

**IDAHO BUILDING CODE BOARD
SPECIAL VIDEOCONFERENCE MEETING**

Tuesday – November 13, 2018 – 9:30 a.m. (MST)

**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**

MINUTES OF THE NOVEMBER 13, 2018 MEETING

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

Chairman Andrew Bick called the meeting to order at 9:36 a.m. (MST)

Board Members Present:

Andrew Bick, Chairman
Jason Blais
Phil Roberts
Stan Browning
Nick Guho
Allen Jensen
John Cotner

DBS Staff Members Present:

Chris L. Jensen, Administrator
Ron Whitney, Deputy Administrator
Spencer Holm, Deputy Attorney General (Teleconference)
Jeff Egan, Building Program Manager
Larry Jeffres, Regional Manager, Region 1
Shelly Farris, Regional Supervisor, Region 3
Renee Bryant, Administrative Assistant 2

◆ **2018 International Building Code (IBC) for Commercial Buildings**

At the August 21, 2018 meeting, the Board voted to hold four “special” meetings, beginning in November 2018, to compare the 2015 codes with the 2018 codes for possible adoption.

This meeting is to discuss and review the 2018 IBC for commercial buildings, as well as the International Existing Building Code (IEBC). Board Member Jason Blais provided documentation summarizing the changes between the two code cycles of each code.

When asked, modifications to Section 420.7 *Corridor Protection in Assisted Living Units* are compliant with the Americans Disability Act. The International Code Council (ICC) has been, and continues to, review changes to the 2021 code for better accessibility.

Section 407.5 (Modification) -- Maximum Smoke Compartment Size – This section allows for larger smoke compartments in hospitals and other Group 1-2, condition 2 occupancies; i.e., compartments containing single-patient sleeping rooms/suites, as well as compartments without patient sleeping rooms.

302.1 (Clarification) -- Classification of Outdoor Areas – This pertains to occupied roofs. There is a provision, which is in the 2015 code, to allow Type I and II open storage garages below and an assembly area above. This section recognizes there must be some type of protected area to allow individuals to exit safely.

Chairman Bick suggested reviewing the document *2018 IBC Summary of Changes* in its entirety.

Chapter 2: Definitions

There were no questions or concerns with the additions and modification in Chapter 2.

Chapter 3: Use and Occupancy

311.1.1 (Modification) -- Classification of Accessory Storage Spaces – Originally, this section required 100 square feet per storage, however, there is no longer a limitation. The Chairman expressed this might be worthy of more conversation and possible clarification if the Board moves forward with the 2018 codes.

ACTION: Chapter 3, Section 311.11, to be brought back for further review at a future board meeting.

Chapter 4: Special Requirements for Use and Occupancy

Except for the previous discussion (see above), there did not seem to be a great deal of significance in this chapter.

Chapter 5: Height and Areas

There were no questions or concerns with the addition/modification in Chapter 5.

Chapter 6: Type of Construction

There were no questions or concerns with the modification in Chapter 6.

Due to time, the Chairman recommended only addressing sections that are glaringly in opposition of what the Board's intent is for the state of Idaho. In addition, if there are issues currently in the 2015, that has not been modified in the 2018 code, the Board may want to address and correct those before considering the adoption of the code.

Chapter 7: Fire and Smoke Protection Features

704.2, 704.4.1 (Modification) -- Column Protection in Light-Framed Construction – In the past, the Authority Having Jurisdiction would work on this topic outside of the code as alternate method. Board Member Blais and Chairman Bick feel this is a good modification where you can now go through the fire wall or party wall if you have easements and agreements addressing maintenance of all fire systems for both buildings.

716.2.6.5 (Addition) -- Delayed-Action Self-Closing Doors – There is an error in the description. The language is written, "...are not permitted..." however, should read, "...are now permitted...".

705 -- Combustible Balconies, Projections, and Bay Windows – Board Member Blais noted Section 705 is not in the *2018 IRC Summary of Changes*; however, there is a combustible projection in the change, and balconies and projections have been moved from Chapter 14 to Chapter 7.

Chapter 8: Interior Finishes

There were no questions or concerns with the addition in Chapter 8.

