

WABO TCD VOTING RECOMMENDATIONS

2027 I-Codes – Online Governmental Consensus Vote

These are the WABO Technical Code Development Committee recommendations for the Online Governmental Consensus Vote (OGCV) for the 2027 I-codes. The suggestions contained in this voting guide are the opinions of the WABO Technical Code Development Committee members who attended the TCD meetings and ICC hearings, and are being provided to you as recommendations only—we encourage you to “vote your conscience.” These are items TCD identified as being significant, but there are many other items on the OGCV ballot. We strongly encourage readers of this document to read the proposals, public comments, and reason statements, as well as listen to the testimony at the hearings to inform your voting. All this information is available via cdpACCESS.

The priority shown on the voting guide was determined by TCD. If you do not have time to vote on all the items, we ask that you at least vote on those that are labeled as High priority (green cells in the TCD Priority column).

Eligible voters can cast votes at <https://www.cdpassess.com>. The OGCV opened May 8, and will close on May 22. cdpACCESS has information on the voting process that is linked [here](#) and in the “Help Topics” on the cdpACCESS front page. You’ll need your PIN to vote. If you forgot your PIN from the last cycle, login to your MyICC account (www.my.iccsafe.org) and reset your voting PIN in the Personal Information section of your profile. Detailed rules about voting procedures and code development are found in ICC Council Policy #28 ([CP 28](#)).

Key abbreviations/acronyms in the voting guide:

Organizations:

- AWC = American Wood Council
- ACI = American Concrete Institute
- MBI = Metal Building Institute

Votes & Comments:

- AS = Approve as submitted
- AMC1 = Approve as modified by the code development committee at CAH 1
- AMC2 = Approve as modified by the code development committee at CAH 2
- AMPC = Approve as modified by the public comment(s). The number indicates the approved PCs.
- CAH = Committee Action Hearing
- D = Disapprove
- PC = Public Comment
- PCH = Public Comment Hearings

Priority:

- H = High priority
- M = Medium priority
- L = Low priority

If you have questions on the voting process, contact any of the following:

