

OKLAHOMA UNIFORM BUILDING CODE COMMISSION

REGULAR MEETING MINUTES

UNIFORM BUILDING CODE COMMISSION CONFERENCE ROOM

2401 NW 23RD STREET, SUITE 82

OKLAHOMA CITY, OK 73107

AUGUST 18, 2026 – 1:30 P.M.

COMMISSION MEMBERS PRESENT:

Todd Booze, Daniel Favata, Michael Hoey (arrived at 1:33 p.m.), Anthony Reed, Madison Schultz, Christina Selby, Zachary Tippet, Scott Tucker, Joshua Weninger, and Spencer Wilson

COMMISSION MEMBERS ABSENT:

Warren Goldmann and Dee Hays

OTHERS PRESENT:

David Adcock (OUBCC CEO), Kathy Hehnly (OUBCC Staff), Caitlin Redding-Taylor (OUBCC Staff), Rita Bizzell (OUBCC Staff); Bryan Neal (Oklahoma Attorney General's Office), Michelle Estrada (Office of Management and Enterprise Services, Agency Business Services – OMES ABS), Tyler Parette (Housing Forward), Darryl Beebe (OK State Fire Marshal), Amber Armstrong (A & E Code Professionals), Jeff Birdwell (Zoe Pools), Dan Kassik (City of Guthrie), Asa Highsmith (Architect), Shannon Entz (City of Oklahoma City), Alanna Brehm (Architect), Matt Hayes (Architect, Contractor), Jeff Han (AHR), Sam Day (Architect/Developer), Richard McKown, and Representative Suzanne Schriber

VIRTUAL ATTENDEES:

Archibald Ocloolee, Elvis Lossa, Eric Lacey, Cathrine Brown, Christina Colman, and Martin Fotta

CALL TO ORDER:

Daniel Favata, Vice-Chairman, called the regular meeting of the Oklahoma Uniform Building Code Commission to order at 1:31 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 and reviewed his report. He introduced Ms. Rita Bizzell, OUBCC's newest employee. He explained she was the agency's Training Specialist and would be coordinating all the agency's training efforts and shared information about some upcoming trainings that were scheduled. He provided an update on some of the interim studies he mentioned at the last meeting. There was some discussion on where the classes in Tulsa were

held; that the class on Sanitary Drainage was in two parts, was related to commercial building drainage systems, was open to anyone, and that the agency had requested CEU credits from both ICC and the CIB.

Financial Reports

Ms. Estrada with OMES ABS greeted the Commission. She reviewed each of the agency's financial reports. She noted the agency's budget for the year was \$722,446 for the administrative department and \$36,652 for the IT department and that there was \$1,730,411.36 in available cash in the 285 fund. At the end of her report, there were no questions for Ms. Estrada.

Technical Committee Presentations:

Affordable Housing and Consolidated Dwellings Technical Review Committee Presentation

Ms. Amber Armstrong greeted the Commission. She noted she was the committee chairman and reviewed the committee presentation. She reviewed each item the committee considered and provided a summary of the discussions that took place along with the committee's recommendations. She added there were two guest presentations over NFPA sprinkler requirement differences. She noted there was one typo on slide 20 and that the proposed language was in the wrong area. In the presentation before the Commission, the language appeared under the 'UP, NS' item but should have appeared under the 'UP, S' item. At the end of her presentation, on behalf of the committee members, she commented on how much they appreciated the opportunity to work on the committee and asked if there were any questions. There was some discussion regarding proposals AHCDTC 2-R1 and AHCDTC-9 and if there was a conflict between the two. It was noted that AHCDTC 2-R1 dealt with Group R-3 occupancies and AHCDTC-9 dealt with Group R-2 occupancies so there was no conflict. There was discussion on the differences between the NFPA 13R and 13D systems with Ms. Armstrong noting the committee had discussed those differences at length. Committee member Sam Day discussed differences in sprinkler head requirements and fire sprinkler statistics in these systems. He also stated that most of the structures where these changes would apply would be built in urban areas where there was sufficient water pressure to handle the requirements of the systems.

