



Building Department Newsletter

April 2012

Special points of interest:

- Carbon Monoxide Alarms IV
- Appliance Shutoff Valves



TRIVIA

All clothes dryers exhausting more than 200 CFM are required to have makeup air provided. When a closet is designed for the installation of a clothes dryer, what is the minimum size of the makeup air opening into the closet or enclosure?

(Answer on back)

Carbon Monoxide Alarms IV

The one constant in Olympia is change. To provide us with safe and happy homes the state has again revised (for the third time in 1 ½ years) the 2009 IRC requirements for carbon monoxide detectors in single family homes and duplexes.

WAC 51-51-0315 Section R315 was adopted November 18, 2011, effective April 1, 2012. Rather than paraphrase, the newest revision to this code section is printed below.

R315. Carbon Monoxide Alarms

For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling and in accordance with the manufacturer's recommendations.

R315.2 Existing Dwellings

Existing dwellings shall be equipped with carbon monoxide alarms when alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created.

EXCEPTIONS:

1. Work involving the exterior surfaces of dwellings, such as the replacement of windows or doors, or the addition of a porch or deck, or electrical permits, are exempt from requirements of this section.
2. Installation, alteration or repairs of noncombustion plumbing or mechanical systems are exempt from the requirements of this section.

R315.3 Alarm Requirements

Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

The 2012 IRC will not be adopted until July 2013, so there may still be time for more revisions. We will do our best to get the word out should the State Building Code Council change the newest carbon monoxide detector requirements.

Carbon monoxide detector requirements for buildings other than single family dwellings and duplexes are contained in *International Fire Code Section 908 Emergency alarm systems*. This section is reprinted for reference in the International Building Code.

Appliance Shutoff Valves and International Fuel Gas Code (IFGC) Section 409.5

Recently there have been several inquiries about when the IFGC requires appliance shutoff valves, where they are required and their accessibility in relation to the appliance served.

IFGC Section 409.5 has the same basic shutoff requirements as the old Uniform Mechanical Code. When reading the International Codes, definitions are important. The following are definitions that are pertinent for a code compliant installation of appliance gas shutoff valves:

Access: That which enables a device, appliance or equipment to be reached by ready access or a means that first requires the removal or movement of a panel, door, or similar obstruction.

Appliance shutoff: A valve located in the piping system, used to isolate an individual appliance for purposes such as service or replacement.

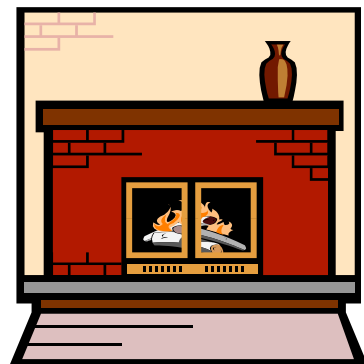
Decorative appliance, vented: A vented appliance wherein the primary function lies in the aesthetic effect of the flames and has an input capacity of less than 9,000 BTUs.

Fireplace: A fire chamber and hearth constructed of noncombustible material for use with solid fuels and provided with a chimney.

Ready access: That which enables a device, appliance or equipment to be directly reached without requiring the removal or movement of any panel, door or similar obstruction.

Room heater, vented: A free-standing heating unit used for direct heating of the space in and adjacent to that in which the unit is located.

Valve: A device used in piping to control the gas supply to any section of a system of piping or to an appliance.



All gas appliances are required to have a shutoff valve to isolate each appliance for servicing or replacement of the appliance and with access in the same room as the appliance. The shutoff valve is required to be installed upstream of the appliance union, connector or quick disconnect and within 6 feet of the appliance served.

Appliance shutoff valves located in the fire box of a fireplace shall be installed in accordance with the manufacturer's installation instructions. It is important to understand that a "gas fireplace" is an appliance, not a fireplace by definition and requires a shutoff outside of and within 6 feet of the appliance.

Shutoff valves for vented decorative appliances, free standing room heaters and decorative appliances located in a vented fireplace are permitted to be installed in a remote area from the appliance provided the shutoff valves have ready access, serve no other appliance, and are permanently identified with a durable label.

Answer to Trivia:

If you answered 100 square inches, you are correct! See IFGC Section 6514.5