


# International Building Code (IBC) (2024 Amendments)

## Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
1,951	227	0	239	1

 All participants

Filtered by Date

Please provide a comment or question about the **Proposed International Building Code (IBC) 2024 Technical Code Changes** in the space below. Please respond by **Wednesday, July 24, 2024**.

I support the building code amendment to allow more single stair apartment buildings. However, the proposed amendment contains a number of concerning differences from other cities around the country, such as Seattle and New York. These differences will greatly reduce the construction of single stair buildings, for no real benefit to public safety.

I strongly urge you to consider the following changes to the proposed amendment to support more affordable & livable apartments:

- \* Change the 5 story limit to a 85' height limit.
- \* Reduce the minimum stair width to the standard IBC code width.
- \* Eliminate the 2 per property limit for single egress conditions.
- \* Eliminate the 10 ft setback requirement for adjacent single-stair buildings.
- \* Allow Type IIIA construction materials.

The five changes above are consistent with modern empirical research on fire safety and bring Austin's code closer to other cities where point access blocks are common. Experts agree that sprinklers and interior pressurization, already included in the draft amendment, are far more effective than any additional proposed restrictions. Restrictions that go beyond the public safety purpose of the building code will only make our city more dangerous, by giving fewer people the chance to live in newer, safer buildings.

Please make this code update the best possible version we can! In tackling both the climate crisis and the housing crisis, every second counts. We cannot afford to wait 3 years to start enjoying the carbon and cost saving benefits of single-stair point access blocks

2 days ago

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Hi,

I strongly support the building code amendment to allow more single-stair apartment buildings! I have recently been on vacation in the Netherlands and noticed how even large apartment complexes have single stairs.

However, the proposed amendment contains a number of concerning differences from other cities around the country such as Seattle and New York. These differences will greatly reduce the construction of single stair buildings, for no real benefit to public safety. I strongly urge you to consider the following changes to the proposed amendment to support more affordable & livable apartments:

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6 days ago

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7 days ago

Two issues are important to me. The first is single stair reform, a.k.a., point access blocks. Everyone wants safe buildings, but there are many ways to make buildings safe. Currently the code mandates one very expensive way to make buildings safe: having two fire-safe staircases. We have developed many other ways since this requirement was first put into place: fire alarms, sprinklers, flame-retardant building materials, and more. The buildings standard should set requirements necessary for firefighting and require fire insurance. But the builder should be given the freedom to meet those requirements by whatever means suits the building. This includes the freedom to build a single-staircase building.

The second issue is very technical and legalistic. Austin includes the IBC in our laws "by reference". This means the law is not publicly available but owned by IBC. IBC retains copyright to it and can charge Austinites a fee to see the law. I am morally opposed to any law that is not freely available to the public. I encourage the City of Austin to remove "by reference" from its language adopting the IBC.

Sincerely,

Michael Nahas

9 days ago

Please allow more and taller single-stair buildings! I strongly support the building code amendment to allow more single-stair apartment buildings! Single-stair buildings are a win over current designs in livability, cost, safety, and more. Also, Austin could use more family-friendly apartments, and single-stair will make it a lot easier to build them. However, the current proposed amendment contains concerning differences from other single-stair-friendly codes. I strongly urge you to consider the following changes to the proposed amendment to support more affordable & livable apartments:

- Change the 5 story limit to a 85' height limit
- Reduce the minimum stair width to the standard IBC code width
- Eliminate the 2 per property limit for single egress conditions
- Eliminate the 10 ft setback requirement for adjacent single-stair buildings
- Allow Type IIIA construction materials

The five changes above are consistent with modern empirical research on fire safety and bring Austin's code closer to other cities where point access blocks are common. Experts agree that sprinklers and interior pressurization, already included in the draft amendment, are far more effective than any additional proposed restrictions. Restrictions that go beyond the public safety purpose of the building code will only make our city more dangerous, by giving fewer people the chance to live in newer, safer buildings and by increasing car-dependency when motor vehicles are one of the leading causes of injury and death.

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14 days ago

I strongly support the proposed building code amendment for single-stair apartments, but urge adjustments to maximize affordability and safety.

Here's what I recommend:

Increase height limit from 5 stories to 85 feet (consistent with fire safety research).

Adopt standard IBC code minimum stair width.

Allow more than 2 units per single egress (sprinklers provide adequate safety).

Eliminate 10ft setback requirement for adjacent single-stair buildings.

Permit Type IIIA construction materials.

