



INTERNATIONAL FUEL GAS Code®

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COMMENTARY

2003

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PREFACE

The principal purpose of the Commentary is to provide a basic volume of knowledge and facts relating to building construction as it pertains to the regulations set forth in the 2003 *International Fuel Gas Code*®. The person who is serious about effectively designing, constructing and regulating buildings and structures will find the Commentary to be a reliable data source and reference to almost all fuel gas components of the built environment.

As a follow-up to the *International Fuel Gas Code*, we offer a companion document, the *International Fuel Gas Code Commentary*. The basic appeal of the Commentary is that it provides in a small package and at reasonable cost thorough coverage of many issues likely to be dealt with when using the *International Fuel Gas Code*. It then supplements that coverage with historical and technical background. Reference lists, information sources and bibliographies are also included.

Throughout all of this, strenuous effort has been put into keeping the vast quantity of material accessible and its method of presentation useful. With a comprehensive yet concise summary of each section, the Commentary provides a convenient reference for regulations applicable to the construction of buildings and structures. In the chapters that follow, discussions focus on the full meaning and implications of the code text. Guidelines suggest the most effective method of application and the consequences of not adhering to the code text. Illustrations are provided to aid understanding; they do not necessarily illustrate the only methods of achieving code compliance.

The format of the Commentary includes the full text of each section, table and figure in the code, followed immediately by the commentary applicable to that text. At the time of printing, the Commentary reflects the most up-to-date text of the 2003 *International Fuel Gas Code*. The format of the Commentary includes the full text of each section, table, and figure in the code, followed immediately by the commentary for that text. Each chapter's narrative includes a section on "General Comments" and "Purpose," and each section's narrative usually includes a discussion about why the requirement commands the conditions set forth. Code text is reproduced as it appears in the *International Fuel Gas Code*, and commentary is indented below the code text, beginning with the symbol ♦. Code figures and tables are reproduced as they appear in the *International Fuel Gas Code*. Commentary figures and tables are identified in the text by the word "Commentary" (as in "see commentary Figure 704.3"), and each has a full border.

The *International Fuel Gas Code* is segregated by section numbers into two categories: code and standard. Code sections are identified as IFGC; standard sections are identified as IFGS.

Commentary is to be used in conjunction with the *International Fuel Gas Code* and not as a substitute for the code. **The Commentary is advisory only;** the code official alone possesses the authority and responsibility for interpreting the code.

Comments and recommendations are encouraged, for through your input, we can improve future editions. Please direct your comments to the Codes and Standards Development Department at the Chicago District Office.

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CHAPTER 1

ADMINISTRATION

General Comments

The law of building regulation is grounded on the police power of the state. In terms of how it is used, this is the power of the state to legislate for the general welfare of its citizens. This power enables passage of such laws as a fuel gas code. It is from the police power delegated by the state legislature that local governments are able to enact building regulations. If the state legislature has limited this power in any way, the municipality may not exceed these limitations. Although the municipality may not further delegate its police power (e.g., by delegating the burden of determining code compliance to the building owner, contractor or architect), it may turn over the administration of building regulations to a municipal official, such as a code official, if he or she is given sufficient criteria to clearly establish the basis for decisions as to whether or not a proposed building, including its fuel gas systems, conforms to the code.

Chapter 1 is largely concerned with maintaining "due process of law" in enforcing the performance criteria contained in the code. Only through careful observation of the administrative provisions can the code official reasonably hope to demonstrate that "equal protection under the law" has been established. Although it is generally assumed that the administrative and enforcement sections of a code are geared toward the code official, this is not entirely true. The provisions also establish the rights and privileges of the design professional, contractor and building owner. The position of the code official is merely to review the proposed and completed work and determine whether a fuel gas installation conforms to the code requirements. The design professional is responsible for the design of a

safe, sanitary fuel gas system. The contractor is responsible for installing the system in strict accordance with the plans.

During the course of the construction of a fuel gas system, the code official reviews the activity to verify that the spirit and intent of the law are being met and that the fuel gas system provides adequate protection of public health. As a public servant, the code official enforces the code in an unbiased, proper manner. Every individual is guaranteed equal enforcement of the code. Furthermore, design professionals, contractors and building owners have the right of due process for any requirement in the code.

Purpose

A fuel gas code, like any other code, is intended to be adopted as a legally enforceable document to safeguard health, safety, property and public welfare. A fuel gas code cannot be effective without adequate provisions for its administration and enforcement. The official charged with the administration and enforcement of fuel gas regulations has a great responsibility, and with this responsibility goes authority. No matter how detailed the fuel gas code may be, the code official must, to some extent, exercise judgment in determining compliance. The code official has the responsibility for establishing that the homes in which the citizens of the community reside and the buildings in which they work are designed and constructed to be reasonably free from hazards associated with the presence and use of fuel gas appliances, appurtenances, fixtures and systems. The code intends to establish a minimum acceptable level of safety.

SECTION 101 (IFGC) GENERAL

101.1 Title. These regulations shall be known as the *Fuel Gas Code* of [NAME OF JURISDICTION], hereinafter referred to as "this code."

❖ This section identifies the adopted regulations by insertion of the name of the adopting jurisdiction into the code.

101.2 Scope. This code shall apply to the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories in accordance with Sections 101.2.1 through 101.2.5.

Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than

three stories high with separate means of egress and their accessory structures shall comply with the *International Residential Code*.

2. As an alternative to the provisions of this code, fuel-gas piping systems, fuel-gas utilization equipment and related accessories in existing buildings that are undergoing repairs, alterations, changes in occupancy or construction of additions shall be permitted to comply with the provisions of the *International Existing Building Code*.

❖ This section describes the types of fuel gas systems to which the code is intended to apply and specifically lists those systems to which the code does not apply. The applicability of the code spans the initial design of fuel gas systems, through the installation and construction phases, and into the maintenance of operating systems. Exception 1 defers to the *International Residential Code*.

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tial Code® (IRC®) for the regulation of installations in buildings that fall within the scope of that code. Chapter 24 of the IRC covers fuel gas systems and is a duplication of the applicable *International Fuel Gas Code®* (IFGC®) text. The provisions of Chapter 24 of the IRC and the IFCG are identical. Exception 2 refers to the *International Existing Building Code®* (IEBC®) as an option to the provisions of the IFCG with regard to existing buildings (see IEBC, Section 503.3.1).

101.2.1 Gaseous hydrogen systems. Gaseous hydrogen systems shall be regulated by Chapter 7.

❖ See general comments for Chapter 7.

101.2.2 Piping systems. These regulations cover piping systems for natural gas with an operating pressure of 125 pounds per square inch gauge (psig) (862 kPa gauge) or less, and for LP-gas with an operating pressure of 20 psig (140 kPa gauge) or less, except as provided in Section 402.6.1. Coverage shall extend from the point of delivery to the outlet of the equipment shutoff valves. Piping systems requirements shall include design, materials, components, fabrication, assembly, installation, testing, inspection, operation and maintenance.

❖ The code does not limit the operating pressure of systems, but rather limits the code's coverage of piping systems to those having pressures less than or equal to the stated pressures. Consistent with the definition, piping systems begin at the point of delivery and end at the outlet of the appliance shutoff valves (see Section 101.2.3 and definition of "Piping systems").

101.2.3 Gas utilization equipment. Requirements for gas utilization equipment and related accessories shall include installation, combustion and ventilation air and venting and connections to piping systems.

❖ The piping and connectors between appliance shutoff valves and the appliance served are covered by the code, although outside the scope of the definition of "piping systems."

