

ICC TRI-CHAPTER UNIFORM CODE COMMITTEE (TUCC)



NUMBER:

SUB-COMMITTEE: Gale Bate, Sheila Lee

APPROVAL DATE:

REVISED DATE:

SUBJECT: Control areas in existing building

CODE REFERENCES:

CBC 414.2, Table 414.2.2

ISSUE (S): 2006 IBC requirements for control area are very different from 97 UBC. UBC allows 4 control areas per building, allows vertical and horizontal separations, requires 1-hour separation between control areas, and exempt amount is 100% of specified limit regardless of floor level.

2006 IBC allows multiple control areas per floor with four control areas on the first floor and three on the second floor and less on higher floors. The maximum amount of allowable quantities per control area is reduced as the floor level increases. Two hour horizontal separation is required between floors, and for vertical separations above the 3rd floor.

For TI remodeling work, it is very difficult to change floor separation to 2 hours if the existing floor is 1-hr. rated. The supporting floor members must have the same rating as is required for the floor.

PROPOSED GUIDELINES/ INTERPRETATION:

1. For existing control areas approved prior to Jan. 1, 2008, existing amount and use will be allowed to continue based on the previous approval when no modification is proposed.
2. For modification or alteration to existing control area including TI alteration:
 - If the total number of control areas for the entire multi-story building does not exceed four, 2-hour horizontal separation is not required between floors.
 - If there is one control area for the entire building, but the control area is on the upper floor, 2-hour horizontal separation between floors is not required.
 - If the existing (single or multi-story) building has two or more control areas and additional control areas are needed, the total number of control areas within the building could not exceed four, otherwise 2-hour horizontal separation is required.