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Document No. 5084

**DEPARTMENT OF LABOR, LICENSING AND REGULATION**

**BUILDING CODES COUNCIL**

CHAPTER8

Statutory Authority: 1976 Code Sections 6-9-40 and 40‑1‑70

8‑800 through 8‑811. International Building Code.

**Synopsis:**

The South Carolina Building Codes Council proposes to amend Chapter 8, Article 8, to reflect modifications to the 2021 South Carolina Building Codes.

A Notice of Drafting was published in the *State Register* on July 23, 2021.

**Instructions:**

Replace regulation as shown below. All other items and sections remain unchanged.

**Text:**

ARTICLE 8

International Building Code

2021 International Building Code Modification Summary

(Statutory Authority: 1976 Code Section 6‑9‑40)

8‑800. International Building Code.

NOTE‑This article is based upon the International Building Code, 2021 Edition, in accordance with the statutory amendments to acts governing the Building Codes Council, except for the modifications referenced below.

This code is identical to the 2021 Edition of the International Building Code except for the following modifications:

8‑801. IBC Section 101.4.7 Existing Buildings.

The provisions of the South Carolina Existing Building Code shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

8‑802. IBC Section 101.4.7.1 Structural Concrete.

In addition, assessment, repairs, restoration of structural concrete in accordance with ACI 562 shall be permitted.

*Exception: ACI 562 shall not be used for the evaluation or design of repairs or rehabilitation of elements of seismic force‑resisting system that result in strength, stiffness, or ductility of those elements different from the pre‑damage condition.*

8‑803. IBC Section 202. Definitions

The following two definitions are added to those appearing in Section 202 of the 2021 International Building Codes:

Vapor Retarder, Ground Contact: Ground contact vapor retarder class shall be defined using the requirements of ASTM E1745, Class A, B, or C ‑ Standard specification for water vapor retarders used in contact with soil or granular fill under concrete slabs.

Primitive Camp Structure: shall include any structure permanent or temporary in nature, used for outdoor camping (transient), open on at least one side with no fully enclosed habitable spaces, less than 400 square feet under roof, and not classified as a residential occupancy due to lack of electrical, plumbing, mechanical and sprinkler systems.

8‑804. IBC Section 303.4 Assembly Group A‑3

Add to the listing of A‑3 occupancies the following use: Structures, without a commercial kitchen, used in agritourism activity as defined by S.C. Code Ann. 46‑53‑10(1).

8‑805. IBC Section 312.1 General

The term “Primitive Camp Structure” is added to the list of examples in this section for Group U.

8‑806. IBC Section 706.1 General.

Fire walls shall be constructed in accordance with Sections 706.2 through 706.11. Each portion of a building separated by one or more firewalls may be considered a separate building. The extent and location of such fire walls shall provide a complete separation. Where a fire wall separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.

8‑807. IBC Section 1010.2.13 Controlled egress doors in Groups I‑1 and I‑2 as well as I‑4 (Adult Day Care occupancy only).Electric locking systems, including electro‑mechanical locking systems and electromagnetic locking systems, shall be permitted to be locked in the means of egress in Group I‑1 and I‑2 occupancies where the clinical needs of persons receiving care require their containment and Group I‑4 Adult Day Care occupancies where the clinical needs of persons receiving care require their containment. Controlled egress doors shall be permitted in such occupancies where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or an approved automatic smoke detection system installed in accordance with Section 907, provided that the doors are installed and operate in accordance with all of the following:

1. The door locks shall unlock on actuation of the automatic sprinkler system or automatic smoke detection system.

2. The door locks shall unlock on loss of power controlling the lock or lock mechanism.

3. The door locking system shall be installed to have the capability of being unlocked by a switch located at the fire command center, a nursing station or other approved location. The switch shall directly break power to the lock.

4. A building occupant shall not be required to pass through more than one door equipped with a controlled egress locking system before entering an exit.

5. The procedures for unlocking the doors shall be described and approved as part of the emergency planning and preparedness required by Chapter 4 of the International Fire Code.

6. All clinical staff shall have the keys, codes or other means necessary to operate the locking systems.

7. Emergency lighting shall be provided at the door.

8. The door locking system units shall be listed in accordance with UL 294.

*Exceptions:*

1. Items 1 through 4 shall not apply to doors to areas occupied by persons who, because of clinical needs, require restraint or containment as part of the function of a psychiatric or cognitive treatment area.

2. Items 1 through 4 shall not apply to doors to areas where a listed egress control system is utilized to reduce the risk of child abduction from nursery and obstetric areas of a Group I‑2 hospital.

8‑808. IBC Section 1016.2 Egress through intervening spaces.

Egress through intervening spaces shall comply with this section.

1. Exit access through an enclosed elevator lobby is permitted. Where access to two or more exits or exit access doorways is required in Section 1006.2.1, access to not less than one of the required exits shall be provided without travel through the enclosed elevator lobbies required by Section 3006 of the South Carolina Building Code. Where the path of exit access travel passes through an enclosed elevator lobby, the level of protection required for the enclosed elevator lobby is not required to be extended to the exit unless direct access to an exit is required by other sections of this code.

2. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas and the area served are accessory to one or the other, are not a Group H occupancy and provide a discernible path of egress travel to an exit.

Exception: Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group H, S or F occupancy where the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.

3. An exit access shall not pass through a room that can be locked to prevent egress.

4. Means of egress from dwelling units or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.

Exception: Dwelling units or sleeping areas in R1 and R2 occupancies shall be permitted to egress through other sleeping areas serving adjoining rooms that are part of the same dwelling unit or guest room.

5. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

Exceptions:

1. Means of egress are not prohibited through a kitchen area serving adjoining rooms constituting part of the same dwelling unit or sleeping unit.

2. Means of egress are not prohibited through stockrooms in Group M occupancies where all of the following are met:

2.1 The stock is of the same hazard classification as that found in the main retail area.

2.2 Not more than 50 percent of the exit access is through the stockroom.

2.3 The stockroom is not subject to locking from the egress side.

2.4 There is a demarcated, minimum 44‑inch wide (1118mm) aisle defined by a wall not less than 42 inches high or similar construction that will maintain the required width and lead directly from the retail area to the exit without obstructions.

8‑809. IBC Section 1803.2 Investigation required.

Geotechnical investigations shall be conducted in accordance with Sections 1803.3 through 1803.5.

Exceptions:

1. The building official shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11.

2. For single story buildings not more than 5,000 sq ft and not more than 30 ft in height, a site specification investigation report is not required if the seismic design category is determined by the design professional in accordance with Chapter 20 of ASCE 7.

8‑810. IBC Section 1907.1 General.

The thickness of concrete floor slabs supported directly on the ground shall not be less than 3 1/2 inches (89mm). A 10‑mil (0.010 inch) polyethylene ground contact vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab.

8‑811. IBC Section 2303.2.2 Other means during manufacture

For wood products impregnated with chemicals by other means during manufacture, the treatment shall be an integral part of the manufacturing process of the wood product. The treatment shall provide permanent protection to all surfaces of the wood product.

8‑812. IBC Section Appendix H Signs.

Adopt Appendix H.

**Fiscal Impact Statement:**

There will be no cost incurred by the State or any of its political subdivisions for these regulations.

**Statement of Rationale:**

The South Carolina Building Codes Council proposes to amend Chapter 8, Article 8, to reflect modifications to the 2021 South Carolina Building Codes.