101.2.4 Systems and equipment outside the scope. This code shall not apply to the following:

1. Portable LP-gas equipment of all types that is not connected to a fixed fuel piping system.
2. Installation of farm equipment such as brooders, dehydrators, dryers and irrigation equipment.
3. Raw material (feedstock) applications except for piping to special atmosphere generators.
4. Oxygen-fuel gas cutting and welding systems.
5. Industrial gas applications using gases such as acetylene and acetylenic compounds, hydrogen, ammonia, carbon monoxide, oxygen and nitrogen.
6. Petroleum refineries, pipeline compressor or pumping stations, loading terminals, compounding plants, refinery tank farms and natural gas processing plants.

7. Integrated chemical plants or portions of such plants where flammable or combustible liquids or gases are produced by, or used in, chemical reactions.
8. LP-gas installations at utility gas plants.
9. Liquefied natural gas (LNG) installations.
10. Fuel gas piping in power and atomic energy plants.
11. Proprietary items of equipment, apparatus or instruments such as gas-generating sets, compressors and calorimeters.
12. LP-gas equipment for vaporization, gas mixing and gas manufacturing.
13. Temporary LP-gas piping for buildings under construction or renovation that is not to become part of the permanent piping system.
14. Installation of LP-gas systems for railroad switch heating.
15. Installation of hydrogen gas, LP-gas and compressed natural gas (CNG) systems on vehicles.
16. Except as provided in Section 401.1.1, gas piping, meters, gas pressure regulators and other appurtenances used by the serving gas supplier in the distribution of gas, other than undiluted LP-gas.
17. Building design and construction, except as specified herein.
18. Piping systems for mixtures of gas and air within the flammable range with an operating pressure greater than 10 psig (69 kPa gauge).
19. Portable fuel cell appliances that are neither connected to a fixed piping system nor interconnected to a power grid.

❖ This section lists the specific installations and equipment that the code does not intend to regulate. Item 19 relates to Chapter 7 and addresses portable fuel cell appliances as defined in Chapter 2.

101.2.5 Other fuels. The requirements for the design, installation, maintenance, alteration and inspection of mechanical systems operating with fuels other than fuel gas shall be regulated by the *International Mechanical Code*.

❖ This section simply defers the coverage of all equipment other than gas-fired equipment to the *International Mechanical Code®* (IMC®). The IRC also regulates the installation of residential equipment that is not gas fired.

101.3 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

❖ This section certifies that the appendices are not part of the code unless specifically included in the adopting ordinance of the jurisdiction. Otherwise, the appendices are not intended to be enforceable.

101.4 Intent. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, in-

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stallation, quality of materials, location, operation and maintenance or use of fuel gas systems.

- ❖ The intent of the code is to set forth requirements that establish the minimum acceptable level to safeguard life or limb, health, property and public welfare. The intent becomes important in the application of such sections as Sections 102, 104.2, 105.2 and 108, as well as any enforcement-oriented interpretive action or judgement. Like any code, the written text is subject to interpretation. Interpretations should not be affected by economics or the potential impact on any party. The only consideration should be protection of the public health, safety and welfare.

101.5 Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

- ❖ Once the code is adopted, only a court can set aside any provisions of the code. This is essential to safeguard the application of the code text if a provision of the code is declared illegal or unconstitutional. This section would preserve the legislative action that put the legal provisions in place.

SECTION 102 (IFGC) APPLICABILITY

102.1 General. The provisions of this code shall apply to all matters affecting or relating to structures and premises, as set forth in Section 101. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

- ❖ The scope of the code as described in Section 101 is referenced in this section. The most restrictive code requirement is to apply where different requirements may be specified in the code for a specific installation. The code is designed to regulate new construction and new work and is not intended to be applied retroactively to existing buildings except where existing fuel-gas-related systems are specifically addressed in this section and Section 108.

102.2 Existing installations. Except as otherwise provided for in this chapter, a provision in this code shall not require the removal, alteration or abandonment of, nor prevent the continued utilization and maintenance of, existing installations lawfully in existence at the time of the adoption of this code.

- ❖ Existing installations are generally considered to be "grandfathered" with code adoption if the system meets a minimum level of safety. Frequently the criteria for this level are the regulations (or code) under which the existing building was originally constructed. If there are no previous code criteria to apply, the code official is to apply those provisions of the code that are reasonably applicable to existing buildings. A specific level of safety is dictated by provisions dealing with hazard abatement in existing buildings and maintenance provisions as con-

tained in this code, the *International Property Maintenance Code®* (IPMC®), and the *International Fire Code®* (IFC®).

[EB] 102.2.1 Existing buildings. Additions, alterations, renovations or repairs related to building or structural issues shall be regulated by the *International Building Code*.

- ❖ This section states that the IBC regulates construction related to building or structural issues.

102.3 Maintenance. Installations, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe condition. Devices or safeguards which are required by this code shall be maintained in compliance with the code edition under which they were installed. The owner or the owner's designated agent shall be responsible for maintenance of installations. To determine compliance with this provision, the code official shall have the authority to require an installation to be reinspected.

- ❖ All fuel gas systems and equipment are subject to deterioration resulting from aging, wear, accumulation of dirt and debris, corrosion and other factors. Maintenance is necessary to keep these systems and equipment in proper operating condition. Required safety devices and controls must be maintained to continue providing the protection that they afford. Existing equipment and systems could be equipped with safety devices or other measures that were necessary because of the nature of the equipment, and such safeguards may have been required by a code that predates the current code. All such safeguards required by previous or present codes must be maintained for the life of the equipment or system served by those safeguards.

Maintenance of fuel gas systems as prescribed in this section is the responsibility of the property owner. The owner may authorize another party to be responsible for the property, in which case that party is responsible for the maintenance of the fuel gas systems involved.

The reinspection authority of the code official is needed to assure compliance with the maintenance requirements in this section.

[EB] 102.4 Additions, alterations or repairs. Additions, alterations, renovations or repairs to installations shall conform to that required for new installations without requiring the existing installation to comply with all of the requirements of this code. Additions, alterations or repairs shall not cause an existing installation to become unsafe, hazardous or overloaded.

Minor additions, alterations, renovations and repairs to existing installations shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing system, is not hazardous and is approved.

- ❖ Simply stated, new work must comply with the current requirements for new work. Any alteration or addition to an existing system involves some extent of new work, and such new work is subject to the requirements of the

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code. Additions or alterations can place additional loads or different demands on an existing system, and such loads or demands could necessitate changing all or part of the existing system. Additions and alterations must not cause an existing system to be any less in compliance with the code than it was before the changes.

[EB] 102.5 Change in occupancy. It shall be unlawful to make a change in the occupancy of a structure which will subject the structure to the special provisions of this code applicable to the new occupancy without approval. The code official shall certify that such structure meets the intent of the provisions of law governing building construction for the proposed new occupancy and that such change of occupancy does not result in any hazard to the public health, safety or welfare.

❖ When a building undergoes a change of occupancy, the fuel gas systems must be evaluated to determine what effect the change of occupancy has on them. For example, if a mercantile building is converted to a restaurant, additional fuel gas piping system capacity and modifications may be required. If an existing system serves an occupancy that is different from the occupancy it served when the code went into effect, the fuel gas system must comply with the applicable code requirements for a system serving the newer occupancy. Depending on the nature of the previous occupancy, changing a building's occupancy classification could result in a change to the fuel gas system.

[EB] 102.6 Historic buildings. The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings.

❖ This section gives the code official the widest possible flexibility in enforcing the code when the building in question has historic value. This flexibility, however, is not without conditions. The most important criterion for application of this section is that the building must be specifically classified as being of historic significance by a qualified party or agency. Usually a state or local authority does this after considerable scrutiny of the historical value of the building. The agencies with this authority typically exist at the state or local government level.