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AGENDA NUMBER	SUBJECT	TCD RECOMMENDATION	TCD PRIORITY	TCD RATIONALE/ANALYSIS
E24-24	Single exit for buildings with R-2 dwelling units	AMC2	L	R-2 dwelling units allowed to be served by single exit up to 4 stories, 4000 sq. ft. in IBC Table 1006.3.4(1) and new IBC 1003.3.4.2. Generally less stringent than proposal at SBCC, but allows only up to 4 stories vs. 6 at SBCC. TCD supports because this provides politically defensible single exit provisions for other jurisdictions. AMC2 will take a simple majority to pass.
E73-24	Stair tread visibility	D	H	Requires a marking strip that is darker or lighter than the tread at every tread and landing nosing. TCD opposes because there is unenforceable/subjective language in proposal ("darker or lighter") and even if approved, may not accomplish the intended result. AMC2 will take a simple majority to pass.
E89-24	Guards at retaining walls	AMPC2	H	Proposal requires guards at or adjacent to retaining walls 30" or more high, and located within 36" of a walking surface, and moves the requirements out of IBC Chapter 18 into Chapter 10. Modification approved at PCH was submitted by TCD and clarifies height of retaining wall and location near walking surfaces. AMPC2 will take a 2/3 majority to pass.
E111-24	Separation of exit discharge through other areas	D	H	Where the exit discharge passes through other areas per IBC 1028.2 Exception 1, the proposal requires the entire story of the level of exit discharge be separated from stories or usable areas below with fire-resistant construction consistent with the fire-resistance rating of the stair enclosure. TCD opposes because this is overkill. There are many situations where separation of the entire story is not necessary. AMC2 will take a simple majority to pass.
E117-24	Accessible public entrance for Groups R-2, R-3, and R-4 Occupancies	D	H	Proposal would allow a single accessible public entrance for R-2, R-3, and R-4 occupancies with Accessible, Type A, or Type B units. This would include any accessory occupancies. TCD opposes because this would result in violations of ADA for public housing. Note that the proponent also recommended Disapproval on that basis. AS will take a simple majority to pass.
E119-24	Accessible parking for public use areas	AMPC1	H	Proposal requires accessible parking spaces be provided per IBC 1106.2 for public-use areas associated with R-2, R-3, and R-4 occupancies. Modification approved at PCH was submitted by TCD to refer to public-use areas, which is a defined term. AMPC1 will take a 2/3 majority to pass.
E120-24	Accessible EV parking spaces	AMPC2,3	L	Proposal would require min. 5% of vehicle spaces on the site to be served by EV charging systems (min. one for each type of EV charging system) to be accessible. Vehicle spaces served by EV charging systems do not count toward the required number of accessible parking space in IBC 1106. Note that there are no accessibility signage requirements for these EV parking spaces. AMPC2,3 will take a 2/3 majority to pass.
EB7-25	IEBC reorganization - Chapter 3 (provisions for all methods)	AMPC1	H	Proposal combines most provisions that are common to all three compliance methods (Prescriptive, Work Area, and Performance) into IEBC Chapter 3, Provisions for All Compliance Methods. TCD supports because it is consistent with the title of Chapter 3, with the existing provisions in Chapter 3, and will simplify use of the IEBC--Chapter 3 applies no matter which method is chosen, and the other chapters contain only what's unique to those methods. AMPC1 will take a 2/3 majority to pass.
EB8-25	IEBC reorganization - Historic Buildings	AMPC1	H	Proposal moves provisions for Historic Buildings from IEBC Chapter 13 to IEBC Chapter 3, as they are intended to apply to all three compliance methods (Prescriptive, Work Area, and Performance). TCD supports because it is consistent with the reorganization in EB7-25. AMPC1 will take a 2/3 majority to pass.
EB17-25	Structural observation required for seismic work	D	M	Proposal requires structural observation for all work to comply with seismic design provisions in IEBC 304.3.1 or 304.3.2 in SDCs D, E, and F. Requirements and allowances in IBC 1704.6.1 do not apply. TCD opposes because: 1) there are no limits on this (other than SDC), so this would require structural observation for even very small projects that have a seismic component to them (e.g., replacin roof sheathing); 2) this would make the IEBC more stringent than the IBC; 3) IBC Chapter 17 already allows the building official or the registered design professional to require structural observation, so this is unnecessary. AMPC1 will take a 2/3 majority to pass.