These changes align with other cities and prioritize sprinklers for safety, ultimately creating more affordable and livable apartments. Modern building codes and faster permitting are crucial in tackling housing and climate challenges.

15 days ago

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15 days ago

Thank you for updating the building code to allow single-stair apartment buildings! I believe it will create more affordable housing types on smaller lots than can currently accommodate apartment buildings. In addition, speaking as a resident of a modern condominium, I can speak to the distress caused when the HVAC goes out and it isn't possible to get a cross-breeze because units are built facing an interior hallway instead of having windows facing the exterior, like a modern home or townhouse do.

Still, the proposed amendment contains some differences from best practices identified by other cities around the country, which could greatly reduce the construction of single stair buildings. I strongly urge you to consider the following changes to the proposed amendment to support more affordable & livable apartments:

1. Change the 5 story limit to a 85' height limit.
2. Reduce the minimum stair width to the standard IBC code width.
3. Eliminate the 2 per property limit for single egress conditions.
4. Eliminate the 10 ft setback requirement for adjacent single-stair buildings.
5. Allow Type 3 A construction materials.

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Thank you for considering these recommendations. I'm eager to see these code changes take effect as soon as possible so that residents can start enjoying the carbon and cost saving benefits of single-stair point access blocks!

16 days ago

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I SUPPORT the changes with modifications. Follow Seattle's example when implementing the single stair regulations. They have done wonderful work copying some of the safest codes in cities across the world when implementing single stair. There is no reason to restrict this to any particular types of residential building classes, as it is a safer choice than double loaded corridors. Remove that from the code changes as stated. There is no reason to make sure staircases are doubly wide, when the IBC's base regulations have proven safe in other cities, including Seattle.

Single stair buildings have unparalleled improved safety over double loaded corridors and are simply more efficient for a building's footprint and therefore less expensive for residents.

16 days ago

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As an addition to my earlier comments, please ensure the following are integrated into the code changes for single stair buildings:

- Change the 5 story limit to an 85' height limit.
- Reduce the minimum stair width to the standard IBC code width.
- Eliminate the 2 per property limit for single egress conditions.
- Eliminate the 10 ft setback requirement for adjacent single-stair buildings.
- Allow Type IIIA construction materials.

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16 days ago

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I support this revision.

16 days ago

In 1203.1.12 (1) Required Air conditioning, you don't stipulate conditions under which this rule is in effect. People are going to abuse this rule. Would make more sense to stipulate a temperature range the dwelling unit needs to be maintained in. Something like 65-85. Alternatively, stipulate when outside temperature is over 100 the inside temperature needs to be 15 degrees less. Otherwise, as an example, people are going to call code enforcement when the outside temp is 85 and the room isn't 70.

Another potential issue with this is older multiple story homes. Wide temp variances can exist upstairs vs downstairs regardless of landlord intent.

Power reliability is also a factor in this rule. A landlord has no control over Austin Energy and the ability of Austin Energy to provide reliable, consistent power.

Suggest a rewrite of the language to read - at least one room must be conditioned to maintain a temperature range of 65-85 at all times of the year with the exception of during an area wide power outage.

16 days ago



I'm writing in support of the proposed local amendment to the International Build Code which will allow single stair buildings in Austin which is currently scheduled to be taken up by Planning Commission on July 23rd.

The point access block buildings made possible by this amendment can be a multi-purpose tool for creating affordable housing, lowering climate emissions, and developing more resilient communities. By supporting these changes, Austin will be joining peer cities like Seattle in allowing this higher quality, more traditional form of urban living. Both domestic and international experiences show that point access blocks are even safer than contemporary 5-over-1 mid-rise buildings, without many of the drawbacks inherent to that design.

By saying yes to point access blocks, we will be saying yes to more family-sized apartments, yes to small-scale local infill developers, yes to added courtyard open space, and so much more.

