

OKLAHOMA UNIFORM BUILDING CODE COMMISSION

SPECIAL MEETING MINUTES

UNIFORM BUILDING CODE COMMISSION CONFERENCE ROOM

2401 NW 23RD STREET, SUITE 82

OKLAHOMA CITY, OK 73107

JANUARY 13, 2026 – 1:30 P.M.

COMMISSION MEMBERS PRESENT:

Todd Booze, Daniel Favata, Warren Goldmann, Dee Hayes, Mitchell Hort, Anthony Reed, Zachary Tippet, Scott Tucker, and Spencer Wilson

COMMISSION MEMBERS ABSENT:

Bradley Flatt, Paul Gunderson, and Madison Schultz

OTHERS PRESENT:

David Adcock (OUBCC CEO), Kathy Hehnly (OUBCC Staff), Caitlin Redding-Taylor (OUBCC Staff), Bryan Neal (Oklahoma Attorney General's Office), Michelle Estrada (Office of Management and Enterprise Services, Financial Services - OMES ABS), Larry Buxton (Buxton Electric), Christina Kaeini (IAMPO – International Association of Plumbing and Mechanical Officials), Brian Dearman (Local 344 Training Center), and Brooks Wright (CSS Partners/Cox Automotive)

CALL TO ORDER:

Mr. Mitchell Hort, Chairman, called the regular meeting of the Oklahoma Uniform Building Code Commission to order at 1:30 p.m. in the Oklahoma Uniform Building Code Commission Board Room at Shepherd Center, 2401 NW 23rd St., Suite 82, Oklahoma City, OK 73107.

CONFIRMATION OF COMPLIANCE WITH THE OPEN MEETING ACT:

Mr. Adcock confirmed the meeting was in compliance with the requirements of the Open Meeting Act.

REPORTS:

CEO Report

Mr. Adcock greeted the Commission. He provided some history on the trainings that OUBCC had hosted since the last meeting and what was scheduled for march. He summarized the meetings he had attended since his last report, noting the photos included in his report were from the NFPA building forum panel discussion he attended in Quincy, MA. At the end of his report there was some discussion on the status of the applications for the Commercial Energy Conservation Technical Review Committee and if revisiting the slate of positions would help find volunteers.

Financial Reports

Ms. Estrada with OMES/Agency Business Services addressed the Commission. She reviewed each of the reports, noting the available cash balance \$1,724,045.28 for the agency. She noted that for the month of December the agency's total expenses were \$50,973.29, and for the year they were \$277,919.76. At the end of her report there were no questions for Ms. Estrada.

RULEMAKING ACTION ITEMS:

Public Hearing on Rulemaking – Chapter 17, Education and Training

Subchapter 1, Regional Training

Mr. Hort asked if there was any public comments. Ms. Hehnly noted there were no written public comments submitted. He asked if there was anyone on the commission or anyone in the public who wished to comment on the rules. There was no public comment.

MR. DANIEL FAVATA MADE A MOTION WITH A SECOND BY MS. DEE HAYES TO ADOPT CHAPTER 17, EDUCATION AND TRAINING AS PRESENTED

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| VOTING AYE: | Todd Booze | Anthony Reed |
| | Daniel Favata | Zachary Tippett |
| | Warren Goldmann | Scott Tucker |
| | Dee Hayes | Spencer Wilson |
| | Mitchell Hort | |

VOTING NAY: None

ABSTAIN: None

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|---------|----------------|-----------------|
| ABSENT: | Bradley Flatt | Madison Schultz |
| | Paul Gunderson | |

Public Hearing on Rulemaking – Chapter 20, Adopted Codes

Subchapter 2, IBC® ~~2018~~ 2024 [AMENDED]

Mr. Hort asked if there was any public comments for this chapter in the rules.

Mr. Wilson addressed Public Comment #2. He noted the suggestion in the form dealt with a life safety issue and should not be considered. He added the second part of the comments were something that had been adopted in the 2018 code and stood as is.

