

Concise Explanatory Statement

Rhode Island Government Register

In accordance with the Administrative Procedures Act, R.I. Gen. Laws § 42-35-2.6, following is a concise explanatory statement:

AGENCY: Rhode Island Department of Business Regulation (“Department”)

DIVISION: Building Code Commission

RULE IDENTIFIER: 510-RICR-00-00-1

REGULATION TITLE: RISBC-1 Rhode Island Building Code

RULEMAKING ACTION: Full rulemaking, Amendment

REASON FOR RULEMAKING:

The Rhode Island State Building Code (“SBC”) is based on the International Code Council (“ICC”) family of model codes. Because the ICC is amended every three years, the SBC must undergo revisions to the SBC on a periodic basis to ensure that the SBC is up to date with national and industry standards. SBC-1 State Building Code sets forth the requirements for building structures in Rhode Island. The State Building Code Standards Committee has reviewed this regulation and proposes the following non-technical amendments as described below:

CHANGES TO TEXT OF THE RULE:

- Numerous punctuation and grammatical changes have been made throughout that do not result in substantive changes to the regulation.
- All references to International Building Code (IBC) 2015, have been changed to the 2018 edition. Some IBC section numbers have been amended to conform to IBC 2018.
- Throughout the regulation: updated internal cross-references with new RICR citations and references to the 2021 version for all Parts in Title 510 being amended this year.
- Chapter 1: Administration, § 101.4.8 Swimming Pool and Spa Code. Adds to the administration chapter the requirement that SBC 14, (Part 14 of this Subchapter) shall apply whenever the International Swimming Pool and Spa Code is referenced.
- Chapter 10: Means of Egress. Deleted IBC § 1010.1.4.4 and substituted language pertaining to egress doors in Group E and B occupancies which requires the installation of intruder locks.
- Chapter 16, Section 1608.1, Replaced Table 1608.1 with new Table 1608.1 referencing the pertinent changes made in the 2018 IBC.
- Chapter 18, Soils and Foundations, Deletes IBC § 1801.3 and substitutes § 1809.5. This change aligns with the 2018 IBC but contains no substantive changes to the regulation.

- Chapter 34 – Existing Structures
 - o 3412.6.8.1 Categories: Deleted Category f
 - o 3412.6.12 Categories: Deleted Category d
 - o Table 3412.6.19: Deleted reference to Section 508.2.5 and deleted categories listed in 1401.6.21.3.1

PUBLIC COMMENTS:

- Commenter requested a review of the RI Frost Depth Map and suggested that the map should be simplified to coincide with the Frost Depth Maps of Massachusetts and Connecticut. The Committee declined to make any changes based on this comment.
- Commenter requested review of the RI Rehab Code and suggested that a clarification was needed to make improve coordination between the building code and the fire code. The Committee declined to make any changes based on this comment.
- Commenter pointed out a number of technical issues that pertained to the renumbering of sections in the IBC 2018 that were not properly reflected in the proposed amendment. These technical issues were reviewed and corrected where applicable.
- Commenter requested a review of table 1608.1 pertaining to basic wind speeds and a conflict in different parts of the code. The Committee reviewed the table and amended it accordingly.
- Commenter requested a review of Section 105.2.1 – Accessory Structures and the removal of a 64 square foot exception to coincide with the IBC 2018. The committee reviewed the comment and removed the 64 square foot exception.
- Commenter alerted the Committee to incorrect references to a subsidiary code in Sections 1112.1 and 1112.3.1 The Committee reviewed the sections and changed the reference from ANSI A117.1-2003 to ANSI A117.1-2009.
- The American Institute of Architects provided a comment in support of adopting the International Building Code 2018 edition.
- The International Code Conferences provided a comment in support of adopting the International Building Code 2018 edition.
- No other comments were received

POST PUBLIC COMMENT CHANGES NOT RELATED TO COMMENTS RECEIVED

- The Building Code Standards Committee made the following post comment changes:

REGULATORY ANALYSIS:

Building codes have a significant impact on the state. The following economic analysis will explain the process of regulatory development and the potential impacts that these regulations will have on Rhode Islanders. The construction standards in the state building codes impacts include:

- Safety, health, livability, and environmental impacts related to increased protective requirements;
- Building quality and resiliency impacts related to higher quality construction and energy savings requirements;
- Construction cost impacts related to the cost of construction and compliance with the state building code requirements; and,
- Procedural and administrative impacts related to the management and application of the code requirements.

In the development of the proposed adoption consideration was given to: (1) alternative approaches; (2) overlap or duplication with other statutory and regulatory provisions; and (3) significant economic impact on small business. No alternative approach, duplication, or overlap was identified based upon available information.