

**IDAHO BUILDING CODE BOARD
VIDEOCONFERENCE MEETING**

Tuesday – April 14, 2015 – 9:30 a.m. (MT)

**Division of Building Safety
1090 East Watertower Street, Suite 150, Meridian
1250 Ironwood Drive, Suite 220, Coeur d’Alene
2055 Garrett Way, Building 1, Suite 4, Pocatello
1118 F Street, Lewiston (DEQ)
650 Addison Avenue West, Suite 102, Twin Falls (DVR)
900 North Skyline, Suite B, Idaho Falls (DEQ)**

NOTE: The following report is not a verbatim transcript of the discussions at the meeting,
but is intended to record the significant features of those discussions.

Chairman Andrew Bick called the meeting to order at 9:45 a.m. (MT).

Board Members Present:

Andrew Bick, Chairman
Michael Arrington
Scott Buck
Travis Beck
Chuck Bleth
Dan Hunter
Dennis Schaffner

DBS Staff Members Present:

C. Kelly Pearce, Administrator
Steve Keys, Deputy Administrator-Operations
Ron Whitney, Deputy Administrator-Administration
Patrick Grace, Deputy Attorney General
Fred Sisneros, Financial Manager
Arlan Smith, Building Program Manager
Bill Hatch, Public Information Officer
Larry Jeffres, Regional Manager, Region 1
Chris Jensen, Regional Manager, Region 3
Gary Sonnen, Regional Supervisor, Region 1
Adam Bowcutt, Regional Supervisor, Region 3
Renee Bryant, Administrative Assistant 2/Board Secretary

Board Members Absent:

Jan Welch, P.E.
Jason Blais
Mike Tracy

◆ **Introduction**

Larry Jeffres was introduced as the Division’s newly appointed Regional Manager, Region 1.

◆ **Open Forum**

Adoption Process of 2015 Building and Energy Codes: Charlie Allen, Representative for IDABO and city of Ammon, asked the Board to initiate the adoption process for the 2015 building and energy codes. In addition, Mr. Allen requested the 2015 building, residential, and energy codes be adopted in the same code cycle.

◆ **Approval of the April 14, 2015 Agenda**

MOTION: Dan Hunter made a motion to amend the agenda; adding the topic *Adoption Process of 2015 Building and Energy Codes* as informational agenda item 3.1. Chuck Bleth seconded. All in favor, motion carried.

◆ **Approval of the February 24, 2014 Board Meeting Minutes**

The question was posed whether there had been any more progress and/or discussion on tiny homes or park model RVs. HUD is considering initiating a standard for tiny homes.

The topic was changed to the rehabilitation of mobile homes being brought into Idaho. Some states have enacted requirements relative to the sale of relocated existing/used post-1976 manufactured homes; going beyond what Idaho has in place for rehabilitation.

The Division offered, and the Board agreed, to gather information from surrounding states on their rehabilitation requirements; bringing the results to the June 2015 Board meeting.

ACTION: The Deputy Administrator-Operations will research the topic *Manufactured Home Rehabilitation*; addressing his findings at the June 2015 meeting.

ACTION: The topic *Manufactured Home Rehabilitation* will be placed on the June 23, 2015 board meeting agenda as an informational item.

MOTION: Chuck Bleth made a motion to approve the minutes as written. Scott Buck seconded. All in favor, motion carried.

◆ **Negotiated Rulemaking**

The Building Code Collaborative has discussed, and agreed upon, the following proposed amendments to the building and energy codes:

IBC 907.2.3 Group E – In the 2012 edition of the International Building Code (IBC), Section 907.2.3, modify the occupant load from “30 or less” to “50 or less” in a Group E occupancy that does not require a manual fire alarm system. The correct verbiage is in the 2015 IBC; however, the code has not been adopted.

IRC N1102.4.3/IECC 402.4.3 – Prior to the adoption of the 2012 International Residential Code (IRC) and 2012 International Energy Conservation Code (IECC), verbiage was added to IDAPA rules 07.03.01.004.02(p) and 07.03.01.004.04(j) with regard to new wood burning fireplaces. The language is in the 2012 codes; therefore, it was recommended to delete the two IDAPA rules.

IRC R302.2 – The “Exception” to IRC R302.2 on fire-resistance rated wall assemblies is currently in IDAPA 07.03.01.004.02(g); however, there is confusion on the language. This proposal would clarify the language in the rule by providing two exceptions that specify three acceptable options and methods to separate townhouses from each other.

IRC R313.1 – The amendment to the “Exception” for IRC R313.1, as it pertains to townhouses and automatic fire sprinkler systems, is in IDAPA 07.03.01.004.02(i). The proposal would clarify the rule by providing two acceptable options and methods to separate townhomes from each other without having to install a fire sprinkler system.