Mr. Wilson added there was a concern that was brought up to him last night regarding the standard ACI-318 reference in Chapter 35. He discussed the 2019 edition reference was nationally regarded to be overly cumbersome when it came to the design of foundations over what was accepted and across the country, states were moving to the updated version of the standard; the 2025 edition. He added the 2025 edition reeled back the overengineering requirements added in the 2019 edition. He asked if it was something that could be addressed in the rulemaking process as he felt it was a very real issue from a monetary perspective. There was some discussion on what the commission could do and that both of the Swimming Pool and Spa Technical Code Review Committees had also discussed the same updated standard and were going to recommend the International Swimming Pool and Spa Code be updated to reflect the new edition year of the standard.

MR. WARREN GOLDMANN MADE A MOTION WITH A SECOND BY MR. DANIEL FAVATA TO UPDATE CHAPTER 35 OF THE IBC TO CHANGE THE STANDARD FOR ACI 318 FROM THE 2019 EDITION TO THE 2025 EDITION

There was some discussion on Public Comment Form #2 and if action had been taken on it. Ms. Hehnly confirmed no action had been taken on it. Mr. Wilson explained that the comment addressed exterior spaces of occupied buildings. He added if an outside area was occupied by the general public, egress from it needed to be accounted for and if the occupancy didn't count then that egress couldn't be accounted for and it would cause a life safety issue. The commission discussed those outside areas could be porches, roofs, and other areas the general public could get to but had to egress back through the building. Mr. Wilson noted something like a wide open yard would not be considered an occupied space, but a roof deck would be considered such. He noted the form called that into question and his recommendation had been to take no action on it as it was a life safety issue. There was further discussion on the second part of the public comment regarding why assembly areas were divided out from a business occupancy and how that could affect the occupancy load of a building which increased the number of bathrooms and water fountains, as well as egress and parking requirements. The commission discussed they did not need to take any action on the form if they did not want to and confirmed with Mr. Neal that was correct.

Subchapter 4, IFC® ~~2018~~ 2024 [AMENDED]

Mr. Hort asked if there were any Public Comment Forms on Subchapter 4, addressing the International Fire Code (IFC). Ms. Hehnly noted there were two Public Comment Forms, numbers 4 and 11, which were submitted at different times but both covered the same area of code, Chapter 3, Section 320, Lithium-ion and Lithium Metal Battery Storage Systems. The commission discussed if there was any retroactive requirements for the section; that the company had a recycling center in Oklahoma City for EV batteries with a 3-5 year internal capital project that would be affected by the adoption of the 2024 IFC which could increase their costs significantly; that most cities would allow the work to continue under whichever code the remodel permit was initially issued under; what the size of the building was and the cost of the capital project as it was currently planned.

Mr. Brooks with CSS Partners representing Cox Automotive addressed the Commission. He noted they were concerned about Section 320 and that the change was only asking for the delay for that section. He added they were concerned about the section requiring a retroactive clause within it. There was discussion on what the changes were between the 2018 and 2024 editions that would cause the increase in cost, one of which was the amount of lithium batteries that could be present before the structure would need to have fire suppression and that it was much more stringent. There was further discussion on the changes in the 2024 code, whether the commission should leave the code as written or approve the proposed change; and if there were already blue-print plans that could be submitted to the City of Oklahoma City for a permit to be issued under the 2018 code even if it took 3-5 years to complete. They discussed some of the issues dealt with separation and fire suppression issues; concerns that while the City of Oklahoma City could handle a fire in a facility with the lithium batteries, a more rural area would not be equipped to and the code needed to address the entire state; that if a structure was built in a rural area that the State Fire Marshal's Office would have to approve the plans, but would not be able to apply more stringent requirements if they were removed or delayed in adoption. Mr. Brooks read the letter submitted with their proposed change aloud to the Commission. After, the

Commission discussed the items within the IFC that had retroactive requirements which included bars that had over a certain number of people in them and hood suppression in residential appliances in a commercial setting. They discussed the issue for the company was not actually a retroactive requirement in the code, they were in the middle of upgrading the facility and due to the percentage of change to the structure, it would require the 2024 code if adopted to be applicable; the number of facilities in Oklahoma of this type; the use of engineered drawings; and that there was only one such facility in Oklahoma City in the State and if it should be mandated by them. The Commission discussed what Oklahoma City might allow or might not allow; how long it takes a city to adopt the codes after they are adopted by the state; and that any developer who was working on a long term project of any kind would have to pivot on long term, multi-phased projects when a new code was adopted. No action was taken on Public Comment Forms #4 and #11.