102.7 Moved buildings. Except as determined by Section 102.2, installations that are a part of buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new installations.

❖ Buildings that have been relocated are subject to the requirements of the code as if they were new construc-

tion. Placing a building where one did not previously exist is the same as constructing a new building. This section requires that the existing fuel gas systems be altered to the extent necessary to bring them into compliance with the provisions of the code applicable to new construction or that the existing fuel gas system comply with Section 102.2.

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and the manufacturer's installation instructions shall apply.

❖ A referenced standard or portion of one is an enforceable extension of the code as if the content of the standard were included in the body of the code.

The use and application of referenced standards are limited to those portions of the standards that are specifically identified. It is the intention of the code to be in harmony with the referenced standards. In the unlikely event that conflicts occur, the code text governs. The exception recognizes the extremely unlikely but possible occurrence of the code requiring or allowing something less restrictive or stringent than the product listing or manufacturer's instructions. If the code conflicts with or deviates from the conditions of the listing, this may or may not mean that the code violated the listing. For example, the listing for an appliance might allow a particular application of an appliance that is expressly prohibited by the code. In this case, the code has not violated the listing, but instead has simply limited the application allowed by the listing. The intent is for the highest level of safety to prevail.

102.9 Requirements not covered by code. Requirements necessary for the strength, stability or proper operation of an existing or proposed installation, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official.

❖ New technology and unusual installations will sometimes result in a situation or circumstance not specifically covered by the code. This section of the code gives the code official the authority to decide whether and how the code can be used to cover the new situation. Clearly such a section is needed, and the code official's reasonable application of the section is necessary. The purpose of the section, however, is not to impose requirements that may be preferred when the code provides alternative methods or is not silent on the circumstances. Additionally, the section can be used to implement the general performance-oriented language of the code to specific enforcement situations.

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SECTION 103 (IFGC) DEPARTMENT OF INSPECTION

103.1 General. The Department of Inspection is hereby created and the executive official in charge thereof shall be known as the code official.

- ❖ The executive official in charge of inspections is named the “code official” by this section. In actuality, the person who is in charge of the department may hold a different title such as building commissioner, plumbing inspector, mechanical inspector, or construction official. For the purpose of the code, that person is referred to as the “code official.”

103.2 Appointment. The code official shall be appointed by the chief appointing authority of the jurisdiction; and the code official shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority.

- ❖ This section establishes the code official as an appointed position and gives the circumstances under which the official can be removed from office.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees.

- ❖ This section gives the code official the authority to appoint other individuals to assist with the administration and enforcement of the code. These individuals have the authority and responsibility as designated by the code official.

103.4 Liability. The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties.

Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the Department of Inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

- ❖ Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code must be defended by the legal representa-

tive of the jurisdiction until the final termination of the proceedings. The code official or any subordinate is not liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of mechanical inspection who is acting in good faith and without malice is free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties.

SECTION 104 (IFGC) DUTIES AND POWERS OF THE CODE OFFICIAL

104.1 General. The code official shall enforce the provisions of this code and shall act on any question relative to the installation, alteration, repair, maintenance or operation of systems, except as otherwise specifically provided for by statutory requirements or as provided for in Sections 104.2 through 104.8.

- ❖ The duty of the code official is to enforce the code. Because the code official must also act on all questions related to this responsibility except as specifically exempted by law or elsewhere in the code, the code official is the “authority having jurisdiction” for all matters relating to the code and its enforcement. It is the duty of the code official to interpret the code and to determine compliance with the code. Code compliance will not always be easy to determine and will require the judgement and expertise of the code official. When the code is silent with respect to a particular mechanical installation or lack thereof, the code official is obligated to secure the intent of the code by using the best possible judgement in acting on the matter.

104.2 Rule-making authority. The code official shall have authority as necessary in the interest of public health, safety and general welfare to adopt and promulgate rules and regulations; interpret and implement the provisions of this code; secure the intent thereof and designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code, or of violating accepted engineering methods involving public safety.

- ❖ The code official has the administrative authority to make rules and regulations that serve to interpret or supplement the provisions of the code as long as those rules conform to the intent of the code. Most importantly, those rules are not intended to set aside or waive any code provisions, but are intended to implement code compliance. Additionally, the rules are not to conflict with accepted engineering practice or reduce the level of safety prescribed by the code. The most frequent use of this authority is making the administrative rules and procedures for the department's efficient and effective operation. An example of the content of administrative rules is the type of work that must be inspected and the notice that must be provided to the department for such inspections. Certain conditions may exist or

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arise that are geographically dependent, and the department may establish rules related to the climate, soils or other local environmental conditions.

104.3 Applications and permits. The code official shall receive applications and issue permits for installations and alterations under the scope of this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

- ❖ The code enforcement process normally begins with an application for a permit. The code official is responsible for processing the applications and issuing permits for the installation, replacement, addition to or modification of fuel gas systems in accordance with the code.

104.4 Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and shall be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

- ❖ The code official must make inspections as necessary to determine compliance with the code or to accept written reports of inspections by an approved agency. The inspection of the work in progress or accomplished is another significant element in determining code compliance. Although a department might not have the resources to inspect every aspect of all work, the required inspections are those that are dictated by administrative rules and procedures based on many factors, including available inspection resources. In order to expand the available resources for inspection purposes, the code official may approve an inspection agency that, in the code official's opinion, possesses the proper qualifications to perform the inspections. When unusual, extraordinary or complex technical issues arise relative to either fuel gas installations or the safety of an existing fuel gas system, the code official has the authority to seek the opinion and advice of experts. A technical report from an expert requested by the code official can be used to assist the code official in the approval process.

104.5 Right of entry. Whenever it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a building or upon any premises any conditions or violations of this code that make the building or premises unsafe, dangerous or hazardous, the code official shall have the authority to enter the building or premises at all reasonable times to inspect or to perform the duties imposed upon the code official by this code. If such building or premises is occupied, the code official shall present credentials to the occupant and request entry. If such building or premises is

unoccupied, the code official shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the code official has recourse to every remedy provided by law to secure entry.

When the code official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner or occupant or person having charge, care or control of the building or premises shall not fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the code official for the purpose of inspection and examination pursuant to this code.

- ❖ The first part of this section establishes the right of the code official to enter premises to conduct the permit inspections required by Section 107. Permit application forms typically include a statement in the certification signed by the applicant (who is the owner or the owner's agent) granting the code official the authority to enter areas covered by the permit in order to enforce code provisions related to the permit. The right to enter other structures or premises is more limited. First, to protect the right of privacy, the owner or occupant must grant the code official permission before an interior inspection of the property can be conducted. Permission is not required for inspections that can be accomplished from within the public right-of-way. Second, the owner or occupant may deny access. Unless the inspector has reasonable cause to believe that a violation of the code exists, access may be unattainable. Third, code officials must present proper identification (see commentary, Section 104.6) and request admittance during reasonable hours—usually the normal business hours of the establishment. Fourth, inspections must be aimed at securing or determining compliance with the provisions and intent of the regulations that are specifically within the established scope of the code official's authority.

Searches to gather information for the enforcement of other codes, ordinances or regulations are considered unreasonable and are prohibited by the Fourth Amendment to the U.S. Constitution. "Reasonable cause" in the context of this section must be distinguished from "probable cause," which is required to gain access to property in criminal cases. The burden of proof establishing reasonable cause may vary among jurisdictions. Usually, an inspector must show that the property is subject to inspection under the provisions of the code; that the interests of the public health, safety and welfare outweigh the individual's right to maintain privacy; and that such an inspection is required solely to determine compliance with the provisions of the code.

