

AHCOTC-6 RL



OKLAHOMA

Uniform Building Code Commission Technical Code Review Committee

Code Change Proposal Form

NOTE: This form and any attachments hereto are subject to the Oklahoma Open Records Act and may be disbursed, upon request, without further notice to the submitter.

INSTRUCTIONS:

1. Please type or print clearly.
2. Form must be signed. Any forms that are not signed or filled out completely, may not be considered.
3. Each requested change must be on a separate form.
4. If the space to show the proposed change or supporting information is not big enough to show the entire change, write the words "See Attached" in the space provided and submit the change on a separate page or document.

Contact Information:

Name Samuel Day

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Phone Number 405 370 0684

Financial Impacts:

Please provide the following information:

Who will be impacted by this change, (i.e. contractors, business or homeowners, specific trades, etc.)?

This proposal will allow slightly more windows on multifamily buildings sprinkled to NFPA 13R requirements and will have very little impact on cost.

What is the financial impact of this change?

Increase cost Decrease costs Keep Costs the Same

What is the expected amount of the increase or decrease? very little

If this change increases the cost of construction, will it exceed \$1,000,000 over the course of five years?

Yes No

Explain the method used to determine the economic impact. Please provide the sources used to determine the impact, in the explanation.

Code Change Information:

Which code needs to be revised? International Building Code

Which part of the code needs to be revised?

Section 705 Table 705.9 Figure UP, S Page _____

Proposed Change:

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.

UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, or Section 903.3.1.2, provided that rooms or spaces containing the openings are equipped with sprinkler systems

Supporting Information:

Please provide justification for the proposed change and clarify if it impacts life safety.

This proposal would allow buildings equipped with an NFPA 13R fire suppression system to be classified as “protected” for the purpose of calculating allowable exterior wall openings. Under current code, openings in exterior walls of R-2 multifamily buildings are limited to 10% when located within 10 feet of a property line or the centerline of a right-of-way, and 15% when within 15 feet. This proposal would increase those limits to 25% and 40%, respectively, enabling more generous window openings and significantly improving daylighting, livability, and overall design quality in urban apartment buildings.

Available fire data indicates that the risk of fire spread between buildings is already very low in sprinklered construction. Of 23,675 residential structure fires in sprinklered buildings, only 46 were not contained to the building of origin. By comparison, more than 3% of fires in non-sprinklered buildings spread beyond the structure.

Moreover, fires caused by exposure from adjacent buildings account for only approximately 2% of all fires and just 1% of fire-related deaths. In other words, the code is heavily regulating a relatively rare hazard. At the same time, the multifamily buildings affected by this proposal are typically located in urban environments with limited wildfire exposure—unlike many single-family homes, which often face greater external fire risk yet are not subject to sprinkler requirements, exterior wall rating mandates, or limitations on unprotected openings.

Taken together, these data points suggest that modestly increasing allowable exterior openings in sprinklered multifamily buildings can be achieved with minimal impact on life safety, while producing meaningful improvements in housing quality and urban form.

Signature: 05880dff-e4d6-4571-b14e-357fa877f66e Digitally signed by 05880dff-e4d6-4571-b14e-357fa877f66e Date: 2026.03.31 11:46:16 -05'00'

Date: 05/06/2026

Send completed form to:
Oklahoma Uniform Building Code Commission
2401 N.W. 23 St, Ste 82, Oklahoma City, OK 73107
Or email to: permitreporting@oubcc.ok.gov