But in order for this amendment to deliver on the promise of single-stair reform, 5 important changes are needed to the proposed text as presented to the Planning Commission:

- \* Change the height limit to 85' above the grade plane. This will not change the 75' habitable floor limit for mid-rise construction, but it will replace an ambiguous requirement measured in building stories with a more rational linear measurement that directly relates to fire safety.
- \* Remove extra stair width requirements. No other jurisdiction in the United States has this requirement because double-width stairs and landings would make it very difficult to fit a point access block on most lots. In fact, the stairs required in the current code language are actually so wide they would present a tripping hazard and would likely require the installation of safety railing.
- \* Remove the two per property limit. Our building code should reflect physical constraints, not invisible lines. Where a property has been subdivided has no effect on how a fire spreads, and this limitation explicitly discourages greater use of point access buildings on a single site.
- \* Eliminate 10' separation and allow fire-rated walls between single-egress structures. For years, Seattle has safely permitted attached point access blocks to be built under their amended version of the IBC. In fact, many large cities with a strong record of fire safety consist primarily of attached point access blocks, from Brooklyn's classic Brownstones to nearly all of urban Paris.
- \* Allow Type IIIA materials. The construction speed & pricing of Type IIIA materials will make single-stair buildings financially viable, and without this change affordable housing developers will be unable to take advantage of the tools this amendment is trying to give them. These materials are already tested for their safety performance during a fire and are considered safe by the current code for 5-over-1s of equal or greater height than any future single-stair building in Austin.

I urge you to include these in the Commission's recommendations to Austin City Council. With these changes, we can build something better - a more livable, sustainable, and affordable city - one block at a time.

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16 days ago

I support the addition of single stair access buildings as part of Austin's housing mix. One of the main criticisms from neighborhood advocates about density in our city are buildings look uninteresting, are bulky, not neighborhood scale, and just generally architecturally dull and allowing single stair buildings within the city will address all of those concerns. I understand fire and life safety concerns from city staff, but sometimes city staff needs to listen to the community and adapt rather than write a memo, and voice one, four or seven concerns that will make staff's life more difficult. Frankly, it is staff who should be coming to the community with these changes rather than the community demanding them of staff. We are a professional organization and to be the most livable city in the country, this is a necessary improvement and policy change that needs to happen.

16 days ago

Hello,

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17 days ago

Hi, I'm a senior citizen and a homeowner in City Council District 8/

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17 days ago

I support removing the second stair requirement for multifamily housing. As a former resident of an apartment building with two stairwells I found them to be extraneous to any real or hypothetical needs and wastes of space. We have a housing crisis here and need to leverage any change we can in order to bring down the cost of construction and maintenance of multifamily housing.

I also support the following reforms.

Change the 5 story limit to a 85' height limit.

Reduce the minimum stair width to the standard IBC code width.

Eliminate the 2 per property limit for single egress conditions.

Eliminate the 10 ft setback requirement for adjacent single-stair buildings.

Allow Type IIIA construction materials.

17 days ago

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I support the changes to allow 5 story buildings with a single stair. I also think we should use the standard IBC stair width rather than requiring a larger width. It should also be possible to build more than two of these types of single stair buildings on a single property.

17 days ago

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Hello, in section 1203.1.1, what is the minimum outside temperature at which this is applicable?

(e.g. " ... capable of maintaining a room temperature of at least 15 degrees cooler than the outside temperature \*when the outside temperature is above 80 degrees (or similar reasonable number)\* ..."

It does not make sense to go 15 degrees cooler if the outside temperature is 70. The bottom limit needs to be defined.

17 days ago

I'm a Downtown resident and board member of the Downtown Austin Neighborhood Association that has lived in single-stair buildings in the past and I strongly support the building code amendment to allow more single-stair apartment buildings! In fact, I own a condo in a single-stair building in Boston. However, the proposed amendment contains a number of concerning differences from other cities around the country such as Seattle and New York. These differences will greatly reduce the construction of single stair buildings, for no real benefit to public safety. I strongly urge you to consider the following changes to the proposed amendment to support more affordable & livable apartments:

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17 days ago

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I'm glad the proposed changes included single stair buildings but we need to go further if we want any of them to be built:

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- Allow Type IIIA construction materials.

Single stair buildings have been proven to be safe elsewhere, so why is Austin exceptional? Let's bring our code in line with other cities.

18 days ago

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The amendments added are not going to lead to better outcomes. We should just copy exactly what Seattle did for their building codes. It has lead to safer and more liveable outcomes for bigger and more affordable apartments.

18 days ago

I strongly support the building code amendment to allow more single-stair apartment buildings! However, the proposed amendment contains a number of concerning differences from other cities around the country such as Seattle and New York. These differences will greatly reduce the construction of single stair buildings, for no real benefit to public safety. I strongly urge you to consider the following changes to the proposed amendment to support more affordable & livable apartments:

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18 days ago

I want Austin to join the increasing number of US states, along with the great majority of the rest of the world, in legalizing single stair housing for medium density multi family.