Many jurisdictions do not recognize the concept of an administrative warrant and may require the code official to prove probable cause in order to gain access. This burden of proof often requires the code official to state in advance why access is needed (usually access is restricted to gathering evidence for seeking an indictment or making an arrest); what specific items or information is sought; the information's relevance to the case against the subject; how knowledge of the relevance of the infor-

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mation or items sought was obtained; and how the evidence sought will be used. In all such cases, the right to privacy must always be weighed against the right of the code official to conduct an inspection to verify that the public health, safety and welfare are not in jeopardy. Such important and complex constitutional issues should be discussed with the jurisdiction's legal counsel. Jurisdictions should establish procedures for securing the necessary court orders when an inspection is deemed necessary following a refusal.

The last paragraph in this section requires the owner or occupant to permit entry for inspection if a proper inspection warrant or other documentation required by law has been obtained.

104.6 Identification. The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

❖ This section requires the code official (including all authorized inspection personnel) to carry identification when conducting the duties of the position. The identification removes any question of the purpose and authority of the inspector.

104.7 Notices and orders. The code official shall issue all necessary notices or orders to ensure compliance with this code.

❖ An important element of code enforcement is the necessary advisement of deficiencies and correction, which is accomplished through notices and orders. The code official is required to issue orders to abate illegal or unsafe conditions. Sections 108.7, 108.7.1, 108.7.2 and 108.7.3 contain additional information for these notices.

104.8 Department records. The code official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records as long as the building or structure to which such records relate remains in existence, unless otherwise provided for by other regulations.

❖ Good business practice requires the code official to keep official records pertaining to permit applications, permits, fees collected, inspections, notices and orders issued. This documentation is a valuable source of information if questions arise "throughout the life of the building and its occupancy." The code does not require that the construction documents be kept after the project is complete, but other regulations or the administrative rules may provide for retaining the construction documents for a minimum period.

SECTION 105 (IFGC) APPROVAL

105.1 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the code of-

ficial shall have the authority to grant modifications for individual cases, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and that such modification is in compliance with the intent and purpose of this code and does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the files of the Department of Inspection.

❖ The code official may amend or make exceptions to the code as needed where strict compliance with the code is impractical. Only the code official has the authority to grant modifications. Consideration of a particular difficulty is to be based on the application of the owner and a demonstration that the intent of the code is satisfied. This section is not intended to permit setting a code provision aside or ignoring a provision; rather, it is intended to provide for the acceptance of equivalent protection. Such modifications do not, however, extend to actions that are necessary to correct violations of the code. In other words, a code violation or the expense of correcting a code violation cannot constitute a practical difficulty.

Details of modification action must be filed for retrieval of substantiation of the reasons for the modification. Comprehensive written records are an essential part of an effective administrative system. Unless clearly written records of the considerations and documentation used in the modification process are created and maintained, subsequent enforcement action cannot be supported.

105.2 Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

❖ The code is not intended to inhibit innovative ideas or technological advances. A comprehensive regulatory document such as a fuel gas code cannot envision and then address all future innovations in the industry. As a result, a performance code must be applicable to and provide a basis for the approval of an increasing number of newly developed, innovative materials, systems and methods for which no code text or referenced standards yet exist. The fact that a material, product or method of construction is not addressed in the code is not an indication that the material, product or method is intended to be prohibited. The code official is expected to apply sound technical judgement in accepting materials, systems or methods that, while not anticipated by the drafters of the current code text, can be demonstrated to offer equivalent performance. By virtue of its

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text, the code regulates new and innovative construction practices while addressing the relative safety of building occupants. The code official is responsible for determining whether a requested alternative provides a level of protection of the public health, safety and welfare as required by the code.

105.3 Required testing. Whenever there is insufficient evidence of compliance with the provisions of this code, evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction.

❖ Sufficient technical data, test reports and documentation must be submitted for evaluation by the code official to provide the basis on which the code official can make a decision regarding an alternative material or type of equipment. If evidence satisfactory to the code official proves that the alternative equipment, material or construction method is equivalent to that required by the code, the code official is obligated to approve it. Any such approval cannot have the effect of waiving any requirements of the code. The burden of proof of equivalence lies with the applicant who proposes the use of alternative equipment, materials or methods.

105.3.1 Test methods. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall approve the testing procedures.

❖ The code official must require the submission of any appropriate information and data to assist in the determination of equivalency. This information must be submitted before a permit can be issued. The type of information required includes test data in accordance with the referenced standards, evidence of compliance with the referenced standard specifications and design calculations. A research report issued by an authoritative agency is particularly useful in providing the code official with the technical basis for evaluation and approval of new and innovative materials and components. The use of authoritative research reports can greatly assist the code official by reducing the time-consuming engineering analysis necessary to review materials and products. Failure to substantiate a request for the use of an alternative is a valid reason for the code official to deny a request.

105.3.2 Testing agency. All tests shall be performed by an approved agency.

❖ The code official must approve the testing agency, and the agency should have technical expertise, test equipment and quality assurance to properly conduct and report the necessary testing.

105.3.3 Test reports. Reports of tests shall be retained by the code official for the period required for retention of public records.

❖ Test reports are to be retained as required by public record laws. The attorney of the jurisdiction could be asked for the specific time period in applicable laws of the localities.

105.4 Material and equipment reuse. Materials, equipment and devices shall not be reused unless such elements have been reconditioned, tested and placed in good and proper working condition, and approved.

❖ The code criteria for materials, equipment and devices have changed over the years. Evaluation of testing and materials technology has permitted the development of new criteria that the old materials may not satisfy. As a result, used materials must be evaluated in the same manner as new materials. Used (previously installed) equipment must be equivalent to that required by the code if it is to be used again in a new installation.

SECTION 106 (IFGC) PERMITS

106.1 When required. An owner, authorized agent or contractor who desires to erect, install, enlarge, alter, repair, remove, convert or replace an installation regulated by this code, or to cause such work to be done, shall first make application to the code official and obtain the required permit for the work.

Exception: Where equipment replacements and repairs are required to be performed in an emergency situation, the permit application shall be submitted within the next working business day of the Department of Inspection.

❖ In general, a permit is required for all activities that are regulated by the code, and these activities cannot begin until the permit is issued.

A fuel gas permit is required for the installation, replacement, alteration or modification of fuel gas systems and components that are in the scope of applicability of the code. Replacement of an existing piece of equipment or related piping is treated no differently than a new installation in new building construction. The purpose of a permit is to cause the work to be inspected to determine compliance with the intent of the code.

The exception provides for prompt permit applications for situations where equipment and appliance replacements and repairs are done to address an emergency. This action enables the department having jurisdiction to promptly inspect the work.

106.2 Permits not required. Permits shall not be required for the following:

1. Any portable heating appliance.
2. Replacement of any minor component of equipment that does not alter approval of such equipment or make such equipment unsafe.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of this code or of other laws or ordinances of this jurisdiction.

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❖ The installations exempt from the requirement for a permit are very limited as evidenced by items 1 and 2. Item 1 pertains to appliances and equipment that are used temporarily and that are not designed for permanent installation. Examples of portable heating appliances and equipment include space heaters and construction site heaters.

Item 2 applies to the replacement of minor equipment and appliance components. A permit would be required if the component replacement could potentially affect either the safety of the equipment or the conditions of approval of the equipment. For example, replacement of a defective control with a control of the same type and specifications as the original factory-supplied control would not require a permit. Replacement of a burner assembly with a burner assembly having a different input capacity or one that is designed to burn a different fuel would require a permit.

106.3 Application for permit. Each application for a permit, with the required fee, shall be filed with the code official on a form furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner or an authorized agent. The permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure and shall contain such other information required by the code official.