AGENDA NUMBER	SUBJECT	TCD RECOMMENDATION	TCD PRIORITY	TCD RATIONALE/ANALYSIS
EB36-25	Plumbing fixture count	AMPC1	H	TCD submitted the original proposal to require water supply and fixture counts for alterations, additions, or changes of occupancy comply with the IPC. Alterations, additions, and changes of use are exempt where: 1) the fixture ratios in the IPC aren't changed and the increase in occupant load is no more than 20%; 2) the fixture ratios in the IPC change but the resulting increase in fixture count prior to rounding does not exceed 20%. Since these should apply to all three compliance methods (Prescriptive, Work Area, and Performance), the proposal also moved a section that only applied to changes of occupancy in the Work Area Method in the 2024 IEBC into 2027 IEBC Chapter 3, consistent with EB7-25 and EB8-25. Modification approved at PCH was submitted by TCD to help fixture counts match up with the demand as measured in the IPC, with reasonable leeway for small increases in demand. AMPC1 will take a 2/3 majority to pass.
EB40-25	Repairs to decks and balconies	D	H	Proposal triggers evaluation by a RDP if damage is observed in load-carrying structural components/connections in decks/balconies. Four exceptions: replacement of deck boards; if constructed to 2015 IBC or earlier; IRC decks/balconies; components/connections less than 30" above grade. TCD opposes because this would trigger RDP evaluations for replacement of <u>one</u> structural component (joist, beam, post) regardless of size/height of deck/balcony. AMC2 will take a simple majority to pass.
EB84-25	Floor vs story terminology	AMPC2	H	Proposal replaced almost all instances of "floor" in reference to a level in the building with "story" and deleted most other uses of "floor" aside from "floor area," among other changes in support of consistency of terminology in the IEBC. Modification approved at PCH was submitted by TCD to clarify smoke detectors are installed throughout the "floor area" to qualify for two categories for automatic fire detection in the Performance Method (IEBC 1305.2.8.1). AMPC2 will take a 2/3 majority to pass.
F108-24	Sprinklers for parking garages	D	H	Proposal removes square foot thresholds for enclosed and open S-2 parking garages, resulting in a requirement that all S-2 parking garages must be sprinklered. TCD opposes because there are no exceptions and therefore, this overly-restrictive. AMPC1 will take a 2/3 majority to pass.
F162-24	Sprinkler trigger for repairs in Group I, R-2, or R04	D	H	Proposal triggers sprinklers for unsprinklered Group I, R-2, or R-4 occupancies if they are being repaired following a fire incident that causes more than 25% of a fire area to remain unoccupiable for a period of 60 or more days. TCD opposes because "unoccupiable" is undefined/unenforceable and the triggers are unreasonable (25% is too small, and 60 days is too short). AS will take a simple majority to pass.
F199-24	Tents and membrane structures in IFC	AMC2	H	Proposal aligns IFC with IBC Chapter 31 provisions for temporary structures, clarifying that temporary tents and membrane structures are allowed to be designed for the reduced loads in IBC Chapter 31. TCD supports the proposal because it is simply a correlation of existing provisions in the IFC and IBC. AMC2 will take a simple majority to pass.
FS2-24	Restrained/unrestrained assemblies for FRR tests	AS	M	Proposal allows concrete girders/beams/slabs connected to structural concrete framing or walls per ACI 318 to be classified as restrained without specific testing. Restrained concrete construction must be identified on the construction documents. TCD supports because this simplifies the process of determining what is restrained vs unrestrained, which affects the thickness of concrete cover for fire resistance. Note that a similar proposal for steel construction did not pass, but this is not a reason to disapprove this proposal. AS will take a simple majority to pass.
FS6-24	Noncombustible materials	AMPC1	M	Proposal allows certain materials (e.g., steel, concrete w/o combustible aggregates or fibers, etc.) to be classified as non-combustible without testing. A comment to editorially clean up the terminology was approved at the PCH. TCD supports this because the listed materials are clearly noncombustible and shouldn't need to be tested(?) AMPC1 will take a 2/3 majority to pass.
FS47-24	Penetrations through concrete parking garage floors/ramps	D	H	Proposal would require penetrations through concrete garage floors that are not vehicle ramps in open or enclosed parking garages to be protected per IBC 714. TCD opposes because this would unnecessarily require fire-resistance rated penetration protection for pipe penetrations that are adjacent to large openings that are not required to be protected, such as a ramp or an opening in the garage floor. AS will take a simple majority to pass.