They discussed the costs associated with the different sprinkler types; that the 13D system did not require continual monitoring or annual inspections; and that with a 13R system at some point there was a risk that it could be shut off and with a 13D system that was less likely. There was further discussion that the requirement was safer than what was currently required as no residential one two-family homes were required to be sprinkled and this would put more Oklahomans in homes that were sprinkled. After the discussion Mr. Favata asked if there were any public comments.

Mr. Adcock read a message from the City of Tulsa's office that was sent in on behalf of Mayor Nichols in favor of the proposed rule changes in the International Residential Code (IRC) and the change to allow the 3- story buildings change to 4-story buildings or 3-story with an occupiable roof. Mr. Dan Kassik with the City of Guthrie spoke in favor of AHCDTC-9 and AHCDTC-4. Mr.

Matt Hayes spoke noting he was on the committee and appreciated the opportunity to have the conversations; that there was good discussion and compromise; and that they were trying to find ways to compete with single family housing for the same lots and the only way to do that was by making it more affordable to put multi-family housing on them. Mr. Tyler Parette addressed the Commission. He thanked the Commission staff; stated he was in favor of the proposed changes and specifically in favor of AHCDTC-4 and AHCDTC-9. He added that a lot of the time in policy work, the end product was not representative of the full comments a group of people or even good policy, but he felt that the process OUBCC utilized with the careful consideration and deliberation of the amendments, was a good policy. He added it was a balance of a bunch of different ideas, thoughts, and considerations and delivered something workable for Oklahoma and the building code. He noted he looked forward to future discussions on changes to impact housing in the state. There were no further comments.

Residential Swimming Pool and Spa Technical Review Committee Presentation

Mr. Todd Booze, Commission Liaison, addressed the Commission. He noted neither the chairman nor vice-chairman were available for today's meeting and he was giving the presentation in their absence. He added it was a diverse group and everyone was committed to adopting a swimming pool and spa code in Oklahoma as there was not one yet. He reviewed each of the proposals, discussing the submitters' justifications, the committee's discussions and the committee's recommendations.

After his presentation, there was discussion on the term "registered design professional" and if there was a definition for it in the code. It was determined the code had a specific definition of the term.

The commission took a break at 2:23 p.m. The commission reconvened at 2:47 p.m. and called roll.

Commission Members Present:

Todd Booze, Daniel Favata, Michael Hoey, Madison Schultz, Christina Selby, Zachary Tippet, Scott Tucker, Joshua Weninger, and Spencer Wilson

Commission Members Absent:

Warren Goldmann and Dee Hays

Commercial Swimming Pool and Spa Technical Review Committee Presentation

Mr. Jeff Birdwell greeted the Commission. He noted he was the Chairman for the committee and thanked the other committee members for all their hard work. He reviewed each of the code change proposals reviewed by the committee. He reviewed the submitters' justifications, the committee discussions and the committee's recommendations.

At the end of the presentation there was discussion on the proposed changes related Home Sharing and requiring Airbnb pools to be classified as Class C semi-public pools. Concerns were expressed related to the costs associated with modifying a residential pool to meet the requirements for commercial pools; the differences between construction for Class C semi-

public pools and private pools; the need for a stamped engineered drawing for a public pool regardless of classification; accessibility requirements for public pools; and how the change could affect the rules made by the State Department of Health. There was discussion on the proposed change for Section 305 and the added pool detection system complying with ASTM F2208. Concern was expressed that the standard was for residential construction only; and would not apply to a commercial structure although the section applied to both residential and commercial facilities. They discussed gaseous chlorinated pool, when they were built, and that there were not many still in use, and that the change clarified if they were worked on they should be prohibited and would need to be altered.

Mr. Favata asked if there were any public comments. Ms. Armstrong addressed the committee and expressed concerns that the changes should be coordinated with the State Department of Health; as some of the items proposed would not be enforceable as there was no triggering requirement that would allow code enforcement to address and require a permit or licensure. There were no other public comments.

ACTION AND DISCUSSION ITEMS:

Mr. Favata stated he was going to take some things out of order on the agenda and start with approval of the presentations and start with item "G" on the agenda.