I would like the following amendments to the currently proposed resolution:

- 1.) Change the 5 story limit to a 85' height limit.
- 2.) Reduce the minimum stair width to the standard IBC code width.
- 3.) Eliminate the 2 per property limit for single egress conditions.
- 4.) Eliminate the 10 ft setback requirement for adjacent single-stair buildings.
- 5.) Allow Type IIIA construction materials.

I do not believe these changes would impose significant safety risk, and that they would help to create many desperately needed homes throughout the city.

18 days ago

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18 days ago



I am writing in support of permitting the construction of point access blocks (sometimes known as single-stair apartments) in Austin. Such buildings require less of a building footprint, a reduced upfront development cost in the form of land purchasing, are more usable-space efficient, allow for a wider variety of dwelling layouts, improve access to natural light, and permit a broader range of architectural expression. The safety risks are mitigated by improvements in building materials, implementation of automatic sprinkler systems, and fire buffers from nearby structures.

Austin is desperate for more diverse housing options to combat the cost of living crisis. The cumulative effect of these changes will help address both of these issues.

I submit my support for the adoption of this resolution.

19 days ago

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Single-stair apartments would help massively with affordability throughout the Austin area.

19 days ago

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Please allow single stair cases in austin. Also please allow:  
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Please make this code update the best possible version we can! In tackling both the climate crisis and the housing crisis, every second counts. We cannot afford to wait 3 years to start enjoying the carbon and cost saving benefits of single-stair point access blocks.

19 days ago

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I fully support allowing for single-stair apartments to be built.

19 days ago

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I support both the air condition requirements and single stair reform. If it works in other cities, it can absolutely work here.

19 days ago

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Fully support to drive more liveable density

19 days ago

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Allowing single stair buildings will allow for more unique and economic building options using limited space more efficiently.

19 days ago

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The purpose of this rule is to limit housing, regardless of what it was claimed to achieve. Please, legalize all housing everywhere, including single stair, and get rid of hidden disincentives. It should be as easy to build a multi-unit on a lot as it is to build the giant single family homes that are too prevalent close to downtown.

19 days ago

I'm very excited to see the city considering single-stair egress for MF buildings and I further appreciate the care that has clearly been put into ensuring that such buildings would be built as safely as possible. I believe that single-stair egress is better, for safety as well as the well being of residents holistically, than the dark, cave-like, windowless multi-egress buildings that we currently mandate.

As a journeyman electrician, I take the potential of building fires very seriously and I'm highly trained in how to safeguard against them. I appreciate that this proposed code change, as currently written, does call for several levels of redundancies aimed at reducing fire threats. As an Austin resident who does require shelter, prefers multi-family living over SFHs, and if a big fan of lots of natural lights and being able to get a cross breeze going in my home on a cool day, I'm concerned that this code is requiring too many redundancies.

Again, I do appreciate the city wanting to go above and beyond in the name of safety, but all of these redundancies being required to be in place for every one of these builds are both unnecessary and so incredibly cost prohibitive that it feels like they're meant to discourage any such projects from ever actually being considered.

Why have all of these measures in place, yet still restrict such buildings to five floor mid-rises?  
Why have 10 ft set backs yet still restrict this to two buildings of this type per lot?

I'm not going to advocate for getting rid of any specific safety requirement listed in the name of safety, but this does call for far too many redundancies in a single space. I would suggest making these requirements a menu of options where builder are required to accept a minimum amount of these restrictions, but not all simultaneously.

Again, I say this as someone who would love to live in one of these buildings myself and someone who does not currently work in construction, real estate development, or anything like that. I am a long-time Austinite who would love to one day own a home or at least be able to live in a home that doesn't feel like a depressing cave. Thank you!

20 days ago

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I support single stair apartments! We need more affordable housing for the majority of Austin who aren't uber-wealthy!

20 days ago

- 
- Change the 5 story limit to a 85' height limit.
  - Reduce the minimum stair width to the standard IBC code width.
  - Eliminate the 10 ft setback requirement for adjacent single-stair buildings.
  - Allow Type IIIA construction materials.

20 days ago

I strongly support the building code amendment to allow more single-stair apartment buildings! However, the proposed amendment contains a number of concerning differences from other cities around the country such as Seattle and New York. These differences will greatly reduce the construction of single stair buildings, for no real benefit to public safety. I strongly urge you to consider the following changes to the proposed amendment to support more affordable & livable apartments:

- Change the 5 story limit to a 85' height limit.
- Reduce the minimum stair width to the standard IBC code width.
- Eliminate the 2 per property limit for single egress conditions.
- Eliminate the 10 ft setback requirement for adjacent single-stair buildings.
- Allow Type IIIA construction materials.