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G34-25	Small assembly spaces < 750 sq ft	D	H	Proposal would classify all rooms or spaces < 750 sq ft used for assembly as Group B or part of the main occupancy. TCD opposes because the proposal expands these small assemblies beyond the current code requirement that they must be accessory to another occupancy. That is, a standalone small assembly would be a Group B occupancy. The use of "accessory" can cause confusion but PCs to clarify it were unsuccessful. AS will take a simple majority to pass.
G84-25	Visual visitor identification [peepholes] in R-1 and R-2 dwelling units and sleeping units	D	H	Proposal requires primary entry doors in R-1 and R-2 dwelling and sleeping units to be provided with "a means for visually identifying a visitor without opening the unit entry door." For Accessible and Type A units, if a peephole is provided, it must be a prismatic viewer with a min. 160-degree range of view. TCD submitted a PC for Disapproval on the grounds that security-related requirements do not belong in the building code, and approval of this proposal could lead to other security-related requirements such as security cameras, alarms, and other devices that also reduce crime. AMC2 will take a simple majority to pass.
G96-25	13-D sprinklers for 4-story Group R-3 occupancies	AMC2	M	Proposal increases the story limit from 3 to 4 for Group R-3 occupancies of Types VA and VB construction provided with NFPA 13-D sprinkler systems per IBC Table 504.4. Townhouses are permitted to use the story limit increase as well, noting that a separate code change classifies them as Group R-2. TCD supports the proposal since it is similar to what is being proposed for the 2024 Washington State code, although the SBCC proposal limits application to one- and two-family dwellings and townhouses. AMC2 will take a simple majority to pass.
G105-25	Frontage area increase factor	AMPC1	M	Proposal clarifies that the width of the public way or open space used to calculate the frontage increase factor for building area is capped at 30 feet. Where the width varies along the perimeter of the building, the frontage increase factor is required to be calculated using a weighted average. The proposal also deletes the footnote in the frontage increase factor table allowing interpolation between tabular values (IBC Table 506.3.3). TCD supports because interpolation is not possible with ranges of values in the table. AMPC1 will take a 2/3 majority to pass.
G115-25	Height and story increase for Group R-1 and R-2 buildings of Type IIIA construction	AMPC1	H	Proposal clarifies this special provision in IBC 510.5 allowing 10 feet of extra height and an extra story for Type IIIA buildings with R-1 or R-2 occupancies, to require a 3-hour separation of basements (where provided) from the upper stories. Modification approved at PCH was submitted by TCD to clarify multiple basements were allowed, but separation at each basement level was not required. AMPC1 will take a 2/3 majority to pass.
G123-25	Fire protection of columns supporting roof construction	AMC2	H	Proposal allows portions of columns above 20 feet to be unprotected, where they are supporting roof construction. TCD supports because this is a logical extension of the current allowance for unprotected roof structure above 20 feet (IBC Table 601, Footnote b). AMC2 will take a simple majority to pass.
G127-25	FRTW stick framing in mass timber	D	H	Proposal allows fire-retardant treated wood to be used in nonload-bearing walls and partitions in mass timber buildings (Types IV-A, IV-B, and IV-C). TCD opposes because: 1) the original tests that were run to support including Types IV-A/B/C in the code did not contain FRTW in the partitions; 2) this is expanding combustible framing in types of construction that are combustible and thus not comparable to Types I and II construction; 3) the ICC Ad Hoc Committee on Tall Wood Buildings that got mass timber into the code discussed this, agreed not to allow stick framing of any kind, and testified to that effect in getting the proposal approved. AS will take simple majority to pass.
G143-25	Natural light in Group R occupancies	D	M	Proposal requires habitable spaces for living and sleeping in Group R occupancies to be provided with [both] natural <u>and</u> artificial light. TCD opposes because: 1) Including <u>all</u> Group R occupancies in the scope is too broad; 2) This would make conversions in existing buildings to R occupancy difficult, and PCs to limit this to new construction were disapproved at the PCH. Note that the IEBC Work Area Method requires compliance with the IBC for light and ventilation (IEBC 1010.1) and the Prescriptive Method generally requires compliance with the IBC (IEBC 506.1). AMC2 will take a simple majority to pass.

