



230 PEARCE MILL ROAD, WEXFORD, 15090
ALLEGHENY COUNTY, PENNSYLVANIA

BOARD OF SUPERVISORS
CHAIR - PASQUALE (PAT) D. AVOLIO
VICE-CHAIR - RYAN W. COLOMBO
JOHN (JACK) M. DONAHUE
CASEY WHITE
AUDREY MACKIE

JASON M. KRATSAS, MANAGER
JKRATSAS@TWP.PINE.PA.US

UCC UPDATES – Commercial

NOTE: The effective date of the 2018 International Codes will be 2/14/2022. Any construction proposed under a design or construction contract executed before the effective date will be permitted to utilize the 2015 International Codes until 8/13/2022.

The following summarizes specific code section changes that may affect the design/planning of a typical commercial construction in the Township of Pine:

Significant Changes

- IBC-423.4 Storm shelters for Group E are required for an occupant load of 50 or more built in according to ICC500
 - For a new E building, a storm shelter must accommodate the great of the combined occupant load of all classrooms, vocational rooms, and spaces or the occupant load of indoor assembly space
 - Exception- unless a new building is added to an existing Education site and the new building isn't big enough to accommodate the occupant load of all E buildings on site- it must be big enough to accommodate the occupant load of the new building
 - Storm shelter must be constructed within the Educational building or within 1000 feet of the Education building- door to door
- Construction Classification and Resistance Rating
 - IBC Table 601 note B. No rating is required for a roof structure if it is entirely more than 20 feet above the floor below
 - IBC 602.3- Type III construction- Exterior walls with 2 hours or less fire rating may contain FRTW framing and sheathing- 6 inches or less in thickness
- Fire and Smoke Protection Features
 - IBC 704.2 & 704.4.4- Columns and studs require membrane protection only (this was a clarification)
 - IBC 708.4- Fire partitions- extend from the top of foundation or floor assembly below to underside of the floor or roof sheathing, deck or slab above or the underside of a floor/ceiling assembly or roof/ceiling assembly having the same rating as the fire partition
 - Exceptions to this include the presence of fire sprinklers and other assembly methods
 - IBC 708.4.2- Fire blocking or draft stopping is required where fire partitions do not extend to the underside of the floor or roof sheathing
 - Exceptions to this include the presence of fire sprinklers and other assembly methods

- IBC 712.2.6.5- Delayed action closers are permitted when doors are required to be self-closing but not automatic self-closing
- Fire Protection and Life Safety System
 - IBC 903.2- Fire sprinklers required throughout all stories containing Group A and throughout all stories from Group A to the level of exit discharge
 - When fire areas and/or occupant loads exceed previously established limits
 - IBC 903.2.3- Fire sprinklers are required for a Group E fire area located on a level other than the level of exit discharge
 - Exceptions apply when exterior exit access doors are provided from each classroom
 - IBC 903.1.2.3- Group R occupancies- Attic sprinkler protection required
 - Attic used for living space
 - Attic used for storage
 - Fuel fired equipment in attic space
 - Roof greater than 55' above the lowest level of FD access
 - Specific requirements apply for each of the above
 - Some exceptions also apply
- Means of Egress
 - IBC Table 1004.5- Occupant load factor changed from 100 to 150 square feet per person for business
 - IBC 1004.3- Multifunction rooms- design occupant load must be based on floor area for each function calculated independently
 - IBC 1008.2.3- Exit discharge lighting required through exit discharge to a public way
 - Exception- Code compliant safe dispersal area within 50 ft of exit and illuminated at 1 foot-candle
 - IBC 1010.1.9.3- Locking arrangements for Educational Occupancies
 - The door can be opened from outside with a key or other approved method
 - The door must be openable from the inside
 - No modifications are permitted to panic hardware, fire door hardware, or closers
 - IBC 1010.1.9.8- Delayed egress locking systems- clarification on which groups can use the system
 - B,F,I,R,M,S, E classrooms with an occupant load less than 50
 - Must have fire sprinklers or heat or automatic smoke detection system present
 - IBC 1017.3 Travel distance measurement
 - Must be taken from a most remote point in each room, area, or space, horizontal and vertical path to exit. It used to be the most remote point on a story.
- Wood
 - IBC-2303.2.2- Fire resistant treated wood- paints, coatings, stains, other surface treatments are not an approved method of protection.
- 2021 IBC Accessibility/A117.1-2017
 - The turning spaces for new buildings and facilities increased from 60 inches to 67 inches.