

2018 NGBS Development Process

September 25, 2017

Scope revision

Delete Section 101.2 Scope [2015 NGBS] in its entirety and replace with the following:

101.2 Scope. The provisions of this Standard shall apply to the design, construction, alteration, enlargement, and renovation of (1) all residential buildings, (2) residential portions of mixed-use buildings, or (3) mixed-use buildings where the residential portion is greater than 50 percent of the gross floor area. This Standard shall also apply to subdivisions, building sites, building lots, and accessory structures.

101.2.1 Residential Designation. For the purpose of this standard, all Group R occupancies as defined by the International Building Code and all buildings within the scope of the International Residential Code shall be considered residential. Assisted living facilities, residential board and care facilities, and group homes classified as an I-1 occupancy as defined by the International Building Code shall also be considered residential.

Add a new definition from IBC to Section 202 as follows:

FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

Revised Section 101.2 is also duplicated in a legislative format for your convenience:

101.2 Scope. The provisions of this Standard shall apply to the design, and construction, alteration, enlargement, and renovation of (1) all residential buildings, (2) residential portions of mixed-use buildings, or (3) mixed-use buildings where the residential portion is greater than 50 percent of the gross floor area the residential portion(s) of any building, not classified as an institutional use, in all climate zones. This Standard shall also apply to subdivisions, building sites, building lots, and accessory structures, and the residential portions of alternations, additions, renovations, mixed-use buildings, and historic buildings.