AGENDA NUMBER	SUBJECT	TCD RECOMMENDATION	TCD PRIORITY	TCD RATIONALE/ANALYSIS
G144-25	Natural light in Group E occupancies	AMC2	M	Proposal requires 50% of Group E classrooms to be provided with both natural and artificial light. Daycare facilities within a different primary occupancy are exempt. TCD supports because research shows increased daylighting improves student performance and provides other health benefits, and 50% is not onerous. AMC2 will take a simple majority to pass.
G173-25	Temporary structures - timeframes and loads	AMPC1	H	Proposal aligns IBC and IFC with upcoming changes in ASCE 7-28 and corrects errors and inconsistencies in the 2024 codes. Main changes: 1) allows public-occupancy temporary structures to remain for one year; 2) allows load reductions in IBC 3106 to be applied to all temporary structures, not just public-occupancy temporary structures; 3) clarifies that IBC 3106 does not apply to temporary structures used for construction, such as construction trailers or shoring. TCD supports because it aligns and corrects the codes, and is consistent with what has been approved for the 2028 edition of ASCE 7. Modification approved at PCH was submitted by TCD to align the IBC with G179-25. AMPC1 will take a 2/3 majority to pass.
G178-25	Public-occupancy temporary structure permit extensions	AMPC1	H	Proposal clarifies the conditions under which a public-occupancy temporary structure whose use or occupancy has not changed can remain for longer than 180 days (max. 1 year). Conditions include additional inspections and submittals to the building official, including applying for the extension. Modification approved at PCH was submitted by TCD to clarify the building official needs to receive inspection reports as part of the extension application and to specify the structural inspection is looking for damage. AMPC1 will take a 2/3 majority to pass.
G180-25	Temporary structures in hurricane-prone areas	AMPC1	H	Proposal allows temporary structures in hurricane-prone areas that were erected outside of hurricane season to remain into hurricane season, provided that either the temporary structure complies with the hurricane season loads, or special procedures for removal or evacuation are implemented. Modification approved at PCH was submitted by TCD to replace the original proposal with the proposal above. AMPC1 will take a 2/3 majority to pass.
G181-25	Temporary structure installation and maintenance inspections	AMPC1	H	Proposal requires public-occupancy temporary structures to be inspected at time of erection and at regular intervals not exceeding 180 days. Inspections are to identify damage to the structure for repairs. Modification approved at PCH was submitted by TCD to require the max. 180 day interval, consistent with G173-25. AMPC1 will take a 2/3 majority to pass.
G195-25, Part I	Modules and modular components	AMPC1	M	Proposal adopts ICC standards ICC/MBI 1200, 1205, and 1210 for off-site construction. Standards apply in addition to other requirements in the code. Plants must submit a quality-assurance manual to the authority having jurisdiction for approval. In-plant inspections by approved third-party inspection agencies or inspectors are required. TCD supports having standards for off-site construction and having clear quality-assurance requirements, since WA State Labor & Industries is unlikely to regulate these. AMPC1 will take a 2/3 majority to pass.
G205-25	Sleeping lofts	AMPC1	H	TCD submitted the original proposal to align the sleeping loft appendix in the IBC with the provisions in the 2024 IRC allowing EEROs to be located in the room to which the sleeping loft is open. Modification approved at PCH was submitted by TCD to remove a conflict with a separate proposal (G204-25) aligning the codes regarding the location of the smoke alarm. AMPC1 will take a 2/3 majority to pass.
G208-25	Loads on buildings occupied during construction	D	H	Proposal limits alteration of structural elements in buildings occupied during construction. Gravity load support must be maintained, and lateral load support must maintain 90% of the pre-construction state. TCD submitted a PC for Disapproval of this proposal because: 1) we believe it is regulating means and methods and would require extensive plan review of each stage of construction; 2) there is a potential conflict between the intent of the new Exception 3 to IEBC 1501.4 and the existing Exception 1 to the same section; 3) IEBC 1501.4 Exception 1 currently allows alterations to be made provided that "adequate substitute provisions" are made. AMC2 will take a simple majority to pass.

