

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-00-00-2

REGULATION TITLE: RISBC-2 Rhode Island State One and Two-Family Dwellings

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-2 Rhode Island State One and Two-Family Dwellings Code sets forth the requirements for building one and two family residential 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 Residential Code (IRC) 2015, have been changed to the 2018 edition. Some IRC section numbers have been amended to conform to IRC 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.
 - R 105.2 Work exempt from permit – changed requirement from 64 ft/2 to 200 ft/2
 - Exception – removed less than 64 ft/2 requirement
- Chapter 2: Definitions
 - Deleted IRC definition for “Accessory Dwelling Unit” and substituted RI Specific definition.

- Chapter 3:
 - R305.1 – Deleted in total
 - R307.3 - Deleted in total
 - R309.1 – Deleted in total
 - R310.1.1 – Deleted in total
 - R310.67 – Deleted in total
 - R311.3 – Deleted in total
 - R311.3.1 and 2- Deleted IRC 311.3.1 and 2 and substituted RI specific language
 - R322.2.1 Added RI specific language
 - R322.3.6.1 Changed reference standard ASCE24-05 to 24-14
- Chapter 4
 - R401.3 – Deleted in total
 - R403.1 – Deleted Table
 - R403.3and R403.3.2 – Deleted in total.
- Chapter 31
 - Added P3103.1 - roof extension to be 12 inches
 - Creates RI Amendment for IRC P3103.2 – Frost closure

PUBLIC COMMENTS:

- The American Institute of Architects provided a comment in support of adopting the International Residential Code 2018 edition.
- There were no other comments.

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.