

- B. Cost: A two-hour fire-resistance-rated wall for separation between townhouses was the first line of defense prior to the requirement for sprinklers. As a common practice, it still proves viable, and less expensive than sprinklers.
2. Amend **Table R302.6 Dwelling/Garage Separation**, to require all “**Materials**” to be ~~1/2”~~ 5/8” Type X drywall in all instances requiring protection.
- A. Impact: With the advent of sprinklers in the 2009 IRC, no alternatives were provided for life-safety in lieu of sprinklers. The drywall requirements were lessened in the IRC, while Idaho eliminated sprinklers. In order to provide an equivalent level of life-safety, this amendment proposes to restore the drywall as a safety factor.
- B. Cost: Current practice in construction is 5/8” Type X drywall on the ceilings of garages, and this amendment restores 5/8” Type X drywall to the walls on attached garages. Garages are one of the common sites of fires starting.

Part I. Background information on amendment.

Along with the carry-over from the IDAPA Rules that amended the 2009 IRC, these additional amendments increase the life-safety for one- and two-family dwellings and townhouses through the use of time-tested materials, without expensive measures. The cost difference between 1/2” and 5/8” drywall is negligible, and the difference between a 1-hour and a 2-hour fire-resistance-rated wall in lieu of sprinklers is far below the cost of sprinklers.

Part II. Amendment Benefit:

Problems Addressed:

Fire and life-safety are **not** compromised by the elimination of sprinklers, when previously used methods are restored in lieu of sprinklers. Proven methods and materials provide an inexpensive alternative to costly sprinklers.

In the instance of a 2-hour fire-resistance-rated wall, part of the protection comes from staggered seams between the first and second layers. One layer of drywall is not as effective at stopping the movement of fire, air and smoke as two layers.

Primary Reason for the Amendment(s):

In order to insure a safe built environment, measures need to be provided to maintain fire-safety from within the Code when the code provides for safety via sprinklers. Idaho chose to remove sprinklers from the codes, and must likewise choose to restore fire and life-safety via available means. The readily available means and methods are the use of 5/8” Type X drywall in accepted practices that preceded sprinklers.

Part III. Amendment(s) Impacts or Benefits:

Types of Construction:

New Construction
Alteration/Repair
Residential: Single Family, Duplex, or Townhouses

List businesses/industries affected by amendment(s):

1. Currently available materials are common for use.
2. No changes in standard practices for contractors, installers of drywall, or inspectors.
3. No effect on the Fire Protection Industry, as one-and two-family dwellings, including townhouses, are not required to be sprinklered.

Types of Services Required:

There will be no change or impact on any of the services required.

Part IV. Amendment(s) Costs and Benefits:

In comparing the costs of providing sprinklers in one-and two-family dwellings with the costs of providing fire-and life-safety via the application of drywall, the cost benefits lie with using the more inexpensive method.

The costs vary widely for sprinkler installation, depending on the proximity to urban areas. The further afield from urban center, the higher the costs for sprinklers: some estimates range from \$3.50 per square foot, to as high as \$7.50 per square foot. Drywall can be installed for \$0.75-\$0.95 per square foot depending on finish.