AGENDA NUMBER	SUBJECT	TCD RECOMMENDATION	TCD PRIORITY	TCD RATIONALE/ANALYSIS
RB4-25	Sprinklers for "special uses" in IRC	D	L	Proposal allows detached one- and two-family dwellings and townhouses up to 3 stories, and their accessory structures up to 3 stories, to be constructed or repurposed to accommodate the five "special uses" allowed in the IRC (live/work, lodging houses, care facility, day care facility) if they are sprinklered per P2904. TCD opposes because the whole exception is unnecessary in the model IRC, where sprinklers are always required. In addition, this is an increase in the current sprinkler requirement, in that the proposal can be read to require the entire townhouse building be sprinklered, not just the unit, since it refers to townhouses and not townhouse units. PCs that would have addressed townhouse units and other issues were not introduced at the PCH, in order to not jeopardize the proposal. AS will take a simple majority to pass.
RB12-25	Inspections for water-resistive barriers	D	H	Proposal requires ("where required") inspection of water-resistive barriers prior to being concealed. TCD opposes because the "where required" is ambiguous. The proponent's intent is that the inspection is optional for the building official, but ordinarily, "where required" means it's required somewhere else in the code. Also, does the building official incur liability if they choose not to inspect, and there are water intrusion issues later? AMPC1 will take a 2/3 majority to pass.
RB33-25	"Printed" vs "published" manufacturer's installation instructions	AS	L	Proposal defines manufacturer's installation instructions as being "published," as opposed to "printed." TCD supports because "published" is broader, and can include being available electronically. "Printed" implies being on paper. AS will take a simple majority to pass.
RB98-25	Systems including fire and CO alarms in lieu of smoke and CO alarms	D	H	Proposal clarifies that fire alarm and CO detection systems must be owned by the building owner in order to be allowed to substitute for the normal smoke and CO alarms. TCD opposes because this appears to clearly put the building official in the role of regulating ownership of the system, which is not enforceable. Current code just says that where these "household systems" are installed, they shall become a permanent fixture of the occupancy owned by the homeowner, which can be interpreted as a statement of fact rather than a regulation. AMPC1 will take a 2/3 majority to pass.
RB108-25	Habitable attics and stories above grade plane	AMC2	H	Proposal clarifies that a habitable attic while are considered to be a story, P2904 sprinklers are required only if it is located above a third story <u>above grade plane</u> . TCD supports because we submitted the comment that resulted in approval at CAH 2, on the basis that the intent was to trigger sprinklers only where the habitable attic is out of reach of a fire department ladder and vertical egress to get to grade was excessive. AMC2 will take a simple majority to pass.
RB121-25	Stair rise and run	D	H	Proposal would allow steeper stairs (8-1/4" rise, 9" run) than currently allowed (7-3/4" rise, 10" run). TCD submitted a PC for disapproval on the basis that the steeper stairs are more dangerous based on data when the original rise/run was approved. TCD also agrees with others who testified in opposition at the PCH who pointed out that the proponents agreed to the current requirement as a compromise in the original drafting committee in the late 1990s. AS will take a simple majority to pass.
RB145-25	Battery energy storage systems (BESS)	D	M	Proposal states "an individual BESS unit can be a complete BESS in an individual cabinet or can be one or more battery modules installed as a BESS unit where the aggregate energy of the connected modules does not exceed 20kWh." TCD opposes because "can be" indicates this is commentary, not a definition or regulation. In addition, it is unclear what constitutes a "cabinet." Medium priority only because AMPC was heavily supported at the PCH, and thus, the proposal is likely to pass. AMPC1 will take a 2/3 majority to pass.
RB167-25	Salvage lumber for structural use	AMPC2	H	Proposal allows salvage lumber to be used in structural applications. Capacity capped at 90% of design values. Among other requirements, lumber must have a grade mark or be accompanied by a certificate of inspection from a lumber grading or inspection agency. The regulations are consistent with what was approved at the PCH for S153-25. TCD supports because reuse of salvage lumber is important to allow to reduce waste, and the proposal gives clear guidance for structural purposes. Note that there is an existing WA State amendment to the IBC that is less restrictive and easier to enforce than this proposal (WA State Building Code Section 2303.1.1.3), but there is no corresponding amendment in the IRC nor has one been proposed for the 2024 State code. AMPC2 will take a 2/3 majority to pass.

