



OKLAHOMA

Uniform Building Code Commission Staff Comment Form - BEBF 3

BEBF Technical Committee

Review of the 2021 Editions of the International Building Code® (IBC®), International Existing Building Code® (IEBC®), International Fire Code®

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Code Change Information

Originating Committee: BEBF 2018

Code Modified: 2018 IBC and 2018 IFC

Original Comment Form Number: SCF 3

Rule Number: 748:20-2-8 (1) & (2) and 748:20-4-7 (16)

Which area of the code (Section, Table, Figure) was revised?

IBC Sections R310.4 & R310.4.2, and IFC Chapter 2 Definitions

Page Number: IBC 3-10; IFC 2-26 thru 2-27

Previous Change

IBC:

(1) 310.4 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as a Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two dwelling units

Care facilities that provide accommodations for five or fewer occupants

Boarding houses (nontransient)

Congregate living facilities (nontransient) with 16 or fewer occupancies

Convents

Dormitories

Fraternities and sororities

Monasteries

Congregate living facilities (transient) with 10 or fewer occupants

Boarding houses (transient)

Lodging houses (transient) with ~~five~~ four or fewer guest rooms and ~~10 or fewer occupants~~ no more than 2 persons per room.

(2) 310.4.2 Lodging houses. Owner-occupied lodging houses with ~~five~~ four or fewer guest rooms and ~~10 or fewer total occupants~~ no more than 2 persons per room shall be permitted to be constructed in accordance with the International Residential Code, provided that an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code®.

IFC:

(16) [BG] Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as a Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two dwelling units

Care facilities that provide accommodations for five or fewer occupants

Boarding houses (nontransient)

Congregate living facilities (nontransient) with 16 or fewer occupancies

Convents

Dormitories

Fraternities and sororities

Monasteries

Congregate living facilities (transient) with 10 or fewer occupants

Boarding houses (transient)

Lodging houses (transient) with ~~five~~ four or fewer guest rooms and ~~10 or fewer occupants~~ no more than 2 persons per room.

[BG] Care facilities within a dwelling. Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.1.3 or Section P2904 of the International Residential Code®.

[BG]Lodging houses. Owner-occupied lodging houses with ~~five~~ (four) or fewer guest rooms and ~~10 or fewer total occupants~~ no more than 2 persons per room shall be permitted to be constructed in accordance with the International Residential Code®.

Historical Information

This same change was made to both codes to meet the requirements in Title 74 O.S. 317.1. The statute is still in effect and the change should be carried forward. The highlighted language in the change to the IBC is new language added in the 2021 edition of the code.

The committee should determine if the new language should be included as published, modified, or deleted from the agency rules.