

David Timberlake, P.E.
Chairman



B-64
Mary Fallin
Governor

Oklahoma Uniform Building Code Commission

PUBLIC COMMENT FORM FOR THE ADOPTION OF BUILDING/CONSTRUCTION CODES PROPOSED CHANGE TO THE INTERNATIONAL RESIDENTIAL CODE®

INSTRUCTIONS: Please type or print clearly. Form must be signed. Any form not signed or filled out completely, may not be considered. Each requested change must be on a separate form.

1. Submitters Contact Information:

Name: Chris Ramseyer Date: 09/03/2015
Company: OUBCC
Address: 2401 NW 23rd
City: OKC State: OK Zip: 73107
Phone: 405-521-6501 Ext: _____ Fax: _____
Email: _____

2. Do you feel this proposed change will increase the cost of construction? Yes No

3. Which are of the code needs revision?

Section: R202 Table: _____ Figure: _____ Page No: 22

4. Please check the appropriate box:

Revise as follows Delete as follows Add new text as follows Delete with substitute

Show the proposed **NEW, REVISED, OR DELETED TEXT** in legislative format, (line through text to be deleted and underline text to be added or revised).

SAFE ROOM. A building or structure or portions thereof, constructed in accordance with ICC/NSSA Standard for the design and construction of Storm Shelters® (ICC 500®) and constructed to provide near-absolute protection for its occupants from severe wind storm events such as tornados or hurricanes.
(1) Community safe room. A safe room designed and constructed in accordance with the Federal Emergency Management Agency (FEMA) document P-361 entitled "Design and Construction Guidance for Community Safe Rooms®" ("FEMA P-361®"), intended to provide life-safety protection for more than 16 persons.
(2) Other safe room. A safe room designed and constructed in accordance with FEMA P-361® Design and Construction Guidance for Community Safe Rooms or FEMA P-320® entitled "Taking Shelter from the Storm: Building a Safe Room for your Home or Small Business®", located in a residence or non-residential building or structure, intended to provide life-safety protection for 16 people or less
STORM SHELTER. OUBCC adoption of the IBC 2015 added these definitions – please insert them here.
(1) Community safe room. They are not in the material I was provided.
(2) Residential storm shelter..

Supporting information: State purpose and reason for the change and provide substantiation to support proposed change.

To provide consistency with the OUBCC adoption of the IBC 2015

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1. **Submitters Contact Information:**

Name: OUBCC Technical Committee Date: _____
Company: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Ext: _____ Fax: _____
Email: _____

2. Do you feel this proposed change will increase the cost of construction? Yes No

3. Which are of the code needs revision?

Section: _____ Table: Table R302.1(1) Figure: _____ Page No: _____

4. Please check the appropriate box:

Revise as follows Delete as follows Add new text as follows Delete with substitute

Show the proposed **NEW, REVISED, OR DELETED TEXT** in legislative format, (line through text to be deleted and underline text to be added or revised).

See attached Table R302.1(1). Remove and replace the table R302.1(1) with the attached table.

Supporting information: State purpose and reason for the change and provide substantiation to support proposed change.

Per discussion in the Technical Committee the stated intent was to allow for structures to be built as close as 3' to the property lines without requiring additional fire resistant protection. The attached table achieves that intent.

5. Signature: _____

Send completed "Public Comment Form" to:
Oklahoma Uniform Building Code Commission, PO Box 12540, Oklahoma City, OK 73157
Email to: Shawnta.Mitchell@oubcc.ok.gov or Fax to: 405-521-6504

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1. Submitters Contact Information:

Name: OUBCC Technical Committee Date: _____
Company: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Ext: _____ Fax: _____
Email: _____

2. Do you feel this proposed change will increase the cost of construction? Yes No

3. Which are of the code needs revision?

Section: R302.5.1 Table: _____ Figure: _____ Page No: _____

4. Please check the appropriate box:

Revise as follows Delete as follows Add new text as follows Delete with substitute

Show the proposed **NEW, REVISED, OR DELETED TEXT** in legislative format, (line through text to be deleted and underline text to be added or revised).

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20- minute fire- rated doors, ~~equipped with a self-closing device.~~

Supporting information: State purpose and reason for the change and provide substantiation to support proposed change.

The committee felt this new addition of installing self closing doors would ultimately be a burden to home owners and that in many cases the closers would be removed, modified, or not maintained and be largely ineffective.