❖ This section states that the building owner or an authorized agent of the owner is the only person who can apply for a building permit. An owner's authorized agent could be anyone who is given written permission to act in the owner's interest for the purpose of obtaining a permit, such as an architect, engineer, contractor or tenant. Permit forms will generally have enough space for a very brief description of the work to be accomplished, which is sufficient for small jobs. For larger projects, the description will be contained in construction documents.

106.3.1 Construction documents. Construction documents, engineering calculations, diagrams and other data shall be submitted in two or more sets with each application for a permit. The code official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional when required by state law. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code. Construction documents for buildings more than two stories in height shall indicate where penetrations will be made for installations and shall indicate the materials and methods for maintaining required structural safety, fire-resistance rating and fireblocking.

Exception: The code official shall have the authority to waive the submission of construction documents, calculations or other data if the nature of the work applied for is such that reviewing of construction documents is not necessary to determine compliance with this code.

❖ When the work is of a "minor nature," either in scope or needed description, the code official may use judgement in determining the need for a detailed description of the work. An example of minor work that may not involve a detailed description is the replacement of an existing piece of equipment in a mechanical system or the replacement or repair of a defective portion of a piping system.

These provisions are intended to reflect the minimum scope of information needed to determine code compliance. A statement on the construction documents, such as "All fuel gas systems must comply with the 2003 edition of the *International Fuel Gas Code®*," is not an acceptable substitute for showing the required information.

This section also requires the code official to determine that state professional registration laws are complied with as they apply to the preparation of construction documents.

106.4 Permit issuance. The application, construction documents and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the proposed work conforms to the requirements of this code and all laws and ordinances applicable thereto, and that the fees specified in Section 106.5 have been paid, a permit shall be issued to the applicant.

❖ This section requires the code official to review submissions for a permit for compliance with the code and verify that the project will be carried out in accordance with other applicable laws. This may involve interagency communication and cooperation so that all laws are being obeyed. Once the code official finds this to be so, a permit may be issued upon payment of the required fees.

106.4.1 Approved construction documents. When the code official issues the permit where construction documents are required, the construction documents shall be endorsed in writing and stamped "APPROVED." Such approved construction documents shall not be changed, modified or altered without authorization from the code official. Work shall be done in accordance with the approved construction documents.

The code official shall have the authority to issue a permit for the construction of part of an installation before the construction documents for the entire installation have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire installation will be granted.

❖ Construction documents that reflect compliance with code requirements form an integral part of the permit process. Successful completion of the work depends on these documents. This section requires the code official to stamp the complying construction documents as being "APPROVED" and fix the status of the document in time. Once approved, the documents may not be revised without the express authorization of the

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code official. This maintains the code-compliance level of the documents.

106.4.2 Validity. The issuance of a permit or approval of construction documents shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of other ordinances of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of this code shall be invalid.

The issuance of a permit based upon construction documents and other data shall not prevent the code official from thereafter requiring the correction of errors in said construction documents and other data or from preventing building operations from being carried on thereunder when in violation of this code or of other ordinances of this jurisdiction.

- ❖ This powerful code section states the fundamental premise that the permit is only "a license to proceed with the work." It is not a license to "violate, cancel or set aside any provisions of the code." This statement is important because despite any errors in the approval process, the permit applicant is responsible for code compliance.

106.4.3 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee, therefor, shall be one-half the amount required for a new permit for such work, provided no changes have been or will be made in the original construction documents for such work, and further that such suspension or abandonment has not exceeded one year.

- ❖ The permit becomes invalid in two distinct situations, but both are based on a 6-month period. The first situation is when no work has started 6 months from issuance of the permit. The second situation is when there is no continuation of authorized work for 6 months. The person who was issued the permit should be notified in writing that the permit is invalid and what steps must be taken to restart the work.

This section also gives the administrative authority a means of offsetting the costs associated with the administration of expired, reissued permits by charging a nominal fee for permit reissuance. If, however, the nature or scope of the work to be resumed is different from that indicated on the original permit, the permit process essentially starts from scratch, and full fees are charged. The same procedure would also apply if the work has not commenced within 1 year of the date of permit issuance or if work has been suspended for a year or more.

106.4.4 Extensions. A permittee holding an unexpired permit shall have the right to apply for an extension of the time within

which he or she will commence work under that permit when work is unable to be commenced within the time required by this section for good and satisfactory reasons. The code official shall extend the time for action by the permittee for a period not exceeding 180 days if there is reasonable cause. A permit shall not be extended more than once. The fee for an extension shall be one-half the amount required for a new permit for such work.

- ❖ Although it is customary for a project to begin immediately following issuance of a permit, there may be occasions when an unforeseen delay may occur. This section affords the permit holder an opportunity to apply for and receive a single, 180-day extension within which to begin a project under a still-valid permit (less than 180 days old). The applicant must, however, submit to the code official an adequate explanation for the delay in starting a project, which could include such things as the need to obtain approvals or permits for the project from other agencies having jurisdiction. This section requires the code official to determine what constitutes "good and satisfactory" reasons for any delay and further allows the jurisdiction to offset its administrative costs for extending the permit by charging one-half the permit fee for the extension.

106.4.5 Suspension or revocation of permit. The code official shall revoke a permit or approval issued under the provisions of this code in case of any false statement or misrepresentation of fact in the application or on the construction documents upon which the permit or approval was based.

- ❖ A permit is in reality a license to proceed with the work. The code official, however, must revoke all permits shown to be based, all or in part, on any false statement or misrepresentation of fact. An applicant may subsequently reapply for a permit with the appropriate corrections or modifications made to the application and construction documents.

106.4.6 Retention of construction documents. One set of construction documents shall be retained by the code official until final approval of the work covered therein. One set of approved construction documents shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

- ❖ Once the code official has stamped or endorsed as approved the construction documents on which the permit is based (see commentary, Section 106.4.1), one set of approved construction documents must be kept on the construction site to serve as the basis for all subsequent inspections. To avoid confusion, the construction documents on the site must be precisely the documents that were approved and stamped because inspections are to be performed based on the approved documents. Additionally, the contractor cannot determine compliance with the approved construction documents unless those documents are readily available. Unless the approved construction documents are available, the inspection should be postponed and work on the project halted.

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106.5 Fees. A permit shall not be issued until the fees prescribed in Section 106.5.2 have been paid, nor shall an amendment to a permit be released until the additional fee, if any, due to an increase of the installation, has been paid.

- ❖ All fees are to be paid prior to permit issuance. This requirement facilitates payment and also establishes that the permit applicant intends to proceed with the work.

106.5.1 Work commencing before permit issuance. Any person who commences work on an installation before obtaining the necessary permits shall be subject to 100 percent of the usual permit fee in addition to the required permit fees.

- ❖ This section is intended to serve as a deterrent to proceeding with work on a fuel gas system without a permit (except as provided in Section 106.2). As a punitive measure, it doubles the cost of the permit fee to be charged. This section does not, however, intend to penalize a contractor called upon to do emergency work after hours if he or she promptly notifies the code official the next business day, obtains the requisite permit for the work done and has the required inspections performed.

106.5.2 Fee schedule. The fees for work shall be as indicated in the following schedule.

[JURISDICTION TO INSERT APPROPRIATE SCHEDULE]

- ❖ A published fee schedule must be established for plans examination, permits and inspections. Ideally, the department should generate revenues that cover operating costs and expenses. The permit fee schedule is an integral part of this process.

106.5.3 Fee refunds. The code official shall authorize the refunding of fees as follows.

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than [SPECIFY PERCENTAGE] percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than [SPECIFY PERCENTAGE] percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

SECTION 107 (IFGC) INSPECTIONS AND TESTING

107.1 Required inspections and testing. The code official, upon notification from the permit holder or the permit holder's agent, shall make the following inspections and other such inspections as necessary, and shall either release that portion of the

construction or notify the permit holder or the permit holder's agent of violations that are required to be corrected. The holder of the permit shall be responsible for scheduling such inspections.

1. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping is installed and before backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.
2. Rough-in inspection shall be made after the roof, framing, fireblocking and bracing are in place and components to be concealed are complete, and prior to the installation of wall or ceiling membranes.
3. Final inspection shall be made upon completion of the installation.

The requirements of this section shall not be considered to prohibit the operation of any heating equipment installed to replace existing heating equipment serving an occupied portion of a structure in the event a request for inspection of such heating equipment has been filed with the department not more than 48 hours after replacement work is completed, and before any portion of such equipment is concealed by any permanent portion of the structure.

- ❖ Inspections are necessary to determine that an installation conforms to all code requirements. Because the majority of a fuel gas piping system could be hidden within the building enclosure, periodic inspections are necessary before portions of the system are concealed. The code official is required to determine that fuel gas systems and equipment are installed in accordance with the approved construction documents and the applicable code requirements. Inspections that are necessary to provide such verification must be conducted. Generally, the administrative rules of a department may list the interim inspections judged to be required. Construction that occurs in steps or phases may necessitate multiple inspections; therefore, an exact number of required inspections cannot be specified. Where violations are noted and corrections are required, re-inspections may be necessary. As time permits, frequent inspections of some job sites, especially where the work is complex, can be beneficial if the inspector detects code-compliance problems or potential problems before they develop or become more difficult to correct. The contractor, builder, owner or other authorized party is responsible for arranging for the required inspections and coordinating inspections to prevent work from being concealed prior to being inspected.

1. Inspection of underground piping is especially important because once it is covered, it is the most challenging part of a fuel gas system in which to detect a leak. If repairs are necessary, underground repairs are proportionally more expensive because of the need for heavy equipment and the more labor-intensive nature of working below ground. To reduce possible damage to pipe from rubble, rocks and other rough materials, excavations

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- tions must be bedded and backfilled with clean fill materials spread and tamped to provide adequate support and protection for piping.
2. A rough-in inspection is an inspection of all parts of the fuel gas system that will eventually be concealed in the building structure. The inspection must be made before any of the system is closed up or hidden from view. To gain approval, the fuel gas systems must pass the required rough-in tests.
 3. A rough-in inspection may be completed all at one time or as a series of inspections. This is administratively determined by the local inspections department and is typically dependent on the size of the job.
 4. A final inspection may be done as a series of inspections or all at one time, similar to a rough-in inspection. A final inspection is required prior to the approval of mechanical work and fuel gas installations. For the construction of a new building, final approval is required prior to the issuance of the certificate of occupancy as specified in the building code. To verify that all previously issued correction orders have been complied with and to determine whether subsequent violations exist, a final inspection must be made. Violations observed during the final inspection must be noted, and the permit holder must be advised of them.

The final inspection is made after the completion of the work or installation. Typically, the final inspection is an inspection of all that was installed after the rough-in inspection and not concealed in the building construction. Subsequent reinspections are necessary if the final inspection has generated a notice of violation.

The last paragraph of this section is emergency related and provides for prompt operation of replacement heating equipment, allowing the occupied areas of a facility to be heated as soon as the new heating equipment is installed. Such installations are subject to all requirements of the code.

107.1.1 Approved inspection agencies. The code official shall accept reports of approved agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

- ❖ As an alternative to conducting the inspection, the code official can accept inspections and reports by approved inspection agencies. Appropriate criteria on which to base approval of an inspection agency include competence, objectivity, certifications and experience.

107.1.2 Evaluation and follow-up inspection services. Prior to the approval of a prefabricated construction assembly having concealed work and the issuance of a permit, the code official shall require the submittal of an evaluation report on each prefabricated construction assembly, indicating the complete details of the installation, including a description of the system

and its components, the basis upon which the system is being evaluated, test results and similar information and other data as necessary for the code official to determine conformance to this code.

- ❖ As an alternative to the physical inspection by the code official in the plant or location where prefabricated components are fabricated (such as modular homes and prefabricated structures), the code official has the option of accepting an evaluation report from an approved agency detailing such inspections. These evaluation reports can serve as the basis from which the code official will determine code compliance.

107.1.2.1 Evaluation service. The code official shall designate the evaluation service of an approved agency as the evaluation agency, and review such agency's evaluation report for adequacy and conformance to this code.

- ❖ The code official must review all submitted reports for conformity to the applicable code requirements. If in the judgement of the code official the submitted reports are acceptable, the code official should document the basis for the approval.

107.1.2.2 Follow-up inspection. Except where ready access is provided to installations, service equipment and accessories for complete inspection at the site without disassembly or dismantling, the code official shall conduct the in-plant inspections as frequently as necessary to ensure conformance to the approved evaluation report or shall designate an independent, approved inspection agency to conduct such inspections. The inspection agency shall furnish the code official with the follow-up inspection manual and a report of inspections upon request, and the installation shall have an identifying label permanently affixed to the system indicating that factory inspections have been performed.

- ❖ The owner must provide special inspections of fabricated assemblies at the fabrication plant. The code official or an approved inspection agency must conduct periodic in-plant inspections to assure conformance to the approved evaluation report described in Section 107.1.2. Such inspections are required if the fuel gas systems can be inspected completely at the job site.

107.1.2.3 Test and inspection records. Required test and inspection records shall be available to the code official at all times during the fabrication of the installation and the erection of the building; or such records as the code official designates shall be filed.

- ❖ All testing and inspection records related to a fabricated assembly must be filed with the code official to maintain a complete and legal record of the assembly and erection of the building.

107.2 Testing. Installations shall be tested as required in this code and in accordance with Sections 107.2.1 through 107.2.3. Tests

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shall be made by the permit holder and observed by the code official.

- ❖ Testing of fuel gas systems is required where testing is specified in the technical chapters of the code. See Section 406 for specific requirements and methods of testing gas-piping systems.

107.2.1 New, altered, extended or repaired installations.

New installations and parts of existing installations, which have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose leaks and defects.

- ❖ Testing is necessary to make sure that the system is free from leaks and other defects. To the extent specified in the technical chapters of the code, testing is also required for portions of existing systems that have been altered, extended, renovated or repaired.

107.2.2 Apparatus, instruments, material and labor for tests.

Apparatus, instruments, material and labor required for testing an installation or part thereof shall be furnished by the permit holder.

- ❖ The permit holder is responsible for performing tests as well as for supplying all of the labor and apparatus necessary to conduct the tests. The code official observes but never performs the test.

107.2.3 Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for inspection and testing.

- ❖ If a system or portion of a system does not pass the initial test or inspection, violations must be corrected and the system must be reinspected.

To encourage code compliance and to cover the expense of the code official's time, many code enforcement jurisdictions charge fees for re-inspections that are required subsequent to the first inspection.

107.3 Approval. After the prescribed tests and inspections indicate that the work complies in all respects with this code, a notice of approval shall be issued by the code official.

- ❖ After the code official has performed the required inspections and observed any required equipment and system tests (or has received written reports of the results of such tests), he or she must determine whether the installation or work is in compliance with all applicable sections of the code. The code official must issue a written notice of approval if the subject work or installation is in apparent compliance with the code. This notice is given to the permit holder, and a copy of the notice is retained on file by the code official.

107.4 Temporary connection. The code official shall have the authority to allow the temporary connection of an installation to

the sources of energy for the purpose of testing the installation or for use under a temporary certificate of occupancy.