Mr. Tucker left the room at 2:21 p.m.

MR. SPENCER WILSON MADE A MOTION WITH A SECOND BY MR. DANIEL FAVATA TO ADOPT SUBCHAPTER 4, IFC 2024 AS PRESENTED

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| VOTING AYE: | Todd Booze | Mitchell Hort |
| | Daniel Favata | Anthony Reed |
| | Warren Goldmann | Zachary Tippet |
| | Dee Hayes | Spencer Wilson |

VOTING NAY: None

ABSTAIN: None

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| ABSENT: | Bradley Flatt | Madison Schultz |
| | Paul Gunderson | Scott Tucker |

Mr. Tucker returned and Mr. Goldmann and Mr. Hort left the room at 2:26 p.m. There was confirmation that a quorum was still present.

Subchapter 6, IRC® ~~2018~~ 2024 [AMENDED]

MR. DAN FAVATA MADE A MOTION WITH A SECOND BY MR. SPENCER WILLSON TO ACCEPT PUBLIC COMMENT FORM 3 AS WRITTEN

The Commission looked at Public Comment Form #3 and discussed the intent of the change which was to have the IRC and IPC match for the section as the published codes were different. The change would make the lavatory not need to be 30-inches center-to-center. They discussed vanities and issues with them having to be ripped out and redone if they were not 30 inches apart; that the section did not mention them as a listed item that had to be 30 inches apart and changing the word "the" to the word "these" in third sentence in Section P2705.1, Item 5.

Mr. Goldmann and Mr. Hort returned and Mr. Favata left the room at 2:30 p.m.

Mr. Favata returned at 2:34 p.m.

MR. DANIEL FAVATA AND MR. WILSON RESCINDED THEIR MOTION TO ACCEPT PUBLIC COMMENT FORM 3 AS WRITTEN

MR. TODD BOOZE MADE A MOTION WITH A SECOND BY MR. ZACHARY TIPPET TO ACCEPT PUBLIC COMMENT FORM 3 AS AMENDED TO CHANGE THE WORD "THE" TO THE WORD "THESE" IN THE SENTENCE TO READ "WHERE PARTITIONS OR OTHER OBSTRUCTIONS DO NOT SEPARATE ADJACENT WATER CLOSETS, URINALS, OR BIDETS, THESE FIXTURES SHALL NOT BE SET CLOSER THAN 30 INCHES..."

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| VOTING AYE: | Todd Booze | Anthony Reed |
| | Daniel Favata | Zachary Tippett |
| | Warren Goldmann | Scott Tucker |
| | Dee Hayes | Spencer Wilson |
| | Mitchell Hort | |

VOTING NAY: None

ABSTAIN: None

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| ABSENT: | Bradley Flatt | Madison Schultz |
| | Paul Gunderson | |

Mr. Booze noted Public Comment 5 was related to post-tensioned slabs and was a life safety issue.

MR. TODD BOOZE MADE A MOTION WITH A SECOND BY MR. DANIEL FAVATA TO APPROVE PUBLIC COMMENT FORM 5 AS PRESENTED

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| VOTING AYE: | Todd Booze | Anthony Reed |
| | Daniel Favata | Zachary Tippett |
| | Warren Goldmann | Scott Tucker |
| | Dee Hayes | Spencer Wilson |
| | Mitchell Hort | |

VOTING NAY: None

ABSTAIN: None

| | | |
|---------|----------------|-----------------|
| ABSENT: | Bradley Flatt | Madison Schultz |
| | Paul Gunderson | |

Ms. Hehnlly noted Public Comment Forms 7 and 8 were submitted by the same entity. She noted Public Comment Form 7 was in support of the changes made to Section N1108 and did not suggest any changes and there was no action to be taken. She noted Public Comment Form 8 proposed changes to Section N1105.2 and added a new Table N1105.3, Full Fuel Cycle Conversion Factors. The Commission discussed that the section, as published, penalized natural gas as it required homes with any fuel-burning appliances to achieve a larger reduction in annual energy costs than those that only used electric.

MR. TODD BOOZE MADE A MOTION WITH A SECOND BY MR. WARREN GOLDMANN TO APPROVE PUBLIC COMMENT FORM 8 AS PRESENTED

There was further discussion on where the data for the table came from, whether it was the submitter's data or if it was pulled from some other source.

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| VOTING AYE: | Todd Booze Daniel Favata Warren Goldmann Dee Hayes Mitchell Hort | Anthony Reed Zachary Tippett Scott Tucker Spencer Wilson |
| VOTING NAY: | None | |
| ABSTAIN: | None | |
| ABSENT: | Bradley Flatt Paul Gunderson | Madison Schultz |

Ms. Hehnly noted Public Comment Form #9 was the next form for consideration. She noted the submitter was in favor of the increased changes made in Chapter 11 but was requesting several sections that were removed or amended be returned to the published code requirements as written. The commission noted the chapter had already been vetted by the technical review committee and determined no action was needed.

Ms. Hehnly stated Public Comment Form #12 was the next form for consideration. She noted the change was submitted by the Chair of the RETC committee who didn't agree with the change made by the Commission so he submitted the change asking for reconsideration and to require a GFCI in outlets in garages. Mr. Larry Buxton, with Buxton Electric addressed the Commission and noted he was in favor of the recommendation in Public Comment #12. The commission determined no action was needed.

Mr. Larry Buxton addressed the Commission. He requested to hand out some information to the Commission to follow along. Mr. Neal confirmed it was appropriate to accept the public comments handed out at the public hearing. He noted his item was in the IRC, Chapter 42, Section 4204.2 Bonded Parts, related to equipotential bonding. He stated he wanted to focus on one narrow lane of the equipotential bonding where, in the last few months, he had seen an issue twice during pool construction. He noted it had to do with pool water bonding, where the code required equipotential bonding of the pool structure and bonding of the pool water. He reviewed that pools with liners or portable type pools had other methods for bonding the pool water. He reviewed code language in the section and some of his technical substantiation and noted the Gunite and shotcrete that was used to form the body of the pool through the rebar formed the structural part of the pool and was not meant to be water proof but its intent was to not allow water to permeate. He added that after time, the water with chemicals, particularly chlorine, would begin to deteriorate that material. He noted plaster was the water-resistant lining attached to the shotcrete or Gunite that was used prior to water filling the pool. He noted the code required at least 9 square inches to achieve the bonding of the water, but some in the pool industry were saying the plaster lining separated the shell from the water, and he felt that was a safety hazard. He added it was not intentional. He noted he had seen two pools recently that did not have any light, ladder or handrail, which were the things that were typically used to bond the water. He added the code never specified those items to be used for the water bonding but electricians knew that those items met the intent of the code by utilizing those items for the water bonding. He noted if there was no metal in the pool that was bonded, then the water was

not bonded. He discussed the purpose of the plaster which was to fill in the porousness in the shell and provide a smooth surface for the pool, not to bond the water. He asked the Commission to consider the language he was proposing that clarified that the bonding of the conductive pool shell was not deemed to satisfy the pool water bonding requirement unless a listed conductive surface meeting the requirements of the section was in direct contact with the water. He noted this would protect life safety, would be enforceable and allow for inspecting that was currently missing.

The commission and Mr. Buxton discussed the ways that were currently utilized for bonding the water through the lights, ladders or railings in pools; that most residential pools did not utilize ladders or railings in them; that the code didn't address what could be used to do the bonding; and that portable pools were supposed to have the bonding in the skimmers. They discussed that there were specific fixtures that were made to do the bonding and multiple ways to do it and depending on the way it was done; and that the components to do it ran in the range of \$30 to \$50 dollars. Mr. Buxton was asked if he was going to submit something to the Residential Swimming Pool Committee to consider. He agreed he was as well as submitting proposed changes to the NFPA for the National Electrical Code®. Mr. Hort asked if there was any further public comment on the proposed change. There was none.