The five changes above are consistent with modern empirical research on fire safety and bring Austin's code closer to other cities where point access blocks are common. Experts agree that sprinklers and interior pressurization, already included in the draft amendment, are far more effective than any additional proposed restrictions. Restrictions that go beyond the public safety purpose of the building code will only make our city more dangerous, by giving fewer people the chance to live in newer, safer buildings.

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20 days ago

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- Keep the 5 story 60 ft. limit.
- Keep the minimum stair width as is for safety.
- Keep the 2 per property limit for single egress conditions for safety.
- Keep the 10 ft setback requirement for adjacent single-stair buildings for access safety.
- Don't allow Type IIIA construction materials.

The five keepers above are consistent with modern empirical research on fire safety and bring Austin's code closer to other cities where point access blocks are common. Experts agree that sprinklers and interior pressurization, already included in the draft amendment, are far more effective than any additional proposed restrictions. Restrictions that go beyond the public safety purpose of the building code will only make our city more dangerous, by giving fewer people the chance to live in newer, safer buildings.

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20 days ago

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I support this change as an Austin resident. It sounds good for making apartments easier to be made available for those needing a home

20 days ago

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IBC is meant to be a general baseline standard, and is not geographically specific. With hit and dry conditions in Texas for many months of the year, eliminating our dual staircase requirement would increase risk of injury or death to residents.

There are other ways to decrease costs and improve density without these risks such as relaxing height requirements and decreasing setbacks which should be considered instead.

20 days ago

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This will only put people in danger and fatten the wallets of developers and local officials (since bribery is legal now according to SCOTUS) If you care at all about people being safe you'll keep the need for multiple egress routes. Anything less than 2 could literally cause people to die in an emergency.

20 days ago

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The height of apartment buildings should not be increased without requiring additional mandatory off street parking options above what is currently mandated. Growth at all costs is killing this city.

20 days ago

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20 days ago



Hello,

I'm excited about the future of Austin, and I believe amending the code to allow more single-stair buildings will benefit our city and help facilitate a more equitable, affordable environment because an amendment will remove barriers to building safe, and smaller-by-necessity housing. It's not just a belief, though. There is a proven track record of the practice working in other cities.

I strongly support the building code amendment to allow more single-stair apartment buildings. However, the proposed amendment contains a number of concerning differences from other cities around the country such as Seattle and New York. These differences will greatly reduce the construction of single stair buildings, for no real benefit to public safety. I strongly urge you to consider the following changes to the proposed amendment to support more affordable & livable apartments:

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I'm confident that you'll see the benefits that single-stair buildings can make. There is no reason we can't adopt beneficial practices from other cities and incorporate them into our own. In a city whose urban fabric is ripe for vibrant activity but requires more affordable housing options, forcing developers to build one type of building according to outdated techniques forces them to build as large buildings as possible to recoup the costs of construction.

We can permit people to build smaller buildings, and more of them, and all the while building them to be safe.

20 days ago

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20 days ago

Please incorporate the building code amendment to allow more single-stair apartment buildings in Austin and put us in a position to follow tried best practices from other cities. We are in a moment and a future where we have to maximize building, of course with in the bounds of safety.

As you know, people in Austin need more affordable places to live so let's borrow wisely and efficiently from what we know works. Think big in this moment, please. Consider how we can raise height limits and reduce setbacks to allow for more space while also allowing Type IIIA materials to improve efficiency (with proper protections, of course).

Please work for jumps toward our future, rather than tidy, timid, incremental change out of line with current research and known practices in other places. Stair access blocks are a starting point toward the Austin we need.

20 days ago

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20 days ago

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Thank you for addressing housing affordability. Please continue to support the construction of mid-density and high-density housing. The two-stairs mandate is antiquated. We now have other safety features to mitigate fires like sprinkler systems. Many other cities and countries have benefited from single-stair apartments without sacrificing safety.

20 days ago

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20 days ago

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Single-stair apartments have a proven track record around the world of providing safe, affordable housing and there is an absence of empirical data to support opponents fears.

20 days ago

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- Reduce the minimum stair width to the standard IBC code width.
  - Eliminate the 2 per property limit for single egress conditions.