5. Signature: _____

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1. **Submitters Contact Information:**

Name: Larry Herzel Date: July 21, 2015
Company: HSE architects
Address: 914 N. Broadway, Suite 200
City: OKC State: OK Zip: 73105
Phone: 405-526-1300 Ext: 1302 Fax: 405-526-1305
Email: larry@hsearchitects.com

2. Do you feel this proposed change will increase the cost of construction? Yes No

3. **Which are of the code needs revision?**

Section: R311 Means of Egress Table: _____ Figure: _____ Page No: 63

4. **Please check the appropriate box:**

Revise as follows Delete as follows Add new text as follows Delete with substitute

Show the proposed **NEW, REVISED, OR DELETED TEXT** in legislative format, (line through text to be deleted and underline text to be added or revised).

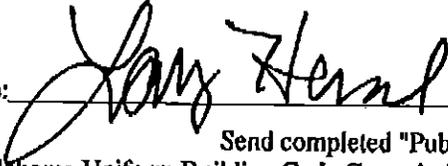
R311.1 Means of egress. Dwellings and garages (attached or detached from the dwelling) shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The means of egress from the garage may travel through the adjacent dwelling. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

R311.2 Egress door. Not less than one egress door shall be provided for each dwelling unit or garage. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling or garage without the use of a key or special knowledge or effort.

Supporting information: State purpose and reason for the change and provide substantiation to support proposed change.

With most overhead garage doors today being equipped with electric garage door openers, it would seem prudent that another way out of every garage be provided in case the power goes out or the opener becomes inoperable or the overhead door jams for some reason. This would seem especially important for the young or disabled person who might not be able to reach the pull cord to disengage the opener.

5. Signature:



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INSTRUCTIONS: Please type or print clearly. Form must be signed. Any form not signed or filled out completely, may not be considered. Each requested change must be on a separate form.

1. Submitters Contact Information:

Name: Greg Clark Date: 6/22/15
 Company: OUBCC
 Address: 241 NW 23rd Suite 2F
 City: OKC State: OK Zip: 73107
 Phone: 405-521-6501 Ext: _____ Fax: _____
 Email: _____

2. Do you feel this proposed change will increase the cost of construction? Yes No

3. Which are of the code needs revision?

Section: R311.7.5.1 Table: _____ Figure: _____ Page No: _____

4. Please check the appropriate box:

Revise as follows Delete as follows Add new text as follows Delete with substitute

Show the proposed NEW, REVISED, OR DELETED TEXT in legislative format, (line through text to be deleted and underline text to be added or revised).

Add new Exception #3

3. The top and bottom risers in each flight of stairs may vary by 3/4".

Supporting information: State purpose and reason for the change and provide substantiation to support proposed change.

The Technical Committee felt this exception allowed for further constructability as floor finish materials at the tops and bottoms of stairs are often a large variable.

5. Signature: _____

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1. Submitters Contact Information:

Name: OUBCC Technical Committee Date: _____
Company: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Ext: _____ Fax: _____
Email: _____

2. Do you feel this proposed change will increase the cost of construction? Yes No

3. Which are of the code needs revision?

Section: R313.2 Table: _____ Figure: _____ Page No: _____

4. Please check the appropriate box:

Revise as follows Delete as follows Add new text as follows Delete with substitute

Show the proposed **NEW, REVISED, OR DELETED TEXT** in legislative format, (line through text to be deleted and underline text to be added or revised).

Remove sections R313.2 and its exception and R313.2.1 and move to the appropriate appendices.

Supporting information: State purpose and reason for the change and provide substantiation to support proposed change.

Consistent with the prior Technical Committee it was felt that requiring Automatic Sprinklers on all new Single Family Dwellings was ultimately to costly and constraining.

5. Signature: _____

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Name: OUBCC Technical Committee Date: _____
Company: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Ext: _____ Fax: _____
Email: _____

2. Do you feel this proposed change will increase the cost of construction? Yes No

3. Which are of the code needs revision?

Section: R314.2.2 Table: _____ Figure: _____ Page No: _____

4. Please check the appropriate box:

Revise as follows Delete as follows Add new text as follows Delete with substitute

Show the proposed **NEW, REVISED, OR DELETED TEXT** in legislative format, (line through text to be deleted and underline text to be added or revised).

See modified section R314.2.2 Exception #2

2. Installation, alteration or repairs of electrical, plumbing or mechanical systems are exempt from the requirements of this section.

Supporting information: State purpose and reason for the change and provide substantiation to support proposed change.

The Technical Committee felt that obligating compliance with this section when the scope of work was minor electrical work was not reasonable.

