

**IDAHO BUILDING CODE BOARD  
SPECIAL VIDEOCONFERENCE MEETING**

**Tuesday – December 11, 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 DECEMBER 11, 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 9:37 a.m. (MST)

**Board Members Present:**

Andrew Bick, Chairman  
Jason Blais  
Phil Roberts  
Stan Browning  
Nick Guho  
Allen Jensen (Pocatello)  
John Cotner  
Kent Soelberg  
Chuck Bleth  
Mike Tracy

**DBS Staff Members Present:**

Ron Whitney, Deputy Administrator (Teleconference)  
Jeff Egan, Building Program Manager  
Spencer Holm, Deputy Attorney General (Teleconference)  
Patrick L. Grace, Regional Manager, Region 2  
Renee Bryant, Administrative Assistant 2

◆ **Open Forum**

There were no new issues to discuss under open forum.

◆ **2018 International Residential Code (IRC)**

This meeting is to discuss and review the 2018 IRC for possible adoption. A final draft of the *2018 IRC Significant Code Changes*, generated by a subgroup formed out of the Collaborative that reviews Idaho building codes, was provided to the Board. Chairman Bick suggested reviewing the document in its entirety. The only sections with concerns, questions and/or comments are as follows:

R101.2 -- Scope – In statute, lift work has been deleted and fire sprinklers are no longer required in owner-occupied lodging houses with five or fewer guest rooms. In the 2018 IRC, sprinklers are no longer required in care facilities of five or fewer with custodial care and/or medical care as well.

A lengthy discussion ensued on residential fire sprinklers. Board Member Jason Blais reiterated the statute does not require fire sprinklers in one- and two-family dwellings;

therefore, residential fire sprinklers should not be discussed at this time as a statute change would be required, not a rule change.

Suggestions were: 1) A subgroup; i.e., builders, fire officials, etc., review and present to the legislature a proposal to amend the statute, 2) The State Fire Marshal decide what the Board adopts since that is where the fire codes lie, and 3) Architects provide documentation to the Board of what they observe in their jurisdictions.

Board Member Allen Jensen stated a change in the 2015 IRC is accessory buildings are no longer limited to two stories or 3,000 square feet. Even if the 2018 IRC is not adopted, the Board needs to amend that change into the 2012 IRC, so industry can start doing like it has in the 2015 IBC, which allows unlimited size accessory structures under the IRC.

Unable to attend the meeting, Chairman Bick read a document from Patrick Sullivan, Director of Building Safety and Facilities, City of Nampa. Of the 91 attached changes between the 2018 and current 2012 IRC, there are five items that are not recommended unless amended and one that can be adopted without his note. They are: 1) Section R302.13, 2) Section R301.7.1.2, 3) Section R311.7.5.3, Sections 314 and 315 – Require coordination with current IDAPA language, 4) Section 324 – Approve as is, and 5) Energy Code items in the 2018 IRC will need to be reconciled with the 2018 IECC Residential provision. HVAC Chapters 12-24 will need to be referred to the HVAC Mechanical Board for inclusion in the Mechanical Code.

R105.3.1.1 -- Determination of Substantially Improved or Substantially Damaged Existing Buildings in Flood Hazard Areas – This section aligns with FEMA.

R106.1.4 -- Information for Construction in Flood Hazard Areas – This section is not applicable to our geographical area.

R301.2 (1) (Table) -- Climatic and Geographic Design Criteria – Dave Yorgason, Building Contractors Association of Southwestern Idaho (BCASWI), questioned, and Board Member Jensen explained, under the 2010 standard the wind speed was 115 mph; however, it was modified to 90 mph to work with the 2012 code. Therefore, it is the same both ways.

R301.2.1.2 -- Protection of Openings – This section is not applicable to our geographical area.

R302.1 -- Exterior Walls – One of the positive things that has been added under the 2015 is if you have at least a two foot on the outside of the property line, even if an eave is sticking out, you can eliminate the fire-resistance rating if you have solid blocking on that wall at the top. It is also in the IBC. There is an IDAPA rule amendment on the table; therefore, footnotes will need to be added.

R302.2 -- Townhouse Separation – There used to be two options; two one-hour walls and two-hour wall. Removed from the 2012 code was the two one-hour walls; however, the

Board kept it in the IDAPA amendments. The option for the two one-hour walls has been added to the 2018; therefore, there is potential the Board could strike it out of IDAPA rule.

R302.3 -- Modification to Two-Family Dwelling Separation – This section is in Mr. Sullivan’s document previously read by Chairman Bick.

R302.3 -- Modification to Two-Family Dwelling Separation – This has been a standard practice for years in the steel building.

R302.13 -- Fire Protection of Floors above Crawl Spaces – If the Board adopts the 2018 code, it was agreed this section will be amended out.

Due to time, Chairman Bick recommended going page by page and items with comments other than the positive changes will be discussed. In addition, if there are items in the 2018 codes that affects the industry, compared to the current codes, the Chairman encouraged everyone to speak up.

R304.1 -- Minimum Habitable Room Area – Board Member Jensen clarified, the 2012 code says one room at 120 square feet, all other habitable rooms at 70 square feet. The 2015 code deletes the 120 square feet minimum room area.

R305 -- Ceiling Height – In the 2012 code, minimum ceiling height for habitable rooms is 6 feet 8 inches. Charlie Allen, IDABO and City of Ammon Building Official, clarified the modification to the 2015 code only allows 6 feet 4 inches for beams, girders and ducts, not the whole basement ceiling.

R314 -- Smoke Alarms – Comments from the subgroup are to coordinate 2015 and 2018 revision with earlier IDAPA amendments and with fire and electrical codes, as well as amend the current Idaho Residential Code. Board Member Jensen stated the wording in the 2015 code comes more out of the commercial code for the fire alarm systems. Mr. Yorgason stated it also affects remodels. To bring the state to common codes, builders are not opposed to R314 -- *Smoke Alarms* and R315 -- *Carbon Monoxide Alarms*. The Chairman agreed the Board needs to take a closer look into this section.

R315 -- Carbon Monoxide Alarms – Board Member Phil Roberts would appreciate the opportunity for the fire marshals and fire inspectors to review this section. Mr. Yorgason added this is not a state requirement; however, more industry driven. In addition, Mr. Yorgason would also like to review sections R314, 315, and 316; ensuring they are in accordance with IDAPA rules. Board Member Jensen stated there is clarification from the NFPA regarding distances from locations; i.e., ceiling fans, fixed kitchen applications with gas, etc.

R322.2.1 -- Flood Provisions – This section was not included in the *2018 IRC Significant Code Changes*. In the 2015 code, the requirement of one foot of freeboard be added to all flood buildings was added but not in the 2018 code. This would need to be amended out. FEMA could not get the change into the National Flood Insurance Program; therefore, had it

included as part of the code requirements. It is not in the IBC, rather the IRC. Basically, it changes flood elevations to build to, as well as changes all levels of existing houses that are currently at a lower level. It was agreed to further review Section R322.2.1 -- *Flood Provisions*.

R317.3 -- Fasteners in Treated Wood – Modification was made to the 2018 code where staples in preservative-treated wood are now required to be made of stainless steel. Mr. Yorgason questioned whether there was an alternative if the adequate material was unavailable. Board Member Jensen explained this was an EPA change and there is a chart in the code that shows which products are compatible and their trade names. The biggest problem is avoiding the zinc coated and galvanized products. Mr. Allen clarified this section applies to staples in pressure treated wood. Board Member Jensen stated there were changes made in the 2015 code that applied to decking screws as well.

R324.4 -- Rooftop-Mounted Photovoltaic Systems – Mr. Yorgason believed this was more requested by the building official; however, is not opposed to it. He was seeking to understand the change and whether there was adequate strength to take the added weight of solar panels on the roof. When asked, Deputy Attorney General Spencer Holm confirmed Idaho Code § 39-4116, in part, allows codes that are adopted in Idaho to not only be the low bar but the standard throughout the state except for IRC, parts I-III and IX, as they pertain to life safety, and allows local jurisdictions to amend as they see fit.

R403.1.1 -- Minimum Footing Size – Board Member Jensen provided, as a starting point, a new Table R403.1 *Minimum Width and Thickness of Concrete, Precast or Masonry Footings* that would replace Tables R403.1(1) (2) and (3). In both the 2015 and 2018 there were major changes in the tables regarding the width and thickness of concrete. It was agreed if the Board goes forward with the 2018 codes, it will need to take a solid look at R403.1.1 for possible amendment, as well as consider the table provided. Mr. Yorgason will have contractors review this section as well.

R507.2 -- Deck Material – There was a question if three times epoxy coated fasteners for plastic wood products are compatible for treated lumber. The fasteners have a listing on it that would say, and it depends on the type of treated wood. When asked, trex type fasteners are a permanent color, not galvanized; therefore, an acceptable product.

Table R602.7 (5) -- Lateral Support for Headers – For clarification, the major reduction in king studs was in the 2015 IRC, not the 2012 IRC.

R1005.8 -- Chimney Insulation Shield – Added is an insulation shield for factory-built chimneys. This could possibly be an added cost.

Regarding *Part III, Building Planning and Construction, Section R 301, Design Criteria*; the Deputy Attorney General clarified local jurisdictions can amend by ordinance if they first meet the requirements in subsection 4e of Idaho Code § 39-4116.

The next two special meetings of the Board will be held on January 15, 2019 -- IECC (Residential), and January 29, 2019 -- IECC (Commercial).

606.3.5 -- Grouting Requirements for Masonry Construction – In the 2015 code it states the maximum lift should be 8 feet. If the wall is higher than 8 feet, a special inspection is required during the time it is grouted.

Negotiated Rulemaking – After the Board’s regularly scheduled meeting in February 2019, the Division will work with Deputy Attorney General Holm to publish in the Administrative Bulletin a Notice of Rulemaking for the Board’s April 16, 2019 and June 18, 2019 meetings.

◆ **Adjournment**

**MOTION:** John Cotner made a motion to adjourn the meeting. Chuck Bleth seconded. All in favor, motion carried.

The meeting adjourned at 12:05 p.m. (MST)

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ANDREW BICK, CHAIRMAN  
IDAHO BUILDING CODE BOARD

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RON WHITNEY, DEPUTY ADMINISTRATOR  
DIVISION OF BUILDING SAFETY

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