

2021 IBC, 2018 Group A, Tall Mass Timber Proposals Review Guide:

Recommended review process and order of review for interested Code Officials:

The ICC Ad Hoc Committee on Tall Wood Buildings (TWB) was created by the ICC Board to explore the science of tall wood buildings and take action to develop and submit code change proposals in the ICC process. Currently there are 14 proposals submitted into cdpACCESS for the Group A Committee Action Hearings. With repetitive reason background material removed these TWB proposals make up a package that is 45 pages long and is placed in the most efficient reading order after this cover sheet.

This document is intended to assist individual code official groups to navigate the proposals in order to become familiar and understand the proposed changes with the least amount of time and effort.

These proposals will create three new types of construction: IVA, IVB and IVC. Heavy timber (Type IV HT) remains technically unchanged by these proposals as in the current 2018 IBC. It is important to note none of the new types of construction permit the utilization of combustibile light frame construction in any manner. As a start Mass Timber, used in the new types of construction, must meet the minimum dimensions assigned the 2018 IBC for heavy timber construction.

For organizations with several code committees it is recommended that the 14 code proposals are not sent out separately to different committees but reviewed by a group comprised of representatives from a cross section of each of the code committee areas. In order to understand the concept those reviewing this material will need to become familiar with the entire package.

In order to do this, it is recommended the code change proposals are reviewed in the following order starting with the basic requirements for the new types of construction:: Section 602.4 - Type of Construction (**G108-18**); Section 703.8 - Performance Method (**FS5-18**); Section 722.7 – Fire Resistance from Noncombustible Protection (**FS81-18**); Section 703.9 – Sealants at Edges (**FS6-18**); Chapter 7 – Section 718.2.1 – Fire and Smoke Protection (**FS73-18**); Section 403.3.2 – High Rise Sprinkler Water Supply (**G28-18**); Section 701.6 – Owners Responsibility (**F88-18**); Section 3308.4 of the IFC - Fire Safety During Construction (**F266-18**).

It is recommended the three code change proposals dealing with height, number of stories and allowable area (Table 504.3) (**G75-18**); Table 504.4 (**G80-18**); and Table 506.2 (**G84-18**) are reviewed only after one becomes familiar with the types of construction. Height and area has been a subject of debate in the IBC since Legacy Codes were first combined to form the IBC. Considerable judgment was applied by the committee after fully understanding the proposed type of construction features, fire resistance, noncombustible protection, active fire sprinkler systems, and then only after full scale fire testing with and without sprinklers.

Finally there are three more code changes that are more housekeeping with little relevance to the overall performance of the new types of construction. It is recommended these proposals are reviewed last: Chapter 31 – Section 3102 – Special Construction (**G146-18**); IBC Appendix D – Fire Districts; (**G152-18**); and Sections 508.4 and 509.4 (Fire Barriers) (**G89-18**).