Discussion and possible action on the Affordable Housing and Consolidated Dwelling Technical Code Review Presentation to begin writing rules

MR. TODD BOOZE MADE A MOTION WITH A SECOND BY MR. ANTHONY REED TO APPROVE THE AFFORDABLE HOUSING AND CONSOLIDATED DWELLING PRESENTATION

Mr. Reed noted he could not vote to approve the presentation as there was no proof that the NFPA 13D sprinkler system was going to function in the designed manner listed in the presentation. Ms. Selby agreed noting that the NFPA 13 systems were regulated by the Department of Labor but a regular licensed plumber could install a 13D system. Concern was expressed about who would be enforcing licensed installation in unincorporated areas. They discussed fire statistics; that the structures were small and people would be familiar with the units and would be able to exit them easily; and that the change was to address missing middle income housing. There was discussion on the fact that there were multiple states and jurisdictions making similar changes as well as the differences between the 13D and 13R systems. Ms. Armstrong asked to be recognized and noted the changes were for different types of use groups and would not be used in conjunction with each other. She added that ICC was looking at similar proposals and doing testing on them, but there was no information yet available. There was further discussion on the differences between the proposals in the presentation and that the proposals were conservative compared to what has been adopted nationally. The Commission discussed dead legs and if those were discussed as part of the sprinkler systems. Concern was expressed that water sitting for extended periods of time caused Legionella's disease and that the committee had felt that since the 13D system was part of the domestic water lines it would be moving through the system if designed correctly. They

discussed homeowners insurance with code upgrade riders and how the recommended changes could affect those costs, claims or refusals of insurance premiums.

There was discussion on the distinction between the different proposals to the Group R2 and Group R3 categories related to sprinkler systems; the issues with cost keeping construction of three to seven unit structures from being built and that the proposed changes addressed some of those cost issues; that over eight units would require a full NFPA 13R system; that dwelling units were completely self-sustaining; and that the state code was the minimum and cities could adopt more stringent requirements. There was further discussion on issues with zoning; and that things had changed since the 1970s when a lot of the fire restrictions went into effect; to include the items within the home; the codes themselves, and appliances.

MS. MADISON SCHULTZ MADE A MOTION WITH A SECOND BY MR. TODD BOOZE TO CORRECT SLIDE 20 TO CHANGE THE ADDED LANGUAGE FROM "UP, NS" TO "UP, S"

VOTING AYE:	Todd Booze	Christina Selby
	Daniel Favata	Zachary Tippet
	Michael Hoey	Scott Tucker
	Anthony Reed	Joshua Weninger
	Madison Schultz	Spencer Wilson

VOTING NAY: None

ABSTAIN: None

ABSENT:	Warren Goldmann	Dee Hays
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MR. BOOZE AND MR. REED MODIFIED THEIR MOTION AND SECOND TO APPROVE THE PRESENTATION AS MODIFIED

VOTING AYE:	Todd Booze	Zachary Tippet
	Daniel Favata	Scott Tucker
	Michael Hoey	Joshua Weninger
	Madison Schultz	Spencer Wilson

VOTING NAY:	Anthony Reed	Christina Selby
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ABSTAIN: None

ABSENT:	Warren Goldmann	Dee Hays
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Discussion and possible action on the Residential Swimming Pool and Spa Technical Code Review Presentation to begin writing rules

MS. MADISON SCHULTZ MADE A MOTION WITH A SECOND BY MR. TODD BOOZE TO APPROVE THE RESIDENTIAL SWIMMING POOL AND SPA TECHNICAL CODE REVIEW PRESENTATION AS SUBMITTED

VOTING AYE:	Todd Booze Daniel Favata Michael Hoey Anthony Reed Madison Schultz	Christina Selby Zachary Tippet Scott Tucker Joshua Weninger Spencer Wilson
VOTING NAY:	None	
ABSTAIN:	None	
ABSENT:	Warren Goldmann	Dee Hays

Discussion and possible action on the Commercial Swimming Pool and Spa Technical Code Review Presentation to begin writing rules