IDAPA 07.03.01.004.04 – The 2012 edition of the IECC changed code section references by adding an “R” in front of the residential codes and a “C” in front of the commercial codes. This proposal would correct code section references in multiple amendment sections of the IDAPA rule for the IECC.

The following code amendment and rule change were brought forth by the Division’s Building Program Manager:

2012 IECC – C101.5.3 (New Section) – This proposal would exempt a class of buildings or portion of buildings that contain industrial, electronic, and manufacturing equipment from the requirements in the IECC. The only reason to provide heating or cooling to the buildings is to maintain the operating temperatures of the equipment.

IDAPA 07.03.01.026 & 027 – The proposed rule change would allow state agencies, including universities, to purchase an “annual permit” for minor alterations. The permit would expire in one year. The DBS would continue to inspect the changes; recording the inspection results and time spent on the inspection. The proposal only affects the DBS and the government agencies it serves.

◆ **Adoption Process of 2015 Building and Energy Codes**

This topic was originally addressed under *Open Forum*. The Deputy Administrator-Administration commented on the composition of the Building Code Collaborative and how it relates to the negotiated rulemaking process.

The Division will provide the Chairman with the contact information of individuals who have attended the Collaborative meetings. The Chairman will create an e-mail; addressing the Board’s desire for the collaborative committee to review, for possible adoption, the 2015 building and energy codes, and ask for a facilitator for the meetings. The DBS offered its facility and videoconference equipment for future meetings.

ACTION: The Deputy Administrator-Administration will provide the Building Code Collaborative contact information to the Chairman.

The Chairman asked that in the future all topics addressed at the Collaborative meetings be brought before the Board, not just items with total consensus. The Chairman also suggested the Collaborative review the 2015 building codes and modular rehabilitation.

Board Member Hunter reiterated, and agreed with Mr. Allen’s suggestion, that all the codes should be adopted in the same code cycle.

◆ **Legislative Update**

The Board’s two proposed rule dockets are now in effect with the adjournment of the legislature. They are: Mechanical ventilation requirement for homes with less than five air changes an hour; restoring the code exemption and permitting for fences up to seven feet; and correction to the lodging house provisions exempting those with five guest rooms from the fire sprinkler requirement.

◆ **Program Manager Report**

Tiny Homes – The Board received a copy of the Division’s tri-fold brochure titled *Tiny Homes, Manufactured Homes, Modular Buildings and Recreational Vehicles*.

Tiny homes, as far as how DBS regulate buildings, are not a classification of building. They have to be classified in some way to apply regulations, and that is what the brochure explains.

Employee Acknowledgement – Staff that work in the Building Program with the building codes were acknowledged by the Building Program Manager.

◆ **Operational Report**

Employee Acknowledgement – The Deputy Administrator-Operations mentioned the Division’s inspectors that work in factory housing.

◆ **Administrator Report**

Financial Report – The Idaho Building Code fund, FY 2015 financial statement as of February 28, 2015, was reviewed.

School Plan Reviews – With the passing of a \$90+ million bond for the West Ada School District, the Division has begun to see school plans come in for review. The bond calls for the construction of three new schools and the dramatic finalization of Meridian High School. In addition, there are other school districts across the state that will be involved in construction plans for their areas.

City of Ketchum – The Deputy Administrator-Administration provided an update on construction in the city of Ketchum; specifically two major hotel projects.

Budget – Legislature passed the Division’s budget; approving \$500 more than asked for.

Salaries and Wages – The legislature has approved a 3% increase, on a permanent basis, to all eligible state employees effective July 1, 2015. The Division will establish a matrix; rewarding employees based on their evaluations within the agency.

Safety and Security Inspections – Contained in the Department of Education’s (DOE) budget is a section concerning safety and security inspections of school districts throughout the state of Idaho. Three hundred thousand dollars was allocated by the legislature as it passed through the DOE budget to the DBS to conduct inspections. On a contract basis, four individuals have been hired within the state by the DOE. In essence, it calls for solidarity on the part of the DBS and DOE.

National Construction Authority – For two weeks in March/April, the DBS hosted delegates with the National Construction Authority (NCA) from Kenya. The mission of the NCA is to regulate and coordinate the construction industry for sustainable social and economic development.

◆ **Adjournment**

MOTION: Michael Arrington made a motion to adjourn the meeting. Dennis Schaffner seconded. All in favor, motion carried.

The meeting adjourned at 11:34 a.m. (MT).

ANDREW BICK, CHAIRMAN
IDAHO BUILDING CODE BOARD

C. KELLY PEARCE, ADMINISTRATOR
DIVISION OF BUILDING SAFETY

DATE

06/05/2015rb

DATE