5. Signature: _____

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1. **Submitters Contact Information:**

Name: OUBCC Technical Committee Date: _____
Company: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Ext: _____ Fax: _____
Email: _____

2. Do you feel this proposed change will increase the cost of construction? Yes No

3. Which are of the code needs revision?

Section: R314.3 #4 Table: _____ Figure: _____ Page No: _____

4. Please check the appropriate box:

Revise as follows Delete as follows Add new text as follows Delete with substitute

Show the proposed NEW, REVISED, OR DELETED TEXT in legislative format, (line through text to be deleted and underline text to be added or revised).

~~4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3. Move to the appropriate appendices.~~

Supporting information: State purpose and reason for the change and provide substantiation to support proposed change.

The committee felt this new addition was a bit confusing. While there are published code interpretations stating this section is to clarify that required smoked detectors should not be placed closer than 3' to bathrooms with tubs and showers the language is confusing. It could be easily interpreted that smoke detectors are required within 3' of bathrooms with tubs and showers. As the installation instructions of these products provide requirements for installation the confusing section was agreed to be removed.

5. Signature: _____

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1. Submitters Contact Information:

Name: OUBCC Technical Committee Date: _____
Company: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Ext: _____ Fax: _____
Email: _____

2. Do you feel this proposed change will increase the cost of construction? Yes No

3. Which are of the code needs revision?

Section: R315.2.2 Table: _____ Figure: _____ Page No: _____

4. Please check the appropriate box:

Revise as follows Delete as follows Add new text as follows Delete with substitute

Show the proposed NEW, REVISED, OR DELETED TEXT in legislative format, (line through text to be deleted and underline text to be added or revised).

See modified section R315.2.2 Exception #2

2. Installation, alteration or repairs of electrical, plumbing or mechanical systems are exempt from the requirements of this section.

Supporting information: State purpose and reason for the change and provide substantiation to support proposed change.

The Technical Committee felt that obligating compliance with this section when the scope of work was minor electrical work was not reasonable.

5. Signature: _____

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1. Submitters Contact Information:

Name: Chris Ramseyer Date: 09/03/2015
Company: OUBCC
Address: 2401 NW 23rd
City: OKC State: OK Zip: 73107
Phone: 405-521-6501 Ext: _____ Fax: _____
Email: _____

2. Do you feel this proposed change will increase the cost of construction? Yes No

3. Which are of the code needs revision?

Section: R323 Table: _____ Figure: _____ Page No: 22

4. Please check the appropriate box:

Revise as follows Delete as follows Add new text as follows Delete with substitute

Show the proposed **NEW, REVISED, OR DELETED TEXT** in legislative format, (line through text to be deleted and underline text to be added or revised).

SECTION R323
STORM SHELTERS AND SAFE ROOMS
R323.1 General. This section applies to the construction of above or below ground storm shelters and safe rooms where constructed as separate detached buildings ~~or where constructed as safe rooms within buildings~~ or rooms within buildings, structures, or portions thereof for the purpose of providing refuge from storms that produce high winds, such as tornados and hurricanes. Any room or structure, as may be used as a place of refuge during a severe wind storm event, shall not be defined as a storm shelter or safe room unless specifically designed to the requirements as listed in Section 423 In addition to other applicable requirements in this code storm shelters shall be constructed in accordance with ICC/NSSA-500.
R323.2 Definitions. The following terms are defined in Chapter 2 of this code:
(A) SAFE ROOM.
(i) Community safe room.
(ii) Other safe room.
(B) STORM SHELTER.
(i) Community storm shelter.
(ii) Residential storm shelter.

Supporting information: State purpose and reason for the change and provide substantiation to support proposed change.

2015 ADOPTED RULES - IBC - STORM SHELTER LANGUAGE

748:20-1-3. IBC® 2015 and Other Appendices

(b) The OUBCC hereby creates a new appendix, entitled "Appendix N, Supplemental Storm Shelter and Safe Room Requirements."

(c) The OUBCC has removed from Chapter Four of the IBC® 2015 Section 423.3 entitled "Critical emergency operations" and Section 423.4 entitled "Group E occupancies" and has relocated and renumbered those sections to the newly created Appendix N entitled "Supplemental Storm Shelter and Safe Room Requirements."

748:20-1-7. IBC® 2015 Chapter 2 Definitions

Chapter 2 of the IBC® 2015 is adopted with the following modification: The definition of the word "SAFE ROOM" has been added to define a building structure or portion thereof, built to provide protection from severe wind storm events such as tornados or hurricanes and includes sub-definitions for a community safe room and other safe room. The definition has been added to read: SAFE ROOM. A building or structure or portions thereof, constructed in accordance with ICC/NSSA Standard for the design and construction of Storm Shelters® (ICC 500®) and constructed to provide near-absolute protection for its occupants from severe wind storm events such as tornados or hurricanes.