Chapter 9: Fire Protection System

903.2.1 (Clarification) -- *Sprinklers Required in Group A Occupancies* – Board Member Allen Jensen believes this goes with Section 913.2.1.5.1, which is spaces under grandstands and bleachers. Anything greater than 1100 square feet that is enclosed underneath is now required to be sprinkled.

907.2.10 (Deletion) -- *Group R-4 Fire Alarm Systems* – Board Member Phil Roberts stated the difficulty with deleting this section is there are problems with ambulatory issues; i.e., physical limitations of individuals, and an R-4 does not really restrict basements. Referring to the Significant Changes booklet by ICC, it states although deleted from section 907.2.10, single and multiple smoke alarms continue to be required in group R-4 occupancies as set forth in Section 907.2.10.2. Recommendation was to take a closer look at how the changes were modified in the 2018 code, whether the Board needs to address this topic further in its own state codes and/or compare the state codes when the Board reviews the International Residential Code.

ACTION: Chapter 9, Section 907.2.10, to be brought back for further review at a future board meeting.

903.3.1.2.3 (Addition) -- *Protection for Attics in Group R Occupancies* – Mid-rise buildings with a roof 55 feet or more will require a sprinkler system or acceptable alternative methods for protection. The new scoping provision is consistent with Section 6.6.6.1 of the 2016 NFPA, 13R, in requiring a sprinkler be installed only over the equipment.

Chapter 10: Means of Egress

1004.8, T1004.5 (Modification) -- *Occupant Load Calculation in Business Use Areas* – The calculation of occupant loads in business areas, based on gross square footage, has changed from 100 to 150. In addition, a concentrated occupant load factor of 50; i.e., call centers, has been added. This will help reduce requirements on plumbing, fixtures, etc. Chairman Bick stated this section would be worthwhile for board members to reach out to constituents to see if there is any major issue. The Chairman will contact architects for their input.

ACTION: Chapter 10, Section 1004.8, T1004.5, to be brought back for further review at a future board meeting.

1010.1.4.4 (Addition) -- *Locking Arrangements in Educational Occupancies* AND 1010.1.9.8 (Modification) -- *Use of Delayed Egress Locking Systems in Group E Classrooms and Courtrooms* – Both sections pertain to security and classroom settings. The addition to 1010.1.4.4 takes into account the blocking of an entrance for educational occupancies and how to deal with that so it doesn't affect egress and doors. Board Member Roberts recommended tabling the two sections to see what discussion comes from law enforcement and fire agencies.

Upon reading the “Description of Change” for 1010.1.4.4, Deputy Administrator Ron Whitney had the impression it is not an actual code specific item; offering for the Office of School Safety and Security to review the language for its thoughts as well.

ACTION: Chapter 10, Sections 1010.1.4.4 and 1010.1.9.8, to be brought back for further review at a future board meeting.

Chapter 11: Accessibility

There were no questions or concerns with the modification in Chapter 11.

Chapter 15: Roof Assembles and Rooftop Structures

1507.18 (Addition) -- *Building-Integrated Photovoltaic Roof Panels* – Clarification on specific language is needed on Photovoltaic Panel Systems.

ACTION: Chapter 15, Section 1507.18, to be brought back for further review at a future board meeting.

Chapter 16: Structural Design

There were no questions or concerns with the additions/modifications in Chapter 16.

Chapter 17: Special Inspections

1704.6 (Modification) -- *Structural Observation*, 1705.2.2 (Modification) -- *Meta-plate-connected Wood Trusses*, AND 1705.12.6 Item 6 (Addition) -- *Designated Seismic Systems/Fire Sprinklers* – These sections will require a third party or engineer to get involved for additional special inspections. Further detail on “Special Inspections” is in Chapter 7. It was agreed to further review the three sections as it is a concern this will incur additional costs to property owners.

ACTION: Chapter 17, Sections 1704.6, 1705.2.2, and 1705.12.6 Item 6, to be brought back for further review at a future board meeting.

Chapter 18: Soils and Foundations

There were no questions or concerns with the modification in Chapter 18.

Chapter 23: Wood

There were no questions or concerns with the additions/modifications in Chapter 23.

Chapter 29: Plumbing Fixtures

Table 2902.2 (Addition) -- *Footnote F* – Board Member Blais stated the addition of Footnote F to the table is a little questionable as you must go to the International Pool and Spa Code to determine the number of fixtures for an outside pool. The Chairman agreed this topic should be brought to a future meeting for further discussion.

ACTION: Chapter 29, Section 2902.2, to be brought back for further review at a future board meeting.

Chapter 30: Elevators and Conveying Systems

3001.2 (Addition) -- *Emergency Elevator Communication Systems* – The current code allows a radio system instead of a hardline copper line in elevators. Board Member Nick Guho questioned if a copper line is still mandated since many facilities literally must bring in one copper line for the elevator only. Board Member Roberts would like communication back from state elevator inspectors on what is the driving force behind this change. Chairman suggested discussing, more in depth, this section, as well as consult with elevator suppliers and state elevator inspectors.

ACTION: Chapter 30, Section 3001.2, to be brought back for further review at a future board meeting.

3006.2.1 (Addition) -- *Rated Corridors* – This is one of the things in code that has been going back and forth. The 2018 code is back to protecting hoistway openings. The reference to Section 3006.3 is not a change and is still in the code.

Chapter 31: Special Construction

3113 (Addition) -- *Relocatable Building* – Lisa Stover, Building Program Supervisor, asked for the opportunity to review this section after the meeting to ensure the code intent is in line with statute and rules. Chairman Bick will contact the Factory Built Structures Advisory Board Chairman Markus Alley for his input, and Deputy Administrator Whitney offered to canvas the industry.

ACTION: Chapter 31, Section 3113, to be brought back for further review at a future board meeting.

Chapter 33: Safeguards During Construction

3314 Addition (2018) -- *Fire Watch During Construction* – The Board agreed additional language, defining where this really lays out, would be required to make this section more applicable for the state of Idaho.

ACTION: Chapter 33, Section 3314, to be brought back for further review at a future board meeting.

Several board members left the meeting at noon. No longer a quorum of the Board, reviewed was *Robert's Rules of Order*. No action was required, except to adjourn; therefore, the meeting continued.

◆ **2018 International Existing Building Code (IEBC)**

Chairman Bick suggested reviewing the two-page summary titled *2018 International Existing Building Code (IEBC) Summary of Changes from 2015 IEBC*. Almost every section in the document has to do with a reference to standard or changes in a number; making it better to correlate with the IBC.

Section 502.7, 503.15, 805, 1105 (Addition) – Board Member Blais stated the Board should probably look at the IBC as well. An amendment was added as an exception for electrical in the

2015 code; however, it is not in the 2018. It was questioned whether the Board needed to match the amendment to the exception.

Section 506.4 (Modification) – This section considers buildings undergoing a change of occupancy; having live, snow, wind and seismic loads checked. Design loads are based on IBC-level forces. The question broached was would it create a scenario where suddenly structural engineers must come in and approve what is already existing is covered. The biggest issue is where there are no structural changes, only occupancy changes. In the past, structural was grandfathered in. As long as no one does not change major structural walls, it should be fine.

Board Member Jensen requested to hear from contractors and others on any current issues with the 2015 IBC code. If there is something mandated by law and is forcing anyone to do that which they would normally not do or do not feel comfortable doing, Mr. Jensen would like to know what those items are as well.

ACTION: Section 506.4 to be brought back for further review at a future board meeting.

Jeremy Jeffers, Architect, would like Chairman Bick and Building Program Manager Jeff Egan to attend one of the American Institute of Architects (AIA) meetings in January 2019. On February 13, 2019, the Associated General Contractors, AIA, American Council of Engineering Companies and Idaho Building Contractors Association are hosting a legislative reception.

Board Member Jensen will teach a class for the IBC on December 11, 2018 in Idaho Falls. When asked, Mr. Jensen will send an invite to the Mr. Egan.

The Idaho Building Code Board will hold a special meeting to discuss the 2018 International Residential Code on December 11, 2018, as well.

◆ **Adjournment**

MOTION: Allen Jensen made a motion to adjourn the meeting. Nick Guho seconded. All in favor, motion carried.

The meeting adjourned at 12:42 p.m. (MST)

ANDREW BICK, CHAIRMAN
IDAHO BUILDING CODE BOARD

CHRIS L. JENSEN, ADMINISTRATOR
DIVISION OF BUILDING SAFETY

DATE
02/13/2019rb

DATE