MR. WARREN GOLDMANN MADE A MOTION WITH A SECOND BY MS. DEE HAYS TO APPROVE THE PUBLIC COMMENT CHANGE PROPOSED BY MR LARRY BUXTON TO CHAPTER 42, SECTION E4202.4 BONDED PARTS

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| VOTING AYE: | Todd Booze | Anthony Reed |
| | Daniel Favata | Zachary Tippett |
| | Warren Goldmann | Scott Tucker |
| | Dee Hayes | Spencer Wilson |
| | Mitchell Hort | |

VOTING NAY: None

ABSTAIN: None

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|---------|----------------|-----------------|
| ABSENT: | Bradley Flatt | Madison Schultz |
| | Paul Gunderson | |

MR. DANIEL FAVATA MADE A MOTION WITH A SECOND BY MS. DEE HAYS TO ADOPT SUBCHAPTER 6, IRC 2024, AS AMENDED BY WRITTEN AND ORAL PUBLIC COMMENTS

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|-------------|-----------------|-----------------|
| VOTING AYE: | Todd Booze | Anthony Reed |
| | Daniel Favata | Zachary Tippett |
| | Warren Goldmann | Scott Tucker |
| | Dee Hayes | Spencer Wilson |
| | Mitchell Hort | |

VOTING NAY: None

ABSTAIN: None

ABSENT: Bradley Flatt Madison Schultz
Paul Gunderson

Subchapter 8, IEBC® ~~2018~~ 2024 [AMENDED]

There were no written or oral public comments for the subchapter.

MR. TODD BOOZE MADE A MOTION WITH A SECOND BY MR. DANIEL FAVATA TO ADOPT SUBCHAPTER 8, IEBC 2024 AS PRESENTED

VOTING AYE: Todd Booze Anthony Reed
Daniel Favata Zachary Tippett
Warren Goldmann Scott Tucker
Dee Hayes Spencer Wilson
Mitchell Hort

VOTING NAY: None

ABSTAIN: None

ABSENT: Bradley Flatt Madison Schultz
Paul Gunderson

Subchapter 12, IFGC® ~~2018~~ 2024 [AMENDED]

There were no written or oral public comments for the subchapter.

MR. DANIEL FAVATA MADE A MOTION WITH A SECOND BY MR. SPENCER WILLSON TO ADOPT SUBCHAPTER 12, IFGC 2024 AS PRESENTED

VOTING AYE: Todd Booze Anthony Reed
Daniel Favata Zachary Tippett
Warren Goldmann Scott Tucker
Dee Hayes Spencer Wilson
Mitchell Hort

VOTING NAY: None

ABSTAIN: None

ABSENT: Bradley Flatt Madison Schultz
Paul Gunderson

Subchapter 14, IMC® ~~2018~~ 2024 [AMENDED]

Ms. Hehnlly noted Public Comment #1 was applicable to the IMC. Mr. Wilson noted he felt it should be accepted. He explained multifamily would probably be most affected by the section as in those types of developments there were a lot of refrigerant lines running, so having to fire rate every penetration through each floor would be an undue burden. There was a discussion on the section which required a fire rating on each floor penetration for a refrigerant line if the fuel was not a Group A1 refrigerant.

MR. SPENCER WILLSON MADE A MOTION WITH A SECOND BY MR. DANIEL FAVATA TO APPROVE PUBLIC COMMENT FORM 1 AS PRESENTED

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| VOTING AYE: | Todd Booze Daniel Favata Warren Goldmann Dee Hayes Mitchell Hort | Anthony Reed Zachary Tippett Scott Tucker Spencer Wilson |
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VOTING NAY: None

ABSTAIN: None

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|---------|---------------------------------|-----------------|
| ABSENT: | Bradley Flatt Paul Gunderson | Madison Schultz |
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There was no further written or oral public comment on the subchapter.

MR. DANIEL FAVATA MADE A MOTION WITH A SECOND BY MR. SPENCER WILSON TO ADOPT SUBCHAPTER 14, IMC 2024 AS AMENDED

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| VOTING AYE: | Todd Booze Daniel Favata Warren Goldmann Dee Hayes Mitchell Hort | Anthony Reed Zachary Tippett Scott Tucker Spencer Wilson |
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VOTING NAY: None

ABSTAIN: None

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|---------|---------------------------------|-----------------|
| ABSENT: | Bradley Flatt Paul Gunderson | Madison Schultz |
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Subchapter 16, IPC® ~~2018~~ 2024 [AMENDED]

Ms. Hehnly noted Public Comment Form 10 should be addressed in Subchapter 10.