(1) Community safe room. A safe room designed and constructed in accordance with the Federal Emergency Management Agency (FEMA) document P-361 entitled "Design and Construction Guidance for Community Safe Rooms®" ("FEMA P-361®"), intended to provide life-safety protection for more than 16 persons.

(2) Other safe room. A safe room designed and constructed in accordance with FEMA P-361® Design and Construction Guidance for Community Safe Rooms or FEMA P-320® entitled "Taking Shelter from the Storm: Building a Safe Room for your Home or Small Business®", located in a residence or non-residential building or structure, intended to provide life-safety protection for 16 people or less

748:20-1-9. IBC® 2015 Chapter 4 Special Detailed Requirements Based on Use and Occupancy

(3) Section 423 Storm Shelters. This section title has been modified to add to the title the words "Safe Rooms". This section has been modified to read: Section 423 Storm Shelters and Safe Rooms.

(4) Section 423.1 General has been modified to require both storm shelters and safe rooms to be constructed in accordance with the definitions in Chapter 2 of this code and this section. The section has been modified to read: Section 423.1 General. In addition to other applicable requirements in this code, storm shelters and safe rooms shall be constructed in accordance with the definitions and this section.

(5) Section 423.1.1 Scope. This section has been modified to include above and below ground storm shelters and safe rooms and limit the use of the terms storm shelter and safe room to those structures constructed according to this section. This section has been modified to read: 423.1.1 Scope. This section applies to the construction of above or below ground storm shelters or safe rooms constructed as separate detached buildings, or rooms within buildings, structures, or portions thereof for the purpose of providing safe refuge from storms that produce high winds, such as tornados. Any room or structure, as may be used as a place of refuge during a severe wind storm event, shall not be defined as a storm shelter or safe room unless specifically designed to the requirements as listed in Section 423.

(6) Section 423.2 Definitions. This section has been modified to add wording noting the definitions of a Safe Room, Community Safe Room, and Other Safe Room to the definitions of Chapter 2 of this code. This section has been modified to read: 423.2 Definitions. The following terms are defined in Chapter 2 of this code:

(A) SAFE ROOM.

(i) Community safe room.

(ii) Other safe room.

(B) STORM SHELTER.

(i) Community storm shelter.

(ii) Residential storm shelter.

- (7) Section 423.3 Critical emergency operations. This section, including the exception, has been moved to the newly created Appendix N, entitled "Supplemental Storm Shelter and Safe Room Requirements" and is not adopted as a minimum standard for residential or commercial construction within the State of Oklahoma. This section has been renumbered in Appendix N to become N102. The section number 423.3 itself, will stay as part of this code for numbering alignment but will not have any requirements attached to it.
- (8) Section 423.4 Group E occupancies. This section, including exceptions, has been moved to the newly created Appendix N, entitled "Supplemental Storm Shelter and Safe Room Requirements" and is not adopted as a minimum standard for residential or commercial construction within the State of Oklahoma. The section has been renumbered in Appendix N to become N103. The section number 423.4 itself, will stay as part of this code for numbering alignment but will not have any requirements attached to it.
- (9) Section 423.5 Required. This section has been added to specify the requirements when storm shelters or safe rooms are provided. This section has been added to read: 423.5 Required. Where storm shelters and safe rooms are provided, they shall be provided in compliance with ICC 500® except as required by Sections 423.5.1 through 423.5.2.3.
- (10) Section 423.5.1 Number of doors. This section has been added to clarify the number of doors required for a storm shelter or safe room. This section has been added to read: 423.5.1 Number of doors. The number of means of egress doors from a storm shelter or safe room shall be determined based upon the occupant load for the normal occupancy of the space in accordance with Chapter 10 of this code. For facilities used solely for storm shelters or safe rooms, the number of doors shall be as specified in Section 423.5.1.1 based upon the occupant load as calculated in ICC 500®, Section 501.1. Where only one means of egress is provided and the occupant load as calculated per ICC 500®, Section 501.1 is 16 or more but less than 50, an emergency escape opening shall be provided in accordance with ICC 500® Section 501.4.
- (11) Section 423.5.1.1 Minimum number of doors per storm shelter or safe room. This section has been added to specify the minimum number of doors necessary based upon occupant load. This section has been added to read: 423.5.1.1 Minimum number of doors per storm shelter or safe room. For 1-49 occupants provide a minimum 1 door in storm shelter or safe room; for 50-500 occupants provide a minimum number of 2 doors in storm shelter or safe room; for 501-1000 occupants provide a minimum number of 3 doors in storm shelter or safe room; and for more than 1000 occupants provide a minimum number of 4 doors in storm shelter or safe room.
- (12) Section 423.5.2 Sanitation facilities. This section has been added to clarify sanitation facility requirements in storm shelters or safe rooms. This section has been added to read: 423.5.2. Sanitation facilities. Toilet and hand-washing facilities shall be located within the storm shelter or safe room and provided in the minimum number shown in Sections 423.5.2.1 through 423.5.2.3.
- (13) Section 423.5.2.1 Temporary sanitary fixtures. This section has been added to allow temporary sanitary fixtures, chemical toilets or other means approved by the authority having jurisdiction in community storm shelters and community safe rooms based upon the occupant load. This section has been added to read: 423.5.2.1 Temporary sanitary fixtures. Temporary sanitary fixtures, chemical toilets or other means approved by the authority having jurisdiction shall be provided in community storm shelters and community safe rooms when an occupant load as calculated per ICC 500®, Section 501.1 is 16 or more but less than 50.
- (14) Section 423.5.2.2 Permanent sanitary fixtures. This section has been added to require permanent sanitary fixtures and hand-washing facilities within community storm shelters and community safe rooms based upon occupant load. This section has been added to read: 423.5.2.2 Permanent sanitary fixtures. Permanent toilet and hand-washing facilities shall be located within community storm shelters and community safe rooms with an occupant load of 50 or more based upon the occupant load as calculated in ICC 500®, Section 501.1. One toilet facility per 500 occupants, or portions thereof and one hand-washing facility per 1000 occupants, or portions thereof shall be provided based upon the occupant load as calculated by ICC 500® Section 501.1
- (15) Section 423.5.2.3 Additional facilities. This section has been added to provide relief from the requirements for sanitary facilities in community storm shelters and community safe rooms when the

