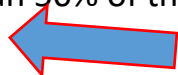




2018 IRC Question Of The Week

A habitable attic shall not be considered a story where complying with all of the following except:

- A) The occupiable floor area is not less than 70 square feet.
- B) The floor of the occupiable space shall not extend beyond the exterior walls of the floor below.
- C) The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below.
- D) The required floor area of the room shall have a ceiling height of not less than 5 feet and not less than 50% of the required floor area shall have a ceiling height of not less than 6 feet 8 inches.



R325.6 Habitable attic. A habitable attic shall not be considered a story where complying with all of the following requirements:

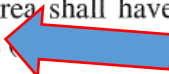
1. The occupiable floor area is not less than 70 square feet (17 m²), in accordance with Section R304.
2. The occupiable floor area has a ceiling height in accordance with Section R305.
3. The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below.
4. The floor of the occupiable space shall not extend beyond the exterior walls of the floor below.

SECTION R305 CEILING HEIGHT

R305.1 Minimum height. *Habitable space*, hallways and portions of *basements* containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exceptions:

1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet





2018 IBC Question Of The Week

Protection of vertical escalator openings by approved shutters at every penetrated floor shall be permitted provided the shutters are of noncombustible construction and have a fire-resistance rating of not less than _____.

- A) 45 minutes
- B) 1 hour
- C) 1.5 hours
- D) 2 hours



712.1.3 Escalator openings. Where a building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1, vertical openings for escalators shall be permitted where protected in accordance with Section 712.1.3.1 or 712.1.3.2.

712.1.3.1 Opening size. Protection by a draft curtain and closely spaced sprinklers in accordance with NFPA 13 shall be permitted where the area of the vertical opening between stories does not exceed twice the horizontal projected area of the escalator. In other than Groups B and M, this application is limited to openings that do not connect more than four stories.

712.1.3.2 Automatic shutters. Protection of the vertical opening by approved shutters at every penetrated floor shall be permitted in accordance with this section. The shutters shall be of noncombustible construction and have a *fire-resistance rating* of not less than 1.5 hours. The shutter shall be so constructed as to close immediately upon the actuation of a smoke detector installed in accordance with Section 907.3.1 and shall completely shut off the well opening. Escalators shall cease operation when the shutter begins to close. The shutter shall operate at a speed of not more than 30 feet per minute (152.4 mm/s) and shall be equipped with a sensitive leading edge to arrest its progress where in contact with any obstacle, and to continue its progress on release therefrom.



Constructed of stainless steel strengthened glass filament fabric with polyurethane and black identification stripes, this shutter is approximately 0.02 in. thick and is fire-rated up to 2 hours.



2018 Permit Technician Question Of The Week

If another party has justifiably relied on the action or lack of action of the municipality and this reliance has changed his or her position so that he or she would suffer injury if the municipality is allowed to repudiate its actions, then the court will not allow the municipality to do so under the principle of _____.

- A) equitable estoppel
- B) vested rights
- C) discretionary authority
- D) declaratory relief

and construction, any violation of a code provision might result in tremendous harm to members of the public, or it might not. As one might imagine, attorneys are not very useful in determining which code violations are serious enough to fight actively for permit revocation. Here is where the building official's expertise comes into play. The building official bears the responsibility of determining whether or not a violation is of such magnitude that it poses an immediate threat to the safety of others. If it is, he or she has a duty to take immediate steps to prevent continued construction. Further work on the building can be prevented by a stop-work order or by instituting a lawsuit directly against the builder in order to obtain a court order to prevent further work on the project.

Theories

Two basic theories exist regarding whether or not a building permit can be revoked. The traditional rule holds that after the building permit has been issued, work has begun on the project, and if a substantial amount of work has been done, the permit may not be revoked, even if an error was made in its issuance. This rule is subject to the exception discussed earlier where there is an immediate public safety factor involved. Assuming that there is no such public safety factor involved, if substantial work has been done under the permit, it may no longer be revoked. The rationale for this can be explained by the doctrine of **equitable estoppel**. This is a doctrine by which the municipality may be precluded by its actions, or by its failure to act, from asserting a right that it otherwise would have had. If another party has justifiably relied on the action or lack of action of the municipality and this reliance has changed his or her position so that he or she would suffer injury if the municipality is allowed to repudiate its actions, then the court will not allow the municipality to do so under the principle of equitable estoppel.