- ❖ Typical procedure for a local jurisdiction is to withhold the issuance of the certificate of occupancy until approvals have been received from each code official responsible for inspection of the structure. The code official is permitted to issue a temporary authorization to make connections to the public utility system prior to the completion of all work. The certification is intended to acknowledge that, because of seasonal limitations, time constraints or the need for testing or partial operation of equipment, some building systems may be connected even though the building is not suitable for final occupancy. The intent of this section is that a request for temporary occupancy or the connection and use of mechanical equipment or systems should be granted when the requesting permit holder has demonstrated to the code official's satisfaction that the public health, safety and welfare will not be endangered. The code official should view the issuance of a "temporary authorization or certificate of occupancy" as substantial an act as the issuance of the final certificate. Indeed, the issuance of a temporary certificate of occupancy offers a greater potential for conflict because once the building or structure is occupied, it is very difficult to remove the occupants through legal means.

SECTION 108 (IFGC) VIOLATIONS

108.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize an installation, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

- ❖ Violations of the code are unlawful. This is the basis for all citations and correction notices related to violations of the code.

108.2 Notice of violation. The code official shall serve a notice of violation or order to the person responsible for the erection, installation, alteration, extension, repair, removal or demolition of work in violation of the provisions of this code, or in violation of a detail statement or the approved construction documents thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

- ❖ The code official must notify the person responsible for the erection or use of a building found to be in violation of the code. The section that is allegedly being violated must be cited so that the responsible party can respond to the notice.

108.3 Prosecution of violation. If the notice of violation is not complied with promptly, the code official shall request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation,

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or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

❖ The code official must pursue legal means to correct the violation through the use of legal counsel of the jurisdiction. This is not optional.

Any extensions of time so that the violations may be corrected voluntarily must be for a reasonable, bona fide cause, or the code official may be subject to criticism for “arbitrary and capricious” actions. In general, it is better to have a standard time limitation for correction of violations. Departures from this standard must be for a clear and reasonable purpose, usually stated in writing by the violator.

108.4 Violation penalties. Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

❖ This section prescribes a standard fine or other penalty as deemed appropriate by the jurisdiction. Additionally, this section identifies a principle that “each day that a violation continues . . . shall be deemed a separate offense” for the purpose of applying the prescribed penalty in order to facilitate the prompt resolution.

108.5 Stop work orders. Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner’s agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars.

❖ Upon receipt of a violation notice from the code official, the builders must immediately cease construction activities identified in the notice, except as expressly permitted to correct the violation. A stop work order can result in inconvenience and monetary loss to the affected parties; therefore, justification must be evident and judgement must be exercised before a stop work order is issued. A stop work order can prevent a violation from becoming worse and more difficult or expensive to correct.

A stop work order may be issued where work is proceeding without a permit to perform the work. Hazard-

ous conditions could develop when the code official is unaware of the nature of the work and a permit for the work has not been issued.

The issuance of a stop work order on a fuel gas system may result from work done by the contractor that affects a building component that is not fuel-gas related. For example, if a contractor cuts a structural element to install piping, the structure may be weakened enough to cause a partial or complete structural failure. As determined by the adopting jurisdiction, a penalty may be assessed for failure to comply with this section, and the dollar amount is to be inserted in the blanks shown.

108.6 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to prevent unlawful construction, restrain, correct or abate a violation, prevent illegal occupancy of a building, structure or premises, or stop an illegal act, conduct, business or utilization of the installations on or about any premises.

❖ Despite the assessment of a penalty in the form of a fine or imprisonment against a violator, the violation itself must still be corrected. Failure to make the necessary corrections will result in the violator being subject to additional penalties as described in the preceding section.

108.7 Unsafe installations. An installation that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared an unsafe installation. Use of an installation regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe installations are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.

❖ Unsafe conditions include those that constitute a health hazard, fire hazard, explosion hazard, shock hazard, asphyxiation hazard, physical injury hazard or are otherwise dangerous to human life and property.

In the course of performing duties, the code official may identify a hazardous condition that must be declared in violation of the code and, therefore, must be abated.

108.7.1 Authority to condemn installations. Whenever the code official determines that any installation, or portion thereof, regulated by this code has become hazardous to life, health or property, he or she shall order in writing that such installations either be removed or restored to a safe condition. A time limit for compliance with such order shall be specified in the written notice. A person shall not use or maintain a defective installation after receiving such notice.

When such installation is to be disconnected, written notice as prescribed in Section 108.2 shall be given. In cases of immediate danger to life or property, such disconnection shall be made immediately without such notice.

❖ When a system is determined to be unsafe, the code official must notify the owner or agent of the building as the first step in correcting the difficulty. The notice is to de-

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scribe the repairs and improvements necessary to correct the deficiency or require the unsafe equipment or system to be removed or replaced. Such notices must specify a time frame in which the corrective actions must occur. Additionally, the notice should require the immediate response of the owner or agent. If the owner or agent is not available, public notice of the declaration should suffice for complying with this section. The code official may also determine that disconnecting the system is necessary to correct an unsafe condition and must give written notice to that effect (see commentary, Section 108.2), unless immediate disconnection is essential for public health and safety reasons (see commentary, Section 108.7.2).

108.7.2 Authority to disconnect service utilities. The code official shall have the authority to require disconnection of utility service to the building, structure or system regulated by the technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property. The code official shall notify the serving utility, and wherever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practicable thereafter.

❖ Disconnecting the utility service is the most radical method of hazard abatement available to the code official and should be reserved for cases in which all other lesser remedies have proven ineffective. Such an action must be preceded by written notice to the owner and any occupants of the building being ordered to disconnect. Disconnection must be accomplished within the time frame established by the code official in the written notification to disconnect. When the hazard to the public health and welfare is so imminent as to mandate immediate disconnection, the code official has the authority and even the obligation to cause disconnection without notice.

108.7.3 Connection after order to disconnect. A person shall not make energy source connections to installations regulated by this code which have been disconnected or ordered to be disconnected by the code official, or the use of which has been ordered to be discontinued by the code official until the code official authorizes the reconnection and use of such installations.

When an installation is maintained in violation of this code, and in violation of a notice issued pursuant to the provisions of this section, the code official shall institute appropriate action to prevent, restrain, correct or abate the violation.

❖ When any fuel gas system is maintained in violation of the code and in violation of any notice issued pursuant to the provisions of this section, the code official is to institute appropriate action to prevent, restrain, correct or abate the violation.

Once the reason for discontinuation of use or disconnection of the fuel gas system no longer exists, only the

code official may authorize resumption of use or reconnection of the system after it is demonstrated to the code official's satisfaction that all repairs or other work are in compliance with applicable sections of the code. This section also requires the code official to take action to abate code violations (see commentary, Section 108.2).

SECTION 109 (IFGC) MEANS OF APPEAL

109.1 Application for appeal. A person shall have the right to appeal a decision of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served.

❖ This section holds that any aggrieved party with a material interest in the decision of the code official may appeal that decision before a board of appeals. This provides a forum other than the court of jurisdiction in which to review the code official's actions.

This section allows any person to appeal a decision of the code official. In practice, this section has been interpreted to permit appeals only by those aggrieved parties with a material or definitive interest in the decision of the code official. An aggrieved party may not appeal a code requirement per se. The intent of the appeal process is not to waive or set aside a code requirement; rather, it is intended to provide a means of reviewing a code official's decision on an interpretation or application of the code or to review the equivalency of protection to the code requirements.

109.2 Membership of board. The board of appeals shall consist of five members appointed by the chief appointing authority as follows: one for five years; one for four years; one for three years; one for two years and one for one year. Thereafter, each new member shall serve for five years or until a successor has been appointed.