number of facilities for the community storm shelter or community safe room as calculated per Section 423.5.2.2 exceeds the number of facilities provided for the normal occupancy of the space. This section has been added to read: 423.5.2.3 Additional facilities. Where the required number of sanitation facilities for the community storm shelter or community safe room, as calculated per Section 423.5.2.2 exceeds the number of facilities provided for the normal occupancy of the space, the additional facilities shall be permitted to be temporary sanitary fixtures, chemical toilets, or other means as approved by the authority having jurisdiction.

748:20-1-19. Appendix N, Supplemental Storm Shelter and Safe Room Requirements

This appendix has been newly created and entitled "Supplemental Storm Shelter and Safe Room Requirements". The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

(1) Section N101 General. This section has been added to clarify scope and design requirements for this appendix. This section has been added to read: N101 General.

(A) N101.1 Scope. This section has been added to specify the provisions of the appendix shall apply exclusively to the installation of storm shelters and safe rooms in critical emergency operation facilities and Group E occupancies. This section has been added to read: N101.1 Scope. The provisions of this appendix shall apply exclusively to the installation of storm shelters and safe rooms in critical emergency operation facilities and Group E occupancies.

(B) N101.2 Design. This section has been added to specify the technical requirements for the items herein shall comply with ICC 500 and Section 423. This section has been added to read: N101.2 Design. Technical requirements for items herein shall comply with ICC 500 and Section 423.

(2) Section N102 Critical emergency operations. This section, formerly numbered Section 423.3 has been moved into appendix N entitled "Supplemental Storm Shelter and Safe Room Requirements" and has been modified to require all 911 call stations, emergency operations centers and normally occupied fire, rescue ambulance and police stations to have a storm shelter or safe room constructed in accordance with ICC 500 and Section 423. The section has been added to read: N102 Critical emergency operations. All 911 call stations, emergency operations centers and normally occupied fire, ambulance, and police stations shall have a storm shelter or safe room constructed in accordance with ICC 500 and Section 423.

Exception: Entire Buildings meeting the requirements for shelter design in ICC 500 and Section 423.

(3) Section N103 Group E occupancies. This section, formerly numbered Section 423.4 has been moved into appendix N entitled "Supplemental Storm Shelter and Safe Room Requirements" and has been modified to require Group E occupancies with an aggregate load over 50 to have a storm shelter or safe room and limit the requirement for the storm shelter or safe room capacity to classrooms and administrative areas in a new building or addition to an existing structure and not the entire occupant load of the structure. This section has been added to read: N103 Group E occupancies. All group E occupancies with an aggregate occupant load of 50 or more shall have a storm shelter or safe room constructed in accordance with ICC 500 and Section 423. The storm shelter or safe room shall be capable of housing the occupant load of the classrooms and administrative areas in the new building or addition containing the Group E occupancy. Exceptions:

(A) Group E day care facilities

(B) Group E occupancies accessory to places of religious worship.

(C) Entire buildings meeting the requirements for storm shelter or safer room design in Section 423.