20 days ago

I'm writing today to voice my strong support to the building code amendment to allow more single-stair apartment buildings. I further would support the following changes to make it more expansive and bring more single-stair apartments online:

- Change the 5 story limit to a 85' height limit.
- Reduce the minimum stair width to the standard IBC code width.
- Eliminate the 2 per property limit for single egress conditions.
- Eliminate the 10 ft setback requirement for adjacent single-stair buildings.
- Allow Type IIIA construction materials.

Thank you for your consideration.

20 days ago

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I support the building code amendment to allow more single stair apartment buildings. However, the proposed amendment contains a number of concerning differences from other cities around the country, such as Seattle and New York. These differences will greatly reduce the construction of single stair buildings, for no real benefit to public safety.

I strongly urge you to consider the following changes to the proposed amendment to support more affordable & livable apartments:

- 1.) Change the 5 story limit to a 85' height limit.
- 2.) Reduce the minimum stair width to the standard IBC code width.
- 3.) Eliminate the 2 per property limit for single egress conditions.
- 4.) Eliminate the 10 ft setback requirement for adjacent single-stair buildings.
- 5.) Allow Type IIIA construction materials.

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20 days ago

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I am in support of loosening the restrictions on single stair buildings, including allowing them to be built higher (up to 100 ft). I am also in favor of removing setback requirements and in favor of removing the requirement to leave gaps between buildings.

20 days ago

There are five changes that are necessary to ensure this amendment enables the construction of single stair buildings while still preserving fire safety. Those changes are:

- 1.) Changing the height limit to 85 ft rather than 5 stories (420.12.1). Building stories can be different heights, and this limit is both more predictable and in line with safety data.
- 2.) Allowing Type IIIA construction material (420.12.4). These materials are fire-tested and used throughout Seattle for their single stair buildings.
- 3.) Removal of condition that no more than two single stair buildings can occupy the same property (420.12.5). There is no safety rationale for this requirement since fire doesn't care about subdivision lines. The net effect would make it hard to redevelop large lots into multiple single stair buildings.
- 4.) Removal of 10 ft separation distance between single stair buildings (420.12.5). This is the norm in Seattle and internationally for single stair buildings.
- 5.) Removal of double stair width requirement (420.12.16). This would mandate 6 ft to 7.5 ft stairwells that would be impractical to build and a tripping hazard. No city with single stair buildings has this requirement.

These changes comply with modern empirical research on fire safety and bring us in line with Seattle's very successful single-stair amendment. Experts agree that sprinklers and interior pressurization, already included in the draft amendment, are the most effective means of preventing fire deaths. This is reflected in the fact that single stair jurisdictions have lower building fire rates than most US cities.

Without these changes it will likely be impractical to build any single stair buildings. Given that code amendments are on a three year schedule, if we fail to develop an effective amendment in this cycle then we will likely need to duplicate this work in 2027. Seattle's amendment has proven effective in both improving fire safety and encouraging the construction of single stair buildings. In drafting our IBC amendment for this year we should follow best practices and not try to reinvent the wheel.

21 days ago

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Please revise the proposed single exit stairway rules to eliminate the unnecessary required fire separation distance. There is ZERO evidence to support the implication that small single-stair buildings are more prone to fire than other buildings, and if fire-rated separation walls can be used with zero separation distance in other buildings (including un-sprinklered attached wood frame houses), that condition should be allowed in single-stair buildings as well.

27 days ago

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I strongly support these changes to our city code.

Air conditioning in Austin is a necessity, and it should be provided by a landlord.

Single-stair buildings allows for many more designs and structures to allow for greater variety and character as we build density, without posing a greater fire risk when built to modern standards.

Please adopt these changes.

27 days ago

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Can we limit the height of construction to 3 stories rather than 5 stories when using a single stairwell regardless of building type?

27 days ago

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The proposed change to number of required stairwells for multifamily residential would allow for substantial new development in this city. It sounds unsafe but due to fire separation walls and building sprinklering, this is not a worry in modern construction as it was before. We don't require two stairwells in single family homes, this doesn't become an issue there.

<https://youtu.be/iRdwXQb7CfM?si=D98i3mv5hz7wikmd>

27 days ago

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The IBC amendments show a new section 420.12 for buildings with one exit. 25-12-1 (b) shows the chart of deleted sections from the IBC. The chart does not delete section 1006.3.4 (1). Does that mean that buildings with one exit are required to comply with the new section 420.12 and 1006.3.4 (1)?

27 days ago

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