❖ The board of appeals is to consist of five members appointed on a rotating basis by the "chief appointing authority"—typically, the mayor or city manager. This method of appointment allows for a smooth transition of board of appeals members, thus ensuring continuity of action over the years.

109.2.1 Qualifications. The board of appeals shall consist of five individuals, one from each of the following professions or disciplines.

1. Registered design professional who is a registered architect; or a builder or superintendent of building construction with at least 10 years' experience, five of which shall have been in responsible charge of work.

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2. Registered design professional with structural engineering or architectural experience.
 3. Registered design professional with fuel gas and plumbing engineering experience; or a fuel gas contractor with at least 10 years' experience, five of which shall have been in responsible charge of work.
 4. Registered design professional with electrical engineering experience; or an electrical contractor with at least 10 years' experience, five of which shall have been in responsible charge of work.
 5. Registered design professional with fire protection engineering experience; or a fire protection contractor with at least 10 years' experience, five of which shall have been in responsible charge of work.
- ❖ The board of appeals consists of five persons with the qualifications and experience indicated in this section. One must be a registered design professional (see Item 2) with structural or architectural experience. The others must be registered design professionals, construction superintendents or contractors with experience in the various areas of building construction. These requirements are important in that technical people rule on technical matters. The board of appeals is not the place for policy or political deliberations. The intent is that these matters be decided purely on their technical merits, with due regard for state-of-the-art construction technology.

109.2.2 Alternate members. The chief appointing authority shall appoint two alternate members who shall be called by the board chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership and shall be appointed for five years, or until a successor has been appointed.

❖ This section authorizes the chief appointing authority to appoint two alternate members who are to be available if the principal members of the board are absent or disqualified. Alternate members must possess the same qualifications as the principal members and are appointed for a term of 5 years, or until such time that a successor is appointed.

109.2.3 Chairman. The board shall annually select one of its members to serve as chairman.

❖ It is customary to determine chairmanship annually so that a regular opportunity is available to evaluate and either reappoint the current chairman or appoint a new one.

109.2.4 Disqualification of member. A member shall not hear an appeal in which that member has a personal, professional or financial interest.

❖ Members must disqualify themselves regarding any appeal in which they have a personal, professional or financial interest.

109.2.5 Secretary. The chief administrative officer shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the chief administrative officer.

❖ The chief administrative officer is to designate a qualified clerk to serve as secretary to the board. The secretary is required to file a detailed record of all proceedings in the office of the chief administrative officer.

109.2.6 Compensation of members. Compensation of members shall be determined by law.

❖ Members of the board of appeals need not be compensated unless required by the local municipality or jurisdiction.

109.3 Notice of meeting. The board shall meet upon notice from the chairman, within 10 days of the filing of an appeal, or at stated periodic meetings.

❖ The board must meet within 10 days of the filing of an appeal or at regularly scheduled meetings.

109.4 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

❖ Hearings before the board must be open to the public. The person who filed the appeal, his or her representative, the code official and any person whose interests are affected must be heard.

109.4.1 Procedure. The board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.

❖ The board is required to establish and make available to the public written procedures detailing how hearings are to be conducted. Additionally, this section provides that although strict rules of evidence are not applicable, the information presented must be deemed relevant.

109.5 Postponed hearing. When five members are not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

❖ When all five members of the board are not present, either the person making the appeal or his representative may request a postponement of the hearing.

109.6 Board decision. The board shall modify or reverse the decision of the code official by a concurring vote of three members.

❖ A concurring vote of three members of the board is needed to modify or reverse the decision of the code official.

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109.6.1 Resolution. The decision of the board shall be by resolution. Certified copies shall be furnished to the appellant and to the code official.

❖ A formal decision in the form of a resolution is required as an official record. Copies of this resolution are to be furnished to both the person making the appeal and the code official. The code official is bound by the action of the board of appeals, unless it is the opinion of the code official that the board of appeals has acted improperly. In such cases, corporate council may seek relief through the court having jurisdiction.

109.6.2 Administration. The code official shall take immediate action in accordance with the decision of the board.

❖ To avoid any undue delay in the progress of construction, the code official is required to act quickly on the board's decision. This action may be to enforce the decision or to seek legislative relief if the board's action can be demonstrated to be inappropriate.

109.7 Court review. Any person, whether or not a previous party to the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

❖ This section allows any person to request a review by the court of jurisdiction if that person believes errors of law have occurred. Review must be applied for after the decision of the board is filed with the chief administrative officer. This helps to establish the observance of due process for all concerned.

Bibliography

The following resource materials are referenced in this chapter or are relevant to the subject matter addressed in this chapter.

Legal Aspects of Code Administration. Country Club Hills, IL: Building Officials and Code Administrators International, Inc., 1996; Whittier, CA: International Conference of Building Officials, 1996; Birmingham, AL: Southern Building Code Congress International, 1996.

Readings in Code Administration, Volume 1: History/Philosophy/Law. Country Club Hills, IL: Building Officials and Code Administrators International, Inc., 1974.

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CHAPTER 2

DEFINITIONS

General Comments

The words or terms defined in this chapter are deemed to be of prime importance in either specifying the subject matter of code provisions or in giving meaning to certain terms used throughout the code for administrative or enforcement purposes. The code user should be familiar with the terms found in this chapter, because the definitions are essential to the correct interpretation of the code and because the user might not be aware that a particular term found in the text is defined.

Purpose

Codes, by their very nature, are technical documents. Literally every word, term and punctuation mark can add to

or change the meaning of the intended result. This is especially important with a performance code where the desired result often takes on more importance than the specific words.

Furthermore, the code, with its broad scope of applicability, includes terms used in a variety of construction disciplines. These terms can often have multiple meanings depending on the context or discipline being used at the time.

For these reasons, a consensus must be reached on the specific meaning of terms contained in the code. Chapter 2 performs this function by stating clearly what specific terms mean for the purpose of the code.

SECTION 201 (IFGC) GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code and standard, have the meanings indicated in this chapter.

- ❖ In the application of the code, the terms used have the meanings given in Chapter 2.

201.2 Interchangeability. Words used in the present tense include the future; words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

- ❖ Although the definitions contained in Chapter 2 are to be taken literally, gender and tense are considered to be interchangeable; thus, any grammatical inconsistencies within the code text will not hinder the understanding or enforcement of the requirements.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *ICC Electrical Code*, *International Building Code*, *International Fire Code*, *International Mechanical Code* or *International Plumbing Code*, such terms shall have meanings ascribed to them as in those codes.

- ❖ When a word or term appears in the code that is not defined in this chapter, other references may be used to find its definition. These include the *International Building Code* (IBC®), the *ICC Electrical Code®* (ICC EC™), the *International Fire Code* (IFC®), the *International Mechanical Code* (IMC®), or the *International Plumbing Code®* (IPC®). These codes contain addi-

tional definitions (some parallel and duplicative) that may be used in the enforcement of this code or in the enforcement of the other codes by reference.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

- ❖ Another resource for defining words or terms not defined in this chapter or in other codes is their “ordinarily accepted meanings.” The intent of this statement is that a dictionary definition may suffice if the definition is in context.

Construction terms used throughout the code might not be defined in Chapter 2 or in a dictionary. In such cases, one would first turn to the definitions contained in the referenced standards (see Chapter 7) and then to textbooks on the subject in question.

SECTION 202 (IFGC) GENERAL DEFINITIONS

- ❖ This section contains definitions of terms that are associated with the subject matter of this chapter. These terms are not exclusively related to this chapter but are applicable everywhere the term is used in the code. Definitions of terms are necessary for the understanding and application of the code requirements.

ACCESS (TO). That which enables a device, appliance or equipment to be reached by ready access or by a means that first requires the removal or movement of a panel, door or similar obstruction (see also “Ready access”).