

Significant Commercial Code Changes

2015 ICC Family of Commercial Codes

City of Edmond

(The following list is not all inclusive, but a list of the significant changes as determined by the Edmond Building and Fire Code Services for the transition from the 2009 ICC Commercial Building Codes to the 2015 ICC Commercial Building Codes, including the OUBCC adopted code changes.)

IBC (Building Code):

- 310.6 Residential Group R-4: Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than 5 but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. Buildings of group r-4 shall be classified as one of the occupancy conditions specified in Section 310.6.1 or 310.6.2. The persons receiving care are capable of self-preservation. This group shall include but not be limited to, the following:
 - Alcohol and drug centers
 - Assisted living facilities
 - Congregate care facilities
Group Homes
 - Halfway houses
 - Residential board and care facilities
 - Social rehabilitation facilities

Group R-4 occupancies shall meet requirements for construction as defined for Group R-3, except as provided for in this code.

310.6.1 Condition 1: This occupancy condition shall include buildings in which persons receiving custodial care, without any assistance, are capable of responding to an emergency situation to complete evacuation.

310.6.2 Condition 2: This occupancy condition shall include buildings in which there are any persons receiving custodial care who require limited verbal or physical assistance while responding to an emergency situation.

- 705.6 Structural stability (fire-rated) exterior walls: Exterior wall shall extend to the height required by Section 705.11. Interior structural elements that brace the exterior wall but that are not located in the plane of the exterior wall shall have the minimum fire-resistance rating required by Table 601 for that structural element. Structural elements that brace the exterior wall but are located outside of the exterior wall or within the plane of exterior wall shall have the minimum fire-resistance rating required by Tables 601 and 602 for the exterior wall.
- 714.4.2 Membrane penetrations: Penetrations of membrane that are part of a horizontal assembly shall comply with Section 714.4.1.1 or 714.4.1.2. Where floor/ceiling assemblies are required to have a fire-resistance rating, recessed fixtures shall be installed such that the required fire resistance will not be reduced. See exceptions.

- 903.2.1.6 Assembly occupancies on roofs: Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
 - Exception: Open parking garages of Type I or Type II construction.
- 915 Carbon Monoxide Detection: The carbon monoxide (CO) alarm provisions have been relocated, reformatted and revised; the scope has been modified to exclude Group I-3 occupancies while adding Group E occupancies.
- 1015.1 (1013.1, 1013.8-2012) Guards at operable windows: Guards shall comply with the provisions of Section 1015.2 through 1015.6. Operable windows with sills located more than 72 inches above finished grade or other surface below shall comply with Section 1015.7.

ANSI A117.1 (Accessibility)

- 404.2.3 Obstructions to the Maneuvering Clearances at Doors: required door maneuvering clearances can no longer include knee and toe clearance. This prohibits protrusions such as counters or sinks from being located in door maneuvering.
- 603.5 Diaper Changing Tables: This is a new section requiring diaper changing tables to be accessible. They shall be mounted at an accessible height, include a clear floor space for a forward approach, and an accessible latch or operable part.
- 608 Shower Compartments: There are three styles of showers. The roll-in shower, both standard and alternate, now requires seats. They shall be folding or fixed. Grab bar locations were modified due to the new seat requirement. Modifications of locations of controls and hand showers were made. (Consistent with ADA Standards)
- 612 Saunas and Steam Rooms: This section requiring a turning space and bench within saunas and steam rooms
- 1109 Swimming pools, Wading pools, Hot Tubs and Spas: This is a new section with requirements for accessible entries

IMC (Mechanical Code):

- M305.5.1 Location and protection of refrigerant piping: Refrigerant piping installed within 1 and ½ inch of the underside of roof decks shall be protected from damage caused by nails and other fasteners. (State)
- M306.1 Access: Appliances, controls devices, heat exchangers and HVAC system components that utilize energy shall be accessible for inspection, service and repair. A level working space not less than 30 inches deep and 30 inches wide shall be provided in front of the control side to service an appliance.

- M307.2.5 Drain Line Maintenance: Condensate drain lines shall be configured to permit the clearing of blockages and performance of maintenance without requiring the drain line to be cut.
- M502.20 Manicure and pedicure stations: Manicure tables and pedicure stations not provided with factory-installed exhaust inlets shall be provided with exhaust inlets not more than 12 inches horizontally and vertically from the point of chemical application. Table 403.3.1.1, note “h” shall be followed. Note “h” states that each station shall have a minimum of 50 cfm each. Also, when two stations are operated continuously, the 100 cfm can be utilized towards the total exhaust for the nail salon.
- M506.3.1.1 Grease duct Materials: type 1 hood duct may not be built out of galvanized steel. Exception: Galvanized steel is approved for factory built duct listed and labeled in accordance with UL 1978 and installed in accordance with Section 304.1.
- M507.1.1 Operations: The exhaust fan serving a Type 1 hood shall have automatic controls that will activate the fan when any appliance that requires such Type 1 hood is turned on, or a means of interlock shall be provided that will prevent operation of such appliances when the exhaust fan is not turned on. Where one or more temperature or radiant energy sensors are used to activate a Type 1 hood exhaust fan, the fan shall activate not more than 15 minutes after the first appliance served by that hood has been turned on.
The code allows for reduced volume of air flow during part load cooking conditions when engineered or listed multispeed or variable speed controls automatically operate the exhaust system to maintain capture and removal of cooking effluents as required.
- M603.9 Joints, Seams and Connections: Duct sealant tapes used on sheet metal ducts must be UL 181B as is required for sealing tapes and mastics for flexible ducts. Snap-lock and button-lock seams are no longer exempt from the sealing requirements.

IPC (Plumbing Code):

- P501.3 Drain Valves: Drain valve inlet shall be not less than ¾ inch nominal iron pipe size and the outlet shall be provided with male garden hose thread.

NEC (Electrical Code):

- E110.26 (c) (3) (a) Spaces about Electrical Equipment Personnel Doors: Where equipment rated less than 800 amp that contains overcurrent devices, switching devices or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 7.6m (25ft) from the nearest edge of the working space, the door(s) shall open in the direction of egress. *(City of Edmond Ordinance, Title 16)*
- E210.64 Electrical Service Areas: *At least one 125-volt, single phase, 15 or 20 amp rated receptacle outlet shall be installed with-in 50 feet of the electrical service equipment.*

