

2018 IBC significant changes

- **311.1.1-Accessory Storage spaces**; these spaces are now allowed to be part of the primary occupancy.
 - * Must be separated from primary space with fire walls
- **311.2- Moderate hazard storage S1**; Self-Storage/Mini Storage was added to this classification due to items stored (was previously classified as S2).
 - * All mini storage buildings will now be required to be sprinklered due to items being stored in them
- **503.1.4- Occupied Roofs**; code section was added to specifically address occupied roofs (Embassy Suites).
 - * Occupant loads are now given to roof top bars/pools as a means to require exits/life safety requirements
- **602.3-Type III Construction**; code will allow the use of fire rated plywood sheathing in lieu of drywall or dens-glass.
 - * This allows more material options for architects/engineers

- **713.8.1- Prohibited penetrations;** the 2018 IBC allows Membrane penetrations in shaft enclosures where not previously allowed.
 - * Allows plumbing/electrical to penetrate enclosures once not allowed
- **Table 1004.5-** Group B occupancy occupant load is lowered from 100 to 150 gross (more SF per occupant).
 - * The design requirement for restrooms and egress components will be less restrictive for business occupants
- **1009.7.2- Separation;** Rated exterior walls are not required at exterior area of assisted rescue when the building is sprinkled (previously required regardless).
 - * Less restrictive requirements when a building is sprinklered.
- **1010.1.4.4-Locking arrangements in educational occupancies;** specific locking devices are now allowed on doors in educational occupancies to keep intruders from entering the room (not previously allowed in educational).
 - * Makes educational facilities safer

- **3113-Relocatable Buildings**; code section was added specifically to address these types of buildings (Platinum Air.... these buildings can be designed and Engineered to meet 160MPH).
- **3314- Fire watch during construction**; when required by the Fire Code Official, a fire watch shall be provided for construction that exceeds 40 feet in height.
 - * An extremely restrictive requirement we may want to amend