MR. TODD BOOZE MADE A MOTION WITH A SECOND BY MR. ANTHONY REED TO APPROVE THE COMMERCIAL SWIMMING POOL AND SPA TECHNICAL CODE REVIEW PRESENTATION AS AMENDED TO DELETE CODE CHANGE PROPOSALS CSPSTC-11 AND CSPSTC-14

MS. MADISON SCHULTZ MADE A MOTION WITH A SECOND BY MR. SCOTT TUCKER TO REMOVE THE PROPOSED CHANGE CSPSTC-5

Ms. Schultz noted she had concerns with the added item for the pool detection system as the ASTM listing stated it was for residential use and for children over one year of age. She noted the alarm didn't replace physical barriers meant to keep children out of a pool so she recommended removing the added item in the proposal. There was discussion over the available options for physical barriers.

VOTING AYE:	Todd Booze Daniel Favata Michael Hoey Anthony Reed Madison Schultz	Christina Selby Zachary Tippet Scott Tucker Joshua Weninger Spencer Wilson
VOTING NAY:	None	
ABSTAIN:	None	
ABSENT:	Warren Goldmann	Dee Hays

MR. BOOZE AND MR. REED MODIFIED THEIR MOTION AND SECOND TO APPROVE THE PRESENTATION TO INCLUDE THE MODIFICATION DELETING CSPSTC-5

VOTING AYE:	Todd Booze Daniel Favata Michael Hoey Anthony Reed Madison Schultz	Christina Selby Zachary Tippet Scott Tucker Joshua Weninger Spencer Wilson
VOTING NAY:	None	

ABSTAIN: None

ABSENT: Warren Goldmann Dee Hays

The commission took a break at 3:59 p.m.

The commission reconvened at 4:07 p.m. and called roll:

Commission Members Present:

Todd Booze, Daniel Favata, Michael Hoey, Madison Schultz, Christina Selby, Zachary Tippet, Scott Tucker, Joshua Weninger, and Spencer Wilson

Commission Members Absent:

Warren Goldmann, Dee Hays

Discussion and possible approval of the July 21, 2026, regular meeting minutes

MR. SCOTT TUCKER MADE A MOTION WITH A SECOND BY MS. MADISON SCHULTZ TO APPROVE THE JULY 21, 2026, MEETING MINUTES AS AMENDED TO CHANGE MR. TUCKER'S VOTE ON THE ADJOURNMENT VOTE TO REFLECT HIS "NAY " VOTE

VOTING AYE:	Todd Booze	Zachary Tippet
	Daniel Favata	Scott Tucker
	Michael Hoey	Joshua Weninger
	Madison Schultz	Spencer Wilson
	Christina Selby	

VOTING NAY: None

ABSTAIN: Anthony Reed

ABSENT: Warren Goldmann Dee Hays

Discussion and possible action to elect a new Vice-Chairman until December 31, 2026, per rule Oklahoma Administrative Code 748:1-1-3 (b)

MS CHRISTINA SELBY MADE A MOTION WITH A SECOND BY MR. SPENCER WILSON TO NOMINATE MS. MADISON SCHULTZ AS VICE-CHAIRMAN

MR. DANIEL FAVATA MADE A MOTION WITH A SECOND BY MR. TODD BOOZE TO NOMINATE MR. SCOTT TUCKER AS VICE-CHAIRMAN

There was some discussion to clarify a vote would be made on the first motion then the second.

VOTE FOR MS. SELBY'S NOMINATION OF MS. MADISON SCHULTZ AS VICE-CHAIRMAN

VOTING AYE:	Michael Hoey	Christina Selby
	Anthony Reed	Josh Weninger
	Madison Schultz	Spencer Wilson

VOTING NAY:	Todd Booze Daniel Favata	Zachary Tippet Scott Tucker
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ABSTAIN:	None
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ABSENT:	Warren Goldmann	Dee Hays
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VOTE FOR MR. FAVATA'S NOMINATION OF MR. SCOTT TUCKER AS VICE-CHAIRMAN

VOTING AYE:	Todd Booze Daniel Favