

## Marginal Markings

-  Solid vertical lines indicate technical changes from 2012 IMC.
-  Dashed vertical lines indicate technical changes in Seattle amendments.
-  Solid deletion arrow indicates IMC text has been deleted.
-  Hollow arrow indicates Seattle amendments have been deleted.

## Text Markings

Underlining indicates Seattle amendments. ADULT FAMILY HOME.

Italics indicate a defined term. A *dwelling* licensed.

A strikethrough mark indicates Seattle deletions. ((~~ADULT FAMILY HOME~~))

# CHAPTER 3

## GENERAL REGULATIONS

### SECTION 301

#### GENERAL

**301.1 Scope.** This chapter shall govern the approval and installation of all *equipment* and appliances that comprise parts of the building mechanical systems regulated by this code in accordance with Section ((401.2)) 103.1.

**301.2 Energy utilization.** Heating, ventilating and air-conditioning systems of all structures shall be designed and installed for efficient utilization of energy in accordance with the *International Energy Conservation Code*.

**301.3 Identification.** Each length of pipe and tubing and each pipe fitting utilized in a mechanical system shall bear the identification of the manufacturer.

 **301.4 Plastic pipe, fittings and components.** Plastic pipe, fittings and components shall be *third-party certified* as conforming to NSF 14.

**301.5 Third-party testing and certification.** Piping, tubing and fittings shall comply with the applicable referenced standards, specifications and performance criteria of this code and shall be identified in accordance with Section 301.3. Piping, tubing and fittings shall either be tested by an approved third-party testing agency or certified by an approved *third party certification agency*.

**301.6 Fuel gas appliances and equipment.** The approval and installation of fuel gas distribution piping and *equipment*, fuel gas-fired appliances and fuel gas-fired *appliance* venting systems shall be in accordance with the *International Fuel Gas Code*.

**301.7 Listed and labeled.** Appliances regulated by this code shall be *listed* and *labeled* for the application in which they are installed and used, unless otherwise *approved* in accordance with Section 105 or 106.

**Exception:** Listing and labeling of *equipment* and appliances used for refrigeration shall be in accordance with Section 1101.2.

**301.8 Labeling.** Labeling shall be in accordance with the procedures set forth in Sections 301.8.1 through 301.8.2.3.

**301.8.1 Testing.** An *approved* agency shall test a representative sample of the mechanical *equipment* and appliances being *labeled* to the relevant standard or standards. The *approved* agency shall maintain a record of all of the tests performed. The record shall provide sufficient detail to verify compliance with the test standard.

**301.8.2 Inspection and identification.** The *approved* agency shall periodically perform an inspection, which shall be in-plant if necessary, of the mechanical *equipment* and appliances to be *labeled*. The inspection shall verify that the *labeled* mechanical *equipment* and appliances are representative of the mechanical *equipment* and appliances tested.

**301.8.2.1 Independent.** The agency to be *approved* shall be objective and competent. To confirm its objectivity, the agency shall disclose all possible conflicts of interest.

**301.8.2.2 Equipment.** An *approved* agency shall have adequate *equipment* to perform all required tests. The *equipment* shall be periodically calibrated.

**301.8.2.3 Personnel.** An *approved* agency shall employ experienced personnel educated in conducting, supervising and evaluating tests.

**301.9 Label information.** A permanent factory-applied nameplate(s) shall be affixed to appliances on which shall appear in legible lettering, the manufacturer's name or trademark, the model number, serial number and the seal or mark of the *approved* agency. A label shall also include the following:

1. Electrical *equipment* and appliances: Electrical rating in volts, amperes and motor phase; identification of individual electrical components in volts, amperes or watts, motor phase; Btu/h (W) output; and required clearances.
2. Absorption units: Hourly rating in Btu/h (W); minimum hourly rating for units having step or automatic modulating controls; type of fuel; type of refrigerant; cooling capacity in Btu/h (W); and required clearances.
3. Fuel-burning units: Hourly rating in Btu/h (W); type of fuel *approved* for use with the *appliance*; and required clearances.
4. Electric comfort heating appliances: electric rating in volts, amperes and phase; Btu/h (W) output rating; individual marking for each electrical component in amperes or watts, volts and phase; and required clearances from combustibles.

**301.10 Electrical.** Electrical wiring, controls and connections to *equipment* and appliances regulated by this code shall be in accordance with ((NFPA 70)) *the Seattle Electrical Code*.

**301.11 Plumbing connections.** Potable water supply and building drainage system connections to *equipment* and appliances regulated by this code shall be in accordance with the ((*International*)) *Uniform Plumbing Code*.

**301.12 Fuel types.** Fuel-fired appliances shall be designed for use with the type of fuel to which they will be connected and the altitude at which they are installed. Appliances that comprise parts of the building mechanical system shall not be converted for the usage of a different fuel, except where *approved* and converted in accordance with the manufacturer's instructions. The fuel input rate shall not be increased or decreased beyond the limit rating for the altitude at which the *appliance* is installed.

**301.13 Vibration isolation.** Where vibration isolation of *equipment* and appliances is employed, an *approved* means of supplemental restraint shall be used to accomplish the support and restraint.

**301.14 Repair.** Defective material or parts shall be replaced or repaired in such a manner so as to preserve the original approval or listing.

**301.15 Wind resistance.** Mechanical *equipment*, appliances and supports that are exposed to wind shall be designed and installed to resist the wind pressures determined in accordance with the *International Building Code*.

**[BS] 301.16 Flood hazard.** For structures located in flood hazard areas, mechanical systems, equipment and appliances shall be located at or above the elevation required by Section 1612 of the *International Building Code* for utilities and attendant equipment.

**Exception:** Mechanical systems, equipment and appliances are permitted to be located below the elevation required by Section 1612 of the of the *International Building Code* for utilities and attendant equipment provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to such elevation.

**[BS] 301.16.1 High-velocity wave action.** In flood hazard areas subject to high-velocity wave action, mechanical systems and *equipment* shall not be mounted on or penetrate walls intended to break away under flood loads.

**301.17 Rodentproofing.** Buildings or structures and the walls enclosing habitable or occupiable rooms and spaces in which persons live, sleep or work, or in which feed, food or foodstuffs are stored, prepared, processed, served or sold, shall be constructed to protect against the entrance of rodents in accordance with the *International Building Code*.

**301.18 Seismic resistance.** Where earthquake loads are applicable in accordance with the *International Building Code*, mechanical system supports shall be designed and installed for the seismic forces in accordance with the *International Building Code*.

## SECTION 302 PROTECTION OF STRUCTURE

**302.1 Structural safety.** The building or structure shall not be weakened by the installation of mechanical systems. Where floors, walls, ceilings or any other portion of the building or structure are required to be altered or replaced in the process of installing or repairing any system, the building or structure shall be left in a safe structural condition in accordance with the *International Building Code*.

**302.2 Penetrations of floor/ceiling assemblies and fire-resistance-rated assemblies.** Penetrations of floor/ceiling assemblies and assemblies required to have a fire-resistance rating shall be protected in accordance with Chapter 7 of the *International Building Code*.

**[BS] 302.3 Cutting, notching and boring in wood framing.** The cutting, notching and boring of wood framing members shall comply with Sections 302.3.1 through 302.3.4.

**[BS] 302.3.1 Joist notching.** Notches on the ends of joists shall not exceed one-fourth the joist depth. Holes bored in joists shall not be within 2 inches (51 mm) of the top or bottom of the joist, and the diameter of any such hole shall not exceed one-third the depth of the joist. Notches in the top or bottom of joists shall not exceed one-sixth the depth and shall not be located in the middle third of the span.

**[BS] 302.3.2 Stud cutting and notching.** In exterior walls and bearing partitions, a wood stud shall not be cut or notched in excess of 25 percent of its depth. In nonbearing partitions that do not support loads other than the weight of the partition, a stud shall not be cut or notched in excess of 40 percent of its depth.

**[BS] 302.3.3 Bored holes.** The diameter of bored holes in wood studs shall not exceed 40 percent of the stud depth. The diameter of bored holes in wood studs shall not exceed 60 percent of the stud depth in nonbearing partitions. The diameter of bored holes in wood studs shall not exceed 60 percent of the stud depth in any wall where each stud is doubled, provided that not more than two such successive doubled studs are so bored. The edge of the bored hole shall be not closer than  $\frac{5}{8}$  inch (15.9 mm) to the edge of the stud. Bored holes shall be not located at the same section of stud as a cut or notch.

**[BS] 302.3.4 Engineered wood products.** Cuts, notches and holes bored in trusses, structural composite lumber, structural glue-laminated members and I-joists are prohibited except where permitted by the manufacturer's recommendations or where the effects of such alterations are specifically considered in the design of the member by a registered design professional.

**[BS] 302.4 Alterations to trusses.** Truss members and components shall not be cut, drilled, notched, spliced or otherwise altered in any way without written concurrence and approval of a *registered design professional*. Alterations resulting in the addition of loads to any member, such as HVAC *equipment* and water heaters, shall not be permitted without verification that the truss is capable of supporting such additional loading.

**[BS] 302.5 Cutting, notching and boring in steel framing.** The cutting, notching and boring of steel framing members shall comply with Sections 302.5.1 through 302.5.3.

**[BS] 302.5.1 Cutting, notching and boring holes in structural steel framing.** The cutting, notching and boring of holes in structural steel framing members shall be as prescribed by the *registered design professional*.

**[BS] 302.5.2 Cutting, notching and boring holes in cold-formed steel framing.** Flanges and lips of load-bearing cold-formed steel framing members shall not be cut or notched. Holes in webs of load-bearing cold-formed steel framing members shall be permitted along the centerline of the web of the framing member and shall not exceed the dimensional limitations, penetration spacing or minimum hole edge distance as prescribed by the *registered design professional*. Cutting, notching and boring holes of steel floor/roof decking shall be as prescribed by the *registered design professional*.

**[BS] 302.5.3 Cutting, notching and boring holes in nonstructural cold-formed steel wall framing.** Flanges and lips of nonstructural cold-formed steel wall studs shall not be cut or notched. Holes in webs of nonstructural coldformed steel wall studs shall be permitted along the centerline of the web of the framing member, shall not exceed 1½ inches (38 mm) in width or 4 inches (102 mm) in length, and shall not be spaced less than 24 inches (610 mm) center to center from another hole or less than 10 inches (254 mm) from the bearing end.

## SECTION 303 EQUIPMENT AND APPLIANCE LOCATION

**303.1 General.** *Equipment* and appliances shall be located as required by this section, specific requirements elsewhere in this code and the conditions of the *equipment* and *appliance* listing.

**303.2 Hazardous locations.** Appliances shall not be located in a *hazardous location* unless *listed* and *approved* for the specific installation.

**303.3 Prohibited locations.** Fuel-fired appliances shall not be located in, or obtain *combustion* air from, any of the following rooms or spaces:

1. Sleeping rooms.
2. Bathrooms.
3. Toilet rooms.
4. Storage closets.
5. Surgical rooms.

**Exception:** This section shall not apply to the following appliances:

1. *Direct-vent* appliances that obtain all *combustion* air directly from the outdoors.
2. Solid fuel-fired appliances, provided that combustion air is provided in accordance with the manufacturers' instructions.

3. Appliances installed in a dedicated enclosure in which all *combustion* air is taken directly from the outdoors, in accordance with Chapter 7. *Access* to such enclosure shall be through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *International Energy Conservation Code* and equipped with an *approved* self-closing device.

**303.4 Protection from damage.** Appliances shall not be installed in a location where subject to mechanical damage unless protected by *approved* barriers.

**303.5 Indoor locations.** Furnaces and boilers installed in closets and alcoves shall be listed for such installation.

**303.6 Outdoor locations.** Appliances installed in other than indoor locations shall be *listed* and *labeled* for outdoor installation.

**303.7 Pit locations.** Appliances installed in pits or excavations shall not come in direct contact with the surrounding soil. The sides of the pit or excavation shall be held back not less than 12 inches (305 mm) from the *appliance*, and a minimum of 30 inches (762 mm) on the control side. Where the depth exceeds 12 inches (305 mm) below adjoining grade, the walls of the pit or excavation shall be lined with concrete or masonry. Such concrete or masonry shall extend not less than 4 inches (102 mm) above adjoining grade and shall have sufficient lateral load-bearing capacity to resist collapse. The *appliance* shall be protected from flooding in an *approved* manner.

**[BF] 303.8 (~~Elevator shafts.~~ Mechanical systems shall not be located in an elevator shaft.) Installation of pipes or ducts conveying gases, vapors or liquids in hoistways, machine rooms, or machinery spaces for elevators. Pipes and ducts conveying gases, vapors or liquids shall not be installed in elevator hoistways, elevator machine rooms, and elevator machinery spaces.**

**Exceptions:**

1. Only ducts for heating, cooling, ventilating, and venting these spaces are permitted to be installed in the hoistway, machine room, and machinery space.
2. Ducts and electrical conduit may pass through an elevator machine room or machinery space if they are separated from the room or space by construction equal to the rated construction of the room or space and located so that all required clearances are maintained.

If a vented machine room is not vented directly to the outside of the building, the vent shall be enclosed within a fire barrier with at least a one-hour fire-resistance rating, or as required for a shaft where it passes through occupied floors.
3. Standard sprinkler protection conforming to the requirements of NFPA 13 is permitted to be installed in these spaces, subject to rules promulgated by the code official.
4. Subject to the approval of the code official, pipes that are protected with double containment whose joints are threaded, soldered or welded joints are permitted. Pipes shall not be located less than 7 feet above the floor in machine rooms.

**[B] 303.9 Interior exit stairways and exit passageways.** Mechanical systems shall not be located in interior exit stairways and ramps and exit passageways. Penetrations into and openings through interior exit stairways and ramps and exit passageways are prohibited except for:

1. Equipment allowed or required by the International Building Code to serve the interior exit stairway and exit passageways such as:
  - 1.1 Ductwork and equipment necessary for independent ventilation or stairway pressurization,
  - 1.2 Sprinkler piping,
  - 1.3 Standpipes,
  - 1.4 Electrical raceway serving the interior exit stairway or ramp terminating in a steel box not exceeding 16 square inches (10 323 mm<sup>2</sup>) in area, and
  - 1.5 Piping used exclusively for the drainage of rainfall runoff from roof areas provided the roof is not used for a helistop or heliport.
2. Unfired heaters allowed by the International Building Code for freeze protection of fire protection equipment may penetrate one protective membrane. The conduit serving the heater may penetrate both protective membranes.

Such penetrations shall be protected in accordance with International Building Code Section 714. There shall be no penetrations or communicating openings, whether protected or not, between adjacent interior exit stairways and ramps.

**Exception:** Membrane penetrations shall be permitted on the outside of the interior exit stairway and ramp. Such penetrations shall be protected in accordance with International Building Code Section 714.3.2.

**Interpretation:** Ducts passing through interior exit stairways shall be separated from the stairway by construction having a fire-resistance rating at least equal to the stairway walls. At least one side of the duct enclosure shall abut the interior exit stairway enclosure.

## SECTION 304 INSTALLATION

**304.1 General.** *Equipment* and appliances shall be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's installation instructions and this code. Manufacturer's installation instructions shall be available on the job site at the time of inspection.

**304.2 Conflicts.** Where conflicts between this code and the conditions of listing or the manufacturer's installation instructions occur, the provisions of this code shall apply.

**Exception:** Where a code provision is less restrictive than the conditions of the listing of the *equipment* or *appliance* or the manufacturer's installation instructions, the conditions of the listing and the manufacturer's installation instructions shall apply.

**304.3 Elevation of ignition source.** Equipment and appliances having an *ignition source* and located in hazardous locations and public garages, private garages, repair garages, automotive motor fuel-dispensing facilities and parking garages shall be elevated such that the source of ignition is not less than 18 inches (457 mm) above the floor surface on which the *equipment* or *appliance* rests. For the purpose of this section, rooms or spaces that are not part of the living space of a *dwelling unit* and that communicate directly with a private garage through openings shall be considered to be part of the private garage.

**Exception:** Elevation of the ignition source is not required for appliances that are listed as flammable vapor ignition resistant.

**304.3.1 Parking garages.** Connection of a parking garage with any room in which there is a fuel-fired *appliance* shall be by means of a vestibule providing a two-doorway separation, except that a single door is permitted where the sources of ignition in the *appliance* are elevated in accordance with Section 304.3.

**Exception:** This section shall not apply to *appliance* installations complying with Section 304.6 or to *equipment* having an internal combustion engine.

**304.4 Prohibited equipment and appliance location.** Equipment and appliances having an *ignition source* shall not be installed in Group H occupancies or control areas where open use, handling or dispensing of combustible, flammable or explosive materials occurs.

**[FG] 304.5 Hydrogen-generating and refueling operations.** Hydrogen-generating and refueling appliances shall be installed and located in accordance with their listing and the manufacturer's instructions. Ventilation shall be required in accordance with Section 304.5.1, 304.5.2 or 304.5.3 in public garages, private garages, repair garages, automotive motor fuel-dispensing facilities and parking garages that contain hydrogen-generating appliances or refueling systems. For the purpose of this section, rooms or spaces that are not part of the living space of a *dwelling unit* and that communicate directly with a private garage through openings shall be considered to be part of the private garage.

**[FG] 304.5.1 Natural ventilation.** Indoor locations intended for hydrogen-generating or refueling operations shall be limited to a maximum floor area of 850 square feet (79 m<sup>2</sup>) and shall communicate with the outdoors in accordance with Sections 304.5.1.1 and 304.5.1.2. The maximum rated output capacity of hydrogen-generating appliances shall not exceed 4 standard cubic feet per minute (0.00189 m<sup>3</sup>/s) of hydrogen for each 250 square feet (23.2 m<sup>2</sup>) of floor area in such spaces. The minimum cross-sectional dimension of air openings shall be 3 inches (76 mm). Where ducts are used, they shall be of the same cross-sectional area as the free area of the openings to which they connect. In such locations, *equipment* and appliances having an *ignition source* shall be located such that the source of ignition is not within 12 inches (305 mm) of the ceiling.

**[FG] 304.5.1.1 Two openings.** Two permanent openings shall be provided within the garage. The upper opening shall be located entirely within 12 inches (305 mm) of the ceiling of the garage. The lower opening shall be located entirely within 12 inches (305 mm) of the floor of the garage. Both openings shall be provided in the same exterior wall. The openings shall communicate directly with the outdoors and shall have a minimum free area of 1/2 square foot per 1,000 cubic feet (1 m<sup>2</sup>/610 m<sup>3</sup>) of garage volume.

**[FG] 304.5.1.2 Louvers and grilles.** In calculating free area required by Section 304.5.1, the required size of openings shall be based on the net free area of each opening. If the free area through a design of louver or grille is known, it shall be used in calculating the size opening required to provide the free area specified. If the design and

free area are not known, it shall be assumed that wood louvers will have 25 percent free area and metal louvers and grilles will have 75 percent free area. Louvers and grilles shall be fixed in the open position.

**[FG] 304.5.2 Mechanical ventilation.** Indoor locations intended for hydrogen-generating or refueling operations shall be ventilated in accordance with Section 502.16. In such locations, *equipment* and appliances having an *ignition source* shall be located such that the source of ignition is below the mechanical ventilation outlet(s).

**[FG] 304.5.3 Specially engineered installations.** As an alternative to the provisions of Sections 304.5.1 and 304.5.2, the necessary supply of air for ventilation and dilution of flammable gases shall be provided by an *approved* engineered system.

**304.6 Public garages.** Appliances located in public garages, motor fueling-dispensing facilities, repair garages or other areas frequented by motor vehicles, shall be installed not less than 8 feet (2438 mm) above the floor. Where motor vehicles are capable of passing under an *appliance*, the *appliance* shall be installed at the clearances required by the *appliance* manufacturer and not less than 1 foot (305 mm) higher than the tallest vehicle garage door opening.

**Exception:** The requirements of this section shall not apply where the appliances are protected from motor vehicle impact and installed in accordance with Section 304.3 and NFPA 30A.

**304.7 Private garages.** Appliances located in private garages and carports shall be installed with a minimum clearance of 6 feet (1829 mm) above the floor.

**Exception:** The requirements of this section shall not apply where the appliances are protected from motor vehicle impact and installed in accordance with Section 304.3.

**304.8 Construction and protection.** Boiler rooms and furnace rooms shall be protected as required by the *International Building Code*.

**304.9 Clearances to combustible construction.** Heat-producing *equipment* and *appliances* shall be installed to maintain the required *clearances* to combustible construction as specified in the listing and manufacturer's instructions. Such clearances shall be reduced only in accordance with Section 308. *Clearances* to combustibles shall include such considerations as door swing, drawer pull, overhead projections or shelving and window swing, shutters, coverings and drapes. Devices such as doorstops or limits, closers, drapery ties or guards shall not be used to provide the required *clearances*.

**304.10 Clearances from grade.** Equipment and *appliances* installed at grade level shall be supported on a level concrete slab or other *approved* material extending not less than 3 inches (76 mm) above adjoining grade or shall be suspended not less than 6 inches (152 mm) above adjoining grade. Such support shall be in accordance with the manufacturer's installation instructions.

**304.11 Clearances and encroachments in the public right of way.** All encroachments of equipment and appliances on, over or under sidewalks, streets, alleys and other public property are subject to approval by the Director of Transportation and the code official. Encroachments shall comply with this code and other codes as determined by the Director of Transportation and the code official.

**Note:** The Department of Transportation publishes the "Seattle Right-of-Way Improvements Manual" that contains detailed information on clearances and encroachments (Section 4.21 Design Criteria), and required SDOT street use permits (Chapter 2). The Department of Transportation discourages encroachments into the public right-of-way by mechanical equipment.

**[BE] 304.12 ((304.11)) Guards.** Guards shall be provided where various components that require service and roof hatch openings are located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof, or grade below. The guard shall extend not less than 30 inches (762 mm) beyond each end of components that require service. The top of the guard shall be located not less than 42 inches (1067 mm) above the elevated surface adjacent to the guard. The guard shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*.

**Exception:** Guards are not required where permanent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are affixed for use during the entire lifetime of the roof covering. The devices shall be re-evaluated for possible replacement when the entire roof covering is replaced. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048 mm) from roof edges and the open sides of walking surfaces.

**304.13 ((304.12)) Area served.** Appliances serving different areas of a building other than where they are installed shall be permanently marked in an *approved* manner that uniquely identifies the *appliance* and the area it serves.

## SECTION 305 PIPING SUPPORT

**305.1 General.** Mechanical system piping shall be supported in accordance with this section.

**305.2 Materials.** Pipe hangers and supports shall have sufficient strength to withstand all anticipated static and specified dynamic loading conditions associated with the intended use. Pipe hangers and supports that are in direct contact with piping shall be of *approved* materials that are compatible with the piping and that will not promote galvanic action.

**305.3 Structural attachment.** Hangers and anchors shall be attached to the building construction in an *approved* manner.

**305.4 Interval of support.** Piping shall be supported at distances not exceeding the spacing specified in Table 305.4, or in accordance with ANSI/MSS SP-58.

**305.5 Protection against physical damage.** In concealed locations where piping, other than cast-iron or steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1½ inches (38 mm) from the nearest edge of the member, the pipe shall be protected by shield plates. Protective steel shield plates having a minimum thickness of 0.0575 inch (1.463 mm) (No. 16 gage) shall cover the area of the pipe where the member is notched or bored, and shall extend not less than 2 inches (51 mm) above sole plates and below top plates.

## SECTION 306 ACCESS AND SERVICE SPACE

**306.1 Access.** Appliances, controls devices, heat exchangers and HVAC system components that utilize energy shall be accessible for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances, venting systems or any other piping or ducts not connected to the *appliance* being inspected, serviced, repaired or replaced. A level working space not less than 30 inches deep and 30 inches wide (762 mm by 762 mm) shall be provided in front of the control side to service an *appliance*.

**306.1.1 Central furnaces.** Central furnaces within compartments or alcoves shall have a minimum working space *clearance* of 3 inches (76 mm) along the sides, back and top with a total width of the enclosing space being not less than 12 inches (305 mm) wider than the furnace. Furnaces having a firebox open to the atmosphere shall have not less than 6 inches (152 mm) working space along the front *combustion* chamber side. *Combustion air* openings at the rear or side of the compartment shall comply with the requirements of Chapter 7.

**Exception:** This section shall not apply to replacement appliances installed in existing compartments and alcoves where the working space clearances are in accordance with the *equipment* or *appliance* manufacturer's installation instructions.

**306.2 Appliances in rooms.** Rooms containing appliances shall be provided with a door and an unobstructed passage way measuring not less than 36 inches (914 mm) wide and 80 inches (2032 mm) high.

TABLE 305.4  
PIPING SUPPORT SPACING.

**Exception:** Within a *dwelling unit*, appliances installed in a compartment, alcove, basement or similar space shall be accessed by an opening or door and an unobstructed passageway measuring not less than 24 inches (610 mm) wide and large enough to allow removal of the largest *appliance* in the space, provided that a level service space of not less than 30 inches (762 mm) deep and the height of the *appliance*, but not less than 30 inches (762 mm), is present at the front or service side of the *appliance* with the door open.

**306.3 Appliances in attics.** Attics containing appliances shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest *appliance*. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest *appliance*.

**Exceptions:**

1. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15 250 mm) in length.

**306.3.1 Electrical requirements.** A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be provided at or near the *appliance* location in accordance with the *Seattle Electrical Code* (NFPA 70).

**306.4 Appliances under floors.** Underfloor spaces containing appliances shall be provided with an access opening and unobstructed passageway large enough to remove the largest *appliance*. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (559 mm) wide, nor more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. If the depth of the passageway or the service space exceeds 12 inches (305 mm) below the adjoining grade, the walls of the passageway shall be lined with concrete or masonry. Such concrete or masonry shall extend not less than 4 inches (102 mm) above the adjoining grade and shall have sufficient lateral-bearing capacity to resist collapse.

The clear access opening dimensions shall be not less than 22 inches by 30 inches (559 mm by 762 mm), and large enough to allow removal of the largest *appliance*.

**Exceptions:**

1. The passageway is not required where the level service space is present when the access is open and the *appliance* is capable of being serviced and removed through the required opening.
2. Where the passageway is unobstructed and not less than 6 feet high (1929 mm) and 22 inches (559 mm) wide for its entire length, the passageway shall not be limited in length.

**306.4.1 Electrical requirements.** A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be provided at or near the *appliance* location in accordance with the *Seattle Electrical Code* (NFPA 70).

**306.5 Equipment and appliances on roofs or elevated structures.** Where *equipment* or *appliances* requiring access (~~or appliances~~) are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches (762 mm) in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria:

- ~~[W]1.~~ The side railing shall extend above the parapet or roof edge not less than ~~((30))~~ 42 inches ~~((762))~~ 1067 mm).
- ~~[W]2.~~ Ladders shall have rung spacing not to exceed ~~((14))~~ 12 inches ~~((356))~~ 305 mm on center. The uppermost rung shall be not greater than 24 inches (610 mm) below the upper edge of the roof hatch, roof or parapet, as applicable.
- ~~[W]3.~~ Ladders shall have a toe spacing not less than ~~((6))~~ 7 inches ~~((152))~~ 178 mm deep.
4. There shall be not less than 18 inches (457 mm) between rails.
5. Rungs shall have a diameter not less than 0.75-inch (19 mm) and be capable of withstanding a 300-pound (136.1 kg) load.
6. Ladders over 30 feet (9144 mm) in height shall be provided with offset sections and landings capable of withstanding 100 pounds per square foot (488.2 kg/m<sup>2</sup>). Landing dimensions shall be not less than 18 inches (457 mm) and not less than the width of the ladder served. A guard rail shall be provided on all open sides of the landing.
7. Climbing clearance. The distance from the centerline of the rungs to the nearest permanent object on the climbing side of the ladder shall be not less than 30 inches (762 mm) measured perpendicular to the rungs. This distance shall be maintained from the point of ladder access to the bottom of the roof hatch. A minimum clear width of 15 inches (381 mm) shall be provided on both sides of the ladder measured from the midpoint of and parallel with the rungs except where cages or wells are installed.
8. Landing required. The ladder shall be provided with a clear and unobstructed bottom landing area having a minimum dimension of 30 inches (762 mm) by 30 inches (762 mm) centered in front of the ladder.
9. Ladders shall be protected against corrosion by *approved* means.
10. Access to ladders shall be provided at all times.

**Interpretation:** Item 10 allows access to ladders to be restricted to authorized personnel, and prohibits storage that blocks or restricts access to the ladder.

Catwalks installed to provide the required access shall be not less than 24 inches (610 mm) wide and shall have railings as required for service platforms.

**Exception:** This section shall not apply to Group R-3 occupancies.

**306.5.1 Sloped roofs.** Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of three units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a level platform shall be provided on each side of the *appliance* or *equipment* to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches

(762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*. Access shall not require walking on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). Where access involves obstructions greater than 30 inches (762 mm) in height, such obstructions shall be provided with ladders installed in accordance with Section 306.5 or stairways installed in accordance with the requirements specified in the *International Building Code* in the path of travel to and from appliances, fans or *equipment* requiring service.

**306.5.2 Electrical requirements.** A receptacle outlet shall be provided at or near the *equipment* location in accordance with the *Seattle Electrical Code* ((~~NEPA-70~~)).

**[W]306.6 Appliances above ceilings.** Appliances that are located above ceilings shall be accessible for inspection, service, and repair without removing *permanent construction*. Appliances shall be accessible from an access panel or removable ceiling tile with minimum nominal dimensions of 24 inches x 24 inches (609mm x 609mm).

The appliance is not required to be removable or replaceable through the access panel or removable ceiling tile. The appliance may be removed or replaced by removing the ceiling or wall assemblies adjacent to the appliances as long as they are not *permanent construction*.

**Exception:**

1. This section shall not apply to replacement appliances installed in existing compartments and louvers where the working space clearances are in accordance with the equipment or appliance manufacturer's installation instructions.
2. A smaller access panel or removal ceiling shall be permitted when allowed by the equipment or appliance manufacturer installation instructions.

## SECTION 307 CONDENSATE DISPOSAL

**307.1 Fuel-burning appliances.** Liquid *combustion* by-products of condensing appliances shall be collected, pH neutralized and discharged to an *approved* plumbing fixture or disposal area in accordance with the manufacturer's installation instructions. Condensate piping shall be of *approved* corrosion-resistant material and shall not be smaller than the drain connection on the appliance. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than one eighth unit vertical in 12 units horizontal (1-percent slope).

**307.2 Evaporators and cooling coils.** Condensate drain systems shall be provided for *equipment* and appliances containing evaporators or cooling coils. Condensate drain systems shall be designed, constructed and installed in accordance with Sections 307.2.1 through 307.2.5.

**Exception:** Evaporators and cooling coils that are designed to operate in sensible cooling only and not support condensation shall not be required to meet the requirements of this section.

**307.2.1 Condensate disposal.** Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an *approved* place of disposal. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1-percent slope). Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance.

**307.2.2 Drain pipe materials and sizes.** Components of the condensate disposal system shall be cast iron, galvanized steel, copper, cross-linked polyethylene, polyethylene, ABS, CPVC, PVC, or polypropylene pipe or tubing. Components shall be selected for the pressure and temperature rating of the installation. Joints and connections shall be made in accordance with the applicable provisions of ((Chapter 7 of the *International*)) the *Uniform Plumbing Code* relative to the material type. Condensate waste and drain line size shall be not less than 3/4-inch (19.1 mm) internal diameter and shall not decrease in size from the drain pan connection to the place of condensate disposal. Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with Table 307.2.2.

TABLE 307.2.2  
CONDENSATE DRAIN SIZING

TABLE 307.2.2  
CONDENSATE DRAIN SIZING

EQUIPMENT CAPACITY	MINIMUM CONDENSATE PIPE DIAMETER
Up to 20 tons of refrigeration	$\frac{3}{4}$ inch
Over 20 tons to 40 tons of refrigeration	1 inch
Over 40 tons to 90 tons of refrigeration	$1\frac{1}{4}$ inch
Over 90 tons to 125 tons of refrigeration	$1\frac{1}{2}$ inch
Over 125 tons to 250 tons of refrigeration	2 inch

1 inch = 25.4 mm, 1 ton = 3.517 kW.

**307.2.3 Auxiliary and secondary drain systems.** In addition to the requirements of Section 307.2.1, where damage to any building components could occur as a result of overflow from the *equipment* primary condensate removal system, one of the following auxiliary protection methods shall be provided for each cooling coil or fuel-fired *appliance* that produces condensate:

1. An auxiliary drain pan with a separate drain shall be provided under the coils on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The pan shall have a minimum depth of  $1\frac{1}{2}$  inches (38 mm), shall be not less than 3 inches (76 mm) larger than the unit, or the coil dimensions in width and length and shall be constructed of corrosion-resistant material. Galvanized sheet steel pans shall have a minimum thickness of not less than 0.0236 inch (0.6010 mm) (No. 24 gage). Nonmetallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6 mm).
2. A separate overflow drain line shall be connected to the drain pan provided with the *equipment*. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection.
3. An auxiliary drain pan without a separate drain line shall be provided under the coils on which condensate will occur. Such pan shall be equipped with a water-level detection device conforming to UL 508 that will shut off the *equipment* served prior to overflow of the pan. The auxiliary drain pan shall be constructed in accordance with Item 1 of this section.
4. A water-level detection device conforming to UL 508 shall be provided that will shut off the *equipment* served in the event that the primary drain is blocked. The device shall be installed in the primary drain line, the overflow drain line, or in the equipment-supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan.

**[W] Exceptions:**

1. Fuel-fired appliances that automatically shut down operation in the event of a stoppage in the condensate drainage system.
2. Unducted fan coil units where there is no factory option available for water-level detection devices and are installed directly within the occupied space.

**307.2.3.1 Water-level monitoring devices.** On downflow units and all other coils that do not have a secondary drain or provisions to install a secondary or auxiliary drain pan, a water-level monitoring device shall be installed inside the primary drain pan. This device shall shut off the *equipment* served in the event that the primary drain becomes restricted. Devices installed in the drain line shall not be permitted.

Exception: Water-level monitoring devices are not required for unducted fan coil units where there is no factory option available for water-level detection devices and the units are installed directly within the occupied space.

**307.2.3.2 Appliance, equipment and insulation in pans.** Where appliances, *equipment* or insulation are subject to water damage when auxiliary drain pans fill, that portion of the *appliance*, *equipment* and insulation shall be installed above the rim of the pan. Supports located inside of the pan to support the *appliance* or *equipment* shall be water resistant and *approved*.

**307.2.4 Traps.** Condensate drains shall be trapped as required by the *equipment* or *appliance* manufacturer.

**[W]307.2.4.1 Ductless mini-split system traps.** Ductless mini-split equipment that produces condensate shall be provided with an inline check valve located in the drain line, (~~(or a)~~) trap, or other means of condensate drainage in accordance with the manufacturer's instructions.

**307.2.5 Drain line maintenance.** Condensate drain lines shall be configured to permit the clearing of blockages and performance of maintenance without requiring the drain line to be cut.

**307.3 Condensate pumps.** Condensate pumps located in uninhabitable spaces, such as attics and crawl spaces, shall be connected to the appliance or equipment served such that when the pump fails, the appliance or equipment will be prevented from operating. Pumps shall be installed in accordance with the manufacturers' instructions.

## SECTION 308 CLEARANCE REDUCTION

**308.1 Scope.** This section shall govern the reduction in required *clearances* to combustible materials and combustible assemblies for *chimneys*, vents, kitchen exhaust equipment, mechanical appliances, and mechanical devices and *equipment*.

**308.2 Listed appliances and equipment.** The reduction of the required *clearances* to combustibles for *listed* and *labeled* appliances and *equipment* shall be in accordance with the requirements of this section except that such clearances shall not be reduced where reduction is specifically prohibited by the terms of the *appliance* or *equipment* listing.

**308.3 Protective assembly construction and installation.** Reduced *clearance* protective assemblies, including structural and support elements, shall be constructed of noncombustible materials. Spacers utilized to maintain an airspace between the protective assembly and the protected material or assembly shall be noncombustible. Where a space between the protective assembly and protected combustible material or assembly is specified, the same space shall be provided around the edges of the protective assembly and the spacers shall be placed so as to allow air circulation by convection in such space. Protective assemblies shall not be placed less than 1 inch (25 mm) from the mechanical appliances, devices or *equipment*, regardless of the allowable reduced *clearance*.

**308.4 Allowable reduction.** The reduction of required *clearances* to combustible assemblies or combustible materials shall be based on the utilization of a reduced *clearance* protective assembly in accordance with Section 308.4.1 or 308.4.2.

**308.4.1 Labeled assemblies.** The allowable clearance reduction shall be based on an approved reduced clearance protective assembly that is listed and labeled in accordance with UL 1618.

**308.4.2 Reduction table.** The allowable *clearance* reduction shall be based on one of the methods specified in Table 308.4.2. Where required *clearances* are not listed in Table 308.4.2, the reduced *clearances* shall be determined by linear interpolation between the distances listed in the table. Reduced *clearances* shall not be derived by extrapolation below the range of the table.

**308.4.2.1 Solid fuel-burning appliances.** The *clearance* reduction methods specified in Table 308.4.2 shall not be utilized to reduce the *clearance* required for solid fuel-burning appliances that are *labeled* for installation with clearances of 12 inches (305 mm) or less.

Where appliances are *labeled* for installation with *clearances* of greater than 12 inches (305 mm), the *clearance* reduction methods of Table 308.4.2 shall not reduce the *clearance* to less than 12 inches (305 mm).

**308.4.2.2 Masonry chimneys.** The *clearance* reduction methods specified in Table 308.4.2 shall not be utilized to reduce the *clearances* required for masonry *chimneys* as specified in Chapter 8 and the *International Building Code*.

**308.4.2.3 Chimney connector pass-throughs.** The *clearance* reduction methods specified in Table 308.4.2 shall not be utilized to reduce the clearances required for *chimney* connector pass-throughs as specified in Section 803.10.4.

**308.4.2.4 Masonry fireplaces.** The *clearance* reduction methods specified in Table 308.4.2 shall not be utilized to reduce the clearances required for masonry fireplaces as specified in Chapter 8 and the *International Building Code*.

**308.4.2.5 Kitchen exhaust ducts.** The *clearance* reduction methods specified in Table 308.4.2 shall not be utilized to reduce the minimum *clearances* required by Section 506.3.11.1 for kitchen exhaust ducts enclosed in a shaft.

## SECTION 309 TEMPERATURE CONTROL

**[BG] 309.1 Space-heating systems.** Interior spaces intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining an average indoor temperature of not less than 68°F (20°C) at a point 3 feet (914 mm) above floor (~~on the design heating day~~) when the outside temperature is 24°F. The installation of portable space heaters shall not be used to achieve compliance with this section.

### Exceptions:

1. Interior spaces where the primary purpose is not associated with human comfort.
2. Group F, H, S and U occupancies.

## SECTION 310 EXPLOSION CONTROL

**[F] 310.1 Required.** Structures occupied for purposes involving explosion hazards shall be provided with explosion control where required by the *International Fire Code*. Explosion control systems shall be designed and installed in accordance with Section 911 of the *International Fire Code*.

**TABLE 308.4.2  
CLEARANCE REDUCTION METHODS,**

**SECTION 311  
SMOKE AND HEAT VENTS**

**[F] 311.1 Required.** *Approved* smoke and heat vents shall be installed in the roofs of one-story buildings where required by the *International Fire Code*. Smoke and heat vents shall be designed and installed in accordance with the *International Fire Code*.

**SECTION 312  
HEATING AND COOLING LOAD CALCULATIONS**

**312.1 Load calculations.** Heating and cooling system design loads for the purpose of sizing systems, appliances and equipment shall be determined in accordance with the procedures described in the ((~~ASHRAE/ACCA Standard 183~~)) *International Energy Conservation Code* ((~~Alternatively, design loads shall be determined by an approved equivalent computation procedure, using the design parameters specified in Chapter 3 [CE] of the *International Energy Conservation Code*~~)).