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RB171-25	Cutting, drilling, and notching of wood structural members	AMPC1	H	Proposal clarifies allowable location of notches and holes in code text and figures, mainly requiring notches or holes to be located no closer than 2" to another notch or hole. Current code prohibits more than one notch or bore in studs and is silent on notches/holes in the outer 1/3 of joists. TCD submitted the proposal and was co-proponent on the PC approved at the PCH to editorially clarify the requirements. AMPC1 will take a 2/3 majority to pass.
S59-25	Risk category for I-2 Condition 1 occupancies	AS	H	Proposal reverts Group I-2 Condition 1 occupancies with 50 or more care recipients to Risk Category III, as was required in the 2021 IBC. Group I-2 Condition 1 occupancies with less than 50 care recipients would be Risk Category II. Group I-2 Condition 2 occupancies remain in Risk Category IV. TCD supports because this would decrease the cost of construction for nursing homes, and would be consistent with a proposal TCD submitted to the SBCC for the 2024 Washington State code. AS will take a 2/3 majority to pass.
S95-25	Roof drain & roof load design	AMPC1	M	Proposal clarifies there is a different rainfall rate for drainage design in the IPC versus roof design load in the IBC/ASCE 7. Rainfall intensities for roof design load are specified by the jurisdiction or an approved source. TCD supports because it highlights the difference between the IPC and IBC rainfall rates, requiring the structural engineer to design for the extra loading and highlights the need for coordination between the structural engineer and the plumbing engineer in both codes. Note that TCD submitted an amendment to the SBCC to align the UPC rainfall rate with the IBC/ASCE 7 rate so this is not an issue in WA for 2024. AMPC1 will take a 2/3 majority to pass.
S97-25 All Parts	Flood hazard area	None	H	Proposal expands the flood hazard area to the 500-year floodplain, consistent with ASCE 7-22 Supplement 2 and ASCE 24. TCD is taking no position on this proposal, but raises it as an important issue for jurisdictions to consider when voting. Part I is not on the OGCV (passed as AS on the consent agenda). AS on Parts II, III, and IV will take a simple majority to pass. AMPC1 on Parts VI and VII will take a 2/3 majority to pass.
S107-25	Modular construction - special inspection	AMPC2	M	Proposal allows special inspections and tests required by IBC 1705 to be conducted as part of the inspection and approval processes specified in ICC [Standard] 1205. Special inspector qualifications, statement of special inspections, and reports are required per IBC 1704.2.1 through 1704.2.4. TCD supports because this recognizes special inspections for modular construction. Although there are improvements that can be made, it is a step in the right direction, better than what's existing. AMPC2 will take a 2/3 majority to pass.
S153-25	Salvage lumber for structural use	AMPC3	H	Proposal allows salvage lumber to be used in structural applications. Capacity capped at 90% of design values. Among other requirements, lumber must have a grade mark or be accompanied by a certificate of inspection from a lumber grading or inspection agency. The regulations are consistent with what was approved at the PCH for RB167-25. TCD supports because reuse of salvage lumber is important to allow to reduce waste, and the proposal gives clear guidance for structural purposes. Note that there is an existing WA State amendment that is less restrictive and easier to enforce than this proposal (WA State Building Code Section 2303.1.1.3). AMPC3 will take a 2/3 majority to pass.
S163-25	Heavy timber member sizes	AMPC1	H	Proposal allows the AWC FDS (fire design standard) as an option for for minimum sizes of heavy timber members. TCD supports because the FDS is a reasonable alternative to the sizes required in the code (IBC 2304.11.1 through 2304.11.4). AMPC1 will take a 2/3 majority to pass.
WUIC12-14	WUI fire protection plans	D	M	Proposal authorizes code official to require owner (but not owner's agent) to provide a fire protection plan in order to determine if the fire protection and life safety mitigation is adequate. Fire protection plan to be prepared by RDP or other approved professionals (listed in proposed text). TCD opposes because it requires significant laundry list of un-enforceable items to include in a fire protection plan. Requires obtaining neighbor information you may not have legal access of, seems to require community level items be directed and enforced by the individual property owner. AMPC1 will take a 2/3 majority to pass.

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WUIC54-24	Construction methods for exterior wildfire exposure	D	M	Extensive proposal adds requirements for: 1) protecting roof covering gaps and voids; 2) protecting enclosed and unenclosed eaves; 3) ignition-resistant exterior wall covering materials; 4) protecting underside of projections; 5) ignition-resistant decking materials; 6) door construction; 7) attic vent protection; 8) accessory building construction; plus other changes. TCD opposes because we are concerned with the drastic changes to WUIC Chapter 5 that WA may end up having to enforce, following a California model to fire resistive construction. Also the fact that 17 PC's were submitted shows it is just not ready. AMC2 will take a simple majority to pass.