

STATE BUILDING CODE INTERPRETATION FORM	STATE BUILDING COMMISSION One Capitol Hill Providence, RI. 02908-5859 (401) 222-3033	Code Interpretation No. <input type="text"/>
		Code Section <u>3103</u>
		Date of Staff Preparation <u>10-29-2010</u>

INQUIRER Jeffery Hatcher TITLE Principal

JURISDICTION / ORGANIZATION The Robinson Green Baretta Corporation

ADDRESS 50 Holden St TOWN Providence STATE RI ZIP 02908

<input checked="" type="checkbox"/>	BUILDING CODE	<input type="checkbox"/>	1&2 FAMILY CODE	<input type="checkbox"/>	ELECTRICAL CODE
<input type="checkbox"/>	MECHANICAL CODE	<input type="checkbox"/>	PLUMBING CODE	<input checked="" type="checkbox"/>	ENERGY CODE
<input type="checkbox"/>	ACCESSIBILITY CODE	<input type="checkbox"/>	FUEL AND GAS CODE	<input type="checkbox"/>	OTHER

QUESTION:

Temporary Structures under 3101 RISBC-1
Temporary Structures under RISBC-8 Energy Code

Parameters:

Temporary Tent less than 180 Days
Temporary Tent construction would be classified as Type IIB as the tent is metal, covered with approved membrane &/ or liner meeting NFPA 710, erected over a concrete slab on grade properly located on the site in a manner that the tent "Wall" is not required to have a fire rating under table 602.

Specific Project Background Information.

Tent construction height is less than 50 feet and open frontage with vehicle driving lanes on two sides. On the other two sides the tent is located 15 feet from the other two adjacent property lines

Tent area is 80 x 130 feet 10,400 square feet

Tent Occupancy is Assembly A-2, for a posted capacity of 540 persons per table and chair layout. Note that egress exit capacity has been designed for over 1500 persons given the existing layout designed uniformly on the tent perimeter.

The tent would contain mechanical equipment for primarily cooling and air conditioning with limited heating capacity.

The RIFSC Board of Appeals and Review has approved the temporary tent design based on attached RIFSC Section 23-28.19.1 and Decision 100125 to allow 180 days for the temporary structure.

INTERPRETATION REQUESTED FOR:

1. RISBC-1 2007 Section 3103.2

3103.2 Special Approval: All temporary construction, when intended to be occupied by the owner, employee, or general public shall conform to structural strength, fire safety, means of egress, light, ventilation and sanitary requirements of the Code necessary to insure the public health, safety and general welfare.

A. Define the RISBC code requirements intended for "Structural Strength" which general sections of the RISBC not listed or outlined in Section 3101.2 are necessary and / or required to be met for code compliance for a temporary tent construction project erected during the non-winter months from 2 April through 2 November.?

1). Specifically: Does this include Section 1805.2 Depth of footings & Table 1608.1, Frost Depth requirements, where the temporary tent construction is erected from 2 April through 2 November?

B. Define the RISBC code requirements intended for "... fire safety..." Which general sections of the RISBC not listed or outlined in Section 3103.2 are necessary and/or required to be met for RISBC code compliance for temporary tent construction?

1). Specifically: Does this include Section 903.2.1.2 Group A-2 thresholds for requiring an automatic sprinkler system where the listed conditions would be present. Fire area in excess of 5,000 square feet, occupancy load is greater than 300 persons

C. Define the RISBC code requirements intended for "... Light, ventilation and sanitary requirements of the Code to insure the public health, safety and general welfare." Which general sections of the RISBC not listed or outlined in Section 3103.2 are necessary and/or required to be met for RISBC code compliance for temporary tent construction?

1). Specifically: Does this include Section 1301.1?

2). Specifically: Does this include RISBC-8 2010 Energy Conservation Code?

D. By what means or how are design professionals to determine what the appropriate "...requirements of the Code necessary to insure the public health, safety and general welfare." are when no commentary is provided in the RISBC for the RI Amendments to the IBC?

2. RISBC-8 2007 Section 101 Scope and General Requirements

“101.2 Scope. This code applies to residential and commercial buildings.”

“101.3 Intent. This code shall regulate the design and construction of buildings for the effective use of energy.”

“101.4 Applicability.”

“101.5 Compliance. Commercial buildings shall meet the provisions of Chapter 5.”

A. Define the RISBC code requirements intended for temporary tent construction. Is the temporary tent construction considered a building as defined by the RISBC-8?

- 1). Specifically: Does Section 101.2 encompass and apply to temporary tent construction meeting the requirements outline in the RISBC-1 Section 3103.2?
- 2). Specifically: Does Section 101.3 encompass and apply to temporary tent construction meeting the requirements outline in the RISBC-1 Section 3103.2?
- 3). Specifically: Does Section 101.4 encompass and apply to temporary tent construction meeting the requirements outline in the RISBC-1 Section 3103.2?
- 4). Specifically: Does Section 101.5 encompass and apply to temporary tent construction meeting the requirements outline in the RISBC-1 Section 3103.2?

B. Does temporary air conditioning, heating or cooling that is not permanent air conditioning under the RISBC and under the definition of conditioned space in the RISBC-8, have to meet the RISBC-8 requirements for permanent air conditioning systems?

- 1). Does temporary air conditioning, heating or cooling that is not permanent air conditioning under the RI SBC and not defined under the definition of conditioned space in the RISBC-8, have to meet the RISBC-8 requirements for Section 503 Building Mechanical Systems?

C. Does the exterior envelope of a temporary structure have to meet the RISBC-8 requirements for a permanent structure or building envelop defined in Section 502 and Table 502.2(1)?

D. Does the exterior envelope of a temporary structure have to meet the RISBC-8 requirements for a permanent structure or building envelope defined in Section 502 and Table 502.2(1) for the ‘winter’ season conditions when the temporary structure is not erected during that period of the year?

RESPONSE:

Chapter 31 SECTION 3103 TEMPORARY STRUCTURES address minimum standards for permitting installation of temporary structures.

3103.0 General: Pursuant to a variance granted by the Board of Appeals under the provisions of Section 127.0 the Building Official shall issue a permit for temporary construction as approved by the Board of Appeal. Such permits shall be limited as to time of service but such temporary construction shall not be permitted for more than one (1) year.

{The above language requires all temporary structures to obtain a variance to allow construction such a temporary structure. This is due to the necessity to waive those items required of permanent structures that would overburden the proposed short term use being constructed to full code compliance. The nature and variety of potential uses are best addressed on a per case basis.}

The building official shall be permitted to issue permits for temporary construction limited to buildings of less than four hundred (400) square feet and all construction trailers. Such permits shall be limited as to time of service but no such construction shall be permitted to remain in place for more than one (1) year or the time scheduled for the construction project.

{The exclusion of temporary structures less than 400 square feet and for customary and ordinary construction trailers permits the building official to issues permits for such structures without the otherwise required variance. Those temporary permits are not to exceed one year.}

3103.2 Special Approval: All temporary construction, when intended to be occupied by the owner, employee, or general public shall conform to structural strength, fire safety, means of egress, light, ventilation and sanitary requirements of the Code necessary to insure the public health, safety and general welfare.

{Special approval is required when such temporary structures are occupied by employees or public and those approvals SHALL conform to structural strength, ..^... necessary to insure the public health, safety and general welfare. That language is providing direction to the Board of Appeal direction as to what issues are to be considered. Any opinion from this office as to what "insures public health and safety" would be those items published in the codes 34 chapters otherwise they would not be in the code. A reasonable variance or determination of equivalent protection, or equivalent provision method, for code required items is the purpose of the variance hearing. Response to request items 1. A, B, C, & D. is that the necessary items for code compliance are "The Code" inasmuch as there could not be a determination that a component be it life safety, structure, egress, ..^.. sanitary that the protection required is to be supplied on a daily basis. No required provision could be deemed unnecessary for a day, a week a month, or a year without being addressed to alternate or equivalent levels of protection.}

3103.3 Termination of Approval: The building official is hereby authorized to terminate such special approval and to order demolition and/or removal of any such construction at his discretion.

{Once a Building Appeal Board conditional variance is in place the Building Official has absolute discretionary authorization to terminate such special approval order demolition and/or removal.}

RESPONSE:

Question items 2. A, B, C, & D. ask in a variety of ways is a temporary structure a structure? or is a Building a building

- A. SBC-8 101.2 Applicable
- B. SBC-8 101.3 Applicable
- C. SBC-8 101.4 Applicable
- D. SBC-8 101.5 Applicable

101.5.2 Low energy buildings.

The following buildings, or portions thereof, separated from the remainder of the building by building thermal envelope assemblies complying with this code shall be exempt from the building thermal envelope provisions of this code:

1. Those with a peak design rate of energy usage less than 3.4 Btu/h-ft² (10.7 W/m²) or 1.0 watt/ft² (10.7 W/m²) of floor area for space conditioning purposes.

{The consumption rates listed are per hour per square foot}

2. Those that do not contain conditioned space.

{101.5.2 (2) Un-Conditioned Space is exempt from the energy code – if you condition a space the energy code applies and requires the envelope of the conditioned space to comply with those (All) requirements relative to the enclosure.}

{There is no distinction between temporary buildings or structures and permanent buildings or structures relative to energy consumption for conditioned spaces.}

All energy consumption is temporary it is purchased and consumed. The energy code is applicable to all buildings, and structures with a conditioned space.

PREPARED BY:
Warren J. Ducharme RA CBO

STATE BUILDING COMMISSIONER



DATE:

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