MR. DANIEL FAVATA MADE A MOTION WITH A SECOND BY MS. DEE HAYS TO APPROVE PUBLIC COMMENT FORM 10 AS AMENDED TO CHANGE THE WORDING IN BOTH PROPOSED SECTIONS FROM "OR" TO "AND/OR"

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| VOTING AYE: | Todd Booze Daniel Favata Warren Goldmann Dee Hayes Mitchell Hort | Anthony Reed Zachary Tippett Scott Tucker Spencer Wilson |
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VOTING NAY: None

ABSTAIN: None

ABSENT: Bradley Flatt Madison Schultz
Paul Gunderson

MR. DANIEL FAVATA MADE A MOTION WITH A SECOND BY MS. DEE HAYS TO ADOPT SUBCHAPTER 16, IPC 2024 AS AMENDED

VOTING AYE: Todd Booze Anthony Reed
Daniel Favata Zachary Tippett
Warren Goldmann Scott Tucker
Dee Hayes Spencer Wilson
Mitchell Hort

VOTING NAY: None

ABSTAIN: None

ABSENT: Bradley Flatt Madison Schultz
Paul Gunderson

Ms. Hehnly noted the last Public Comment Form #6 did not apply to any specific code, but recommended the Commission focus on wildfire protection to safeguard communities and properties. The Commission discussed there was a Wildland-Urban Interface Code that had not been addressed by the Commission. No action was taken on the public comment.

ACTION AND DISCUSSION ITEMS:

Discussion and possible approval of the November 18, 2025, regular meeting minutes

MR. DANIEL FAVATA MADE A MOTION WITH A SECOND BY MR. SCOTT TUCKER TO APPROVE THE OCTOBER 21, 2025, REGULAR MEETING MINUTES

VOTING AYE: Todd Booze Anthony Reed
Daniel Favata Zachary Tippett
Warren Goldmann Scott Tucker
Dee Hayes Spencer Wilson
Mitchell Hort

VOTING NAY: None

ABSTAIN: None

ABSENT: Bradley Flatt Madison Schultz
Paul Gunderson

Discussion and possible action to approve an addendum to renew the OUBCC lease for office at Shepherd Center for an additional year with two (2) renewal options

Mr. Adcock noted they had requested OMES reach out to the owner as the original lease had included the buildout and tenant finish in the rental costs at a higher rate. He noted they were able to get a reduced rate for the renewal in the amount of about \$23,500 a year. He stated he was in favor of the lease renewal.

MR. DANIEL FAVATA MADE A MOTION WITH A SECOND BY MS. DEE HAYS TO ACCEPT THE LEASE RENEWAL WITH SHEPHERD CENTER FOR ONE YEAR WITH TWO ONE-YEAR RENEWAL OPTIONS

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|-------------|-----------------|-----------------|
| VOTING AYE: | Todd Booze | Anthony Reed |
| | Daniel Favata | Zachary Tippett |
| | Warren Goldmann | Scott Tucker |
| | Dee Hayes | Spencer Wilson |
| | Mitchell Hort | |

VOTING NAY: None

ABSTAIN: None

| | | |
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| ABSENT: | Bradley Flatt | Madison Schultz |
| | Paul Gunderson | |

PUBLIC COMMENTS:

There was no public comment.

ADJOURNMENT: (3:08 P.M.)

MR. BRADLEY FLATT MADE A MOTION WITH A SECOND BY MR. ANTHONY REED TO ADJOURN

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| VOTING AYE: | Todd Booze | Mitchell Hort |
| | Daniel Favata | Anthony Reed |
| | Warren Goldmann | Zachary Tippett |
| | Dee Hayes | Spencer Wilson |

VOTING NAY: Scott Tucker

ABSTAIN: None

| | | |
|---------|----------------|-----------------|
| ABSENT: | Bradley Flatt | Madison Schultz |
| | Paul Gunderson | |

Minutes approved in the regular meeting on the 21 day of April 2026.

MITCHELL HORT
Mitchell Hort, Chairman
Oklahoma Uniform Building Code Commission

PREPARED BY: KATHY HEHNLY
Kathy Hehnly, Executive Assistant
Oklahoma Uniform Building Code Commission

Official Copy: Original with signatures in office file.