vehicle access.
3. For Group R-2 occupancies, the roof assembly is less than 45 feet (13 716 mm) above the lowest level of fire department vehicle access. The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance.
4. The floor level of the lowest story is 30 feet (9144 mm) or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 shall be measured from grade plane.

Staff recommends the Board adopts the amended regulation as presented and authorizes staff to proceed with the emergency regulatory process for the proposed changes to 13VAC5-63-240, making any non-substantial changes that may be identified during the administrative review process in order to complete the action as expeditiously as possible.

Enclosure



Part I. Construction

13VAC5-63-240. Chapter 9 Fire protection systems.

A. Change Item 2 of Section 903.2.1.2 of the IBC to read:

2. The fire area has an occupant load of 100 or more in night clubs or 300 or more in other Group A-2 occupancies.

B. Change Item 2 of Section 903.2.1.3 of the IBC to read:

2. In Group A-3 occupancies other than places of religious worship, the fire area has an occupant load of 300 or more.

C. Delete Item 3 and change Item 1 of Section 903.2.3 of the IBC to read:

1. Throughout all Group E fire areas greater than 20,000 square feet (1858 m²) in area.

D. Add Exception 4 to Section 903.2.6 to read:

4. An automatic sprinkler system shall not be required for open-sided or chain link-sided buildings and overhangs over exercise yards 200 square feet (18.58 m²) or less in Group I-3 facilities, provided such buildings and overhangs are of noncombustible construction.

E. Delete Section 903.2.7.2 of the IBC.

F. Change Section 903.2.8 of the IBC to read:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area, except for Group R-2 occupancies listed in the exceptions to this section when the necessary water pressure, volume, or both for the system is not available:

Exceptions:

1. Group R-2 occupancies that do not exceed two stories, including basements that are not considered as a story above grade, and with a maximum of 16 dwelling units per fire area. Each dwelling unit shall have at least one door opening to an exterior exit access that leads directly to the exits required to serve that dwelling unit.
2. Group R-2 occupancies where all dwelling units are not more than two stories above the lowest level of exit discharge and not more than one story below the highest level of exit discharge of exits serving the dwelling unit and a two-hour fire barrier is provided between each pair of dwelling units. Each bedroom of a dormitory or boarding house shall be considered a dwelling unit under this exception.

G. Change Section 903.3.1.2 to the IBC to read:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or fewer above grade plane.
2. For other than Group R-2 and R-3 occupancies, the floor level of the highest story is 30 feet (9144 mm) or less above the lowest level of fire department vehicle access.
3. For Group R-2 occupancies, the roof assembly is less than 45 feet (13716 mm) above the lowest level of fire department vehicle access. The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance.
4. The floor level of the lowest story is 30 feet (9144 mm) or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 shall be measured from grade plane.

H. Add Item 5 to Section 903.3.1.2.3 of the IBC to read:

5. Sprinkler protection shall be provided for attics in buildings of Type III, IV, or V construction in Group R-2 occupancies that are designed or developed and marketed to senior citizens 55 years of age or older and in Group I-1 occupancies in accordance with Section 7.2 of NFPA 13R.

~~H.~~ I. Add Section 903.3.5.1.1 to the IBC and change Section 903.3.5.2 of the IBC to Section 903.3.5.1.2; both to read as follows:

903.3.5.1.1 Limited area sprinkler systems. Limited area sprinkler systems serving fewer than 20 sprinklers on any single connection are permitted to be connected to the domestic service where a wet automatic standpipe is not available. Limited area sprinkler systems connected to domestic water supplies shall comply with each of the following requirements:

1. Valves shall not be installed between the domestic water riser control valve and the sprinklers.

Exception: An approved indicating control valve supervised in the open position in accordance with Section 903.4.

2. The domestic service shall be capable of supplying the simultaneous domestic demand and the sprinkler demand required to be hydraulically calculated by NFPA 13, NFPA 13R, or NFPA 13D.

903.3.5.1.2 Residential combination services. A single combination water supply shall be allowed provided that the domestic demand is added to the sprinkler demand as required

by NFPA 13R.

~~I. J.~~ Delete Sections 903.3.8 through 903.3.8.5 of the IBC.

~~J. K.~~ Change Section 903.4.2 of the IBC to read:

903.4.2 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Group R-2 occupancies that contain 16 or more dwelling units or sleeping units, any dwelling unit or sleeping unit two or more stories above the lowest level of exit discharge, or any dwelling unit or sleeping unit more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit shall provide a manual fire alarm box at an approved location to activate the suppression system alarm.

~~K. L.~~ Change Section 905.3.1 of the IBC to read:

905.3.1 Height. Class III standpipe systems shall be installed throughout buildings where four or more stories are above or below grade plane, the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I manual wet standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1 or Section 903.3.2 and where the highest floor is located not more than 150 feet (45,720 mm) above the lowest level of fire department vehicle access.
3. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45,720 mm) above the lowest level of fire department vehicle access.
4. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
5. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
6. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - 6.1. Recessed loading docks for four vehicles or less.
 - 6.2. Conditions where topography makes access from the fire department vehicle to

the building impractical or impossible.

~~L.~~ M. Change Item 1 of Section 906.1 of the IBC to read:

1. In Groups A, B, E, F, H, I, M, R-1, R-4, and S occupancies.

Exceptions:

1. In Groups A, B, and E occupancies equipped throughout with quick response sprinklers, portable fire extinguishers shall be required only in locations specified in Items 2 through 6.
2. In Group I-3 occupancies, portable fire extinguishers shall be permitted to be located at staff locations and the access to such extinguishers shall be permitted to be locked.

~~M.~~ N. Change Section 907.2.1.1 of the IBC to read:

907.2.1.1 System initiation in Group A occupancies with an occupant load of 1,000 or more and in certain night clubs. Activation of the fire alarm in Group A occupancies with an occupant load of 1,000 or more and in night clubs with an occupant load of 300 or more shall initiate a signal using an emergency voice and alarm communications system in accordance with Section 907.5.2.2.

Exception: Where approved, the prerecorded announcement is allowed to be manually deactivated for a period of time, not to exceed three minutes, for the sole purpose of allowing a live voice announcement from an approved, constantly attended location.

~~N.~~ O. Change Section 907.2.3 of the IBC to read:

907.2.3 Group E. A manual fire alarm system that activates the occupant notification system meeting the requirements of Section 907.5 and installed in accordance with Section 907.6 shall be installed in Group E occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

Exceptions:

1. A manual fire alarm system is not required in Group E occupancies with an occupant load of 50 or less.

2. Manual fire alarm boxes are not required in Group E occupancies where all of the following apply:

2.1. Interior corridors are protected by smoke detectors.

2.2. Auditoriums, cafeterias, gymnasiums, and similar areas are protected by heat detectors or other approved detection devices.

2.3. Shops and laboratories involving dusts or vapors are protected by heat detectors or other approved detection devices.

3. Manual fire alarm boxes shall not be required in Group E occupancies where the building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, the occupant notification system will activate on

sprinkler water flow and manual activation is provided from a normally occupied location.

~~Q. P.~~ Change Section 907.3.2 of the IBC to read:

907.3.2 Special locking systems. Where special locking systems are installed on means of egress doors in accordance with Section 407.4.1.1 or 1010.2.13, an automatic detection system shall be installed as required by that section.

~~P. Q.~~ Add an exception to Section 907.5.2.1.1 of the IBC to read:

Exception: Sound pressure levels in Group I-3 occupancies shall be permitted to be limited to only the notification of occupants in the affected smoke compartment.

~~Q. R.~~ Delete Exception 1 from Section 907.5.2.3 and change the following row in Table 907.5.2.3.2 (portions of table not shown remain) of the IBC to read:

TABLE 907.5.2.3.2 VISIBLE ALARMS	
NUMBER OF SLEEPING ACCOMMODATIONS UNITS OR DWELLING UNITS	SLEEPING WITH VISIBLE ALARMS

~~R. S.~~ Change Section 909.6 of the IBC to read:

909.6 Pressurization method. When approved by the building official, the means of controlling smoke shall be permitted by pressure differences across smoke barriers. Maintenance of a tenable environment is not required in the smoke-control zone of fire origin.

~~S. T.~~ Change Section 911.1.3 of the IBC to read:

911.1.3 Size. The fire command center shall be a minimum of 96 square feet (9 m²) in area with a minimum dimension of eight feet (2438 mm).

Exception: Where it is determined by the building official, after consultation with the fire official, that specific building characteristics require a larger fire command center, the building official may increase the minimum required size of the fire command center up to 200 square feet (19 m²) in area with a minimum dimension of up to 10 feet (3048 mm).

~~T. U.~~ Delete Section 912.2.2 of the IBC.

~~U. V.~~ Change Sections 912.4 and 912.4.2 of the IBC to read:

912.4 Access. Immediate access to fire department connections shall be provided without obstruction by fences, bushes, trees, walls, or any other fixed or moveable object. Access to fire department connections shall be approved by the fire official.

Exception: Fences, where provided with an access gate equipped with a sign complying with the legend requirements of this section and a means of emergency operation. The gate and the means of emergency operation shall be approved by the fire official.

912.4.2 Clear space around connections. A working space of not less than 36 inches (762 mm) in width, 36 inches (914 mm) in depth, and 78 inches (1981 mm) in height shall be provided in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire official.

~~V.~~ **W.** Replace Section 915 of the IBC with the following:

915.1 Carbon monoxide alarms. Carbon monoxide alarms shall comply with this section.

915.2 Group I or R. Group I or R occupancies located in a building containing a fuel-burning appliance or in a building that has an attached garage shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in Chapter 2, or an enclosed parking garage ventilated in accordance with Section 404 of the IMC shall not be considered an attached garage.

Exception: Sleeping units or dwelling units that do not themselves contain a fuel-burning appliance or have an attached garage but that are located in a building with a fuel-burning appliance or an attached garage, need not be equipped with single-station carbon monoxide alarms provided that:

1. The sleeping unit or dwelling unit is located more than one story above or below any story that contains a fuel-burning appliance or an attached garage;
2. The sleeping unit or dwelling unit is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
3. The building is equipped with a common area carbon monoxide alarm system.

915.3 Group E. Classrooms in Group E occupancies located in a building containing a fuel-burning appliance or in a building that has an attached garage or small engine or vehicle shop shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in Chapter 2, or an enclosed parking garage ventilated in accordance with Section 404 of the IMC shall not be considered an attached garage.

Exception: Classrooms that do not themselves contain a fuel-burning appliance or have an attached garage but are located in a building with a fuel-burning appliance or an attached garage, need not be equipped with single-station carbon monoxide alarms provided that:

1. The classroom is located more than 100 feet from the fuel burning appliance or attached garage or located more than one story above or below any story which contains a fuel- burning appliance or attached garage; and

2. The classroom is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance.

915.4 Carbon monoxide detection systems. Carbon monoxide detection systems, which include carbon monoxide detectors and audible notification appliances, installed and maintained in accordance with this section for carbon monoxide alarms and NFPA 720 shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075.

~~W. X.~~ Change the title of IBC Section 918 to read:

In-Building Emergency Communications Coverage.

~~X. Y.~~ Change Section 918.1 of the IBC to read:

918.1 General. For localities utilizing public safety wireless communications, dedicated infrastructure to accommodate and perpetuate continuous in-building emergency communication equipment to allow emergency public safety personnel to send and receive emergency communications shall be provided in new buildings and structures in accordance with this section.

Exceptions:

1. Buildings of Use Groups A-5, I-4, within dwelling units of R-2, R-3, R-4, R-5, and U.
2. Buildings of Types IV and V construction without basements that are not considered unlimited area buildings in accordance with Section 507.
3. Above grade single story buildings of less than 20,000 square feet.
4. Buildings or leased spaces occupied by federal, state, or local governments or the contractors thereof with security requirements where the building official has approved an alternative method to provide emergency communication equipment for emergency public safety personnel.
5. Where the owner provides technological documentation from a qualified individual that the structure or portion thereof does not impede emergency communication signals.
6. Buildings in localities that do not provide the additional communication equipment required for the operation of the system.

~~Y. Z.~~ Add Sections 918.1.1, 918.1.2, and 918.1.3 to the IBC to read:

918.1.1 Installation. In-building two-way emergency responder communication coverage systems shall comply with Sections 510.4 and 510.5 of the International Fire Code, except that the acceptance testing procedure required by Section 510.5.4 of the International Fire Code shall be the responsibility of the locality. The building owner shall install cabling. The cable shall be installed in dedicated conduits, raceways, plenums, attics, or roofs and compatible for these specific installations as well as other applicable provisions of this code. The locality shall be responsible for the installation of any additional communication equipment required for the operation of the system.

918.1.2 Operations. The locality will assume all responsibilities for the operation and maintenance of the emergency communication equipment. The building owner shall provide

sufficient operational space within the building to allow the locality access to and the ability to operate in-building emergency communication equipment.

918.1.3 Inspection. In accordance with Section 113.3, all installations shall be inspected prior to concealment.

~~Z.~~ AA. Add Section 918.2 to the IBC to read:

918.2 Acceptance test. Upon completion of installation, after providing reasonable notice to the owner or the owner's representative, emergency public safety personnel shall have the right during normal business hours or other mutually agreed upon time to enter onto the property to conduct field tests to verify that the required level of radio coverage is present at no cost to the owner. Any noted deficiencies in the installation of the radiating cable or operational space shall be provided in an inspection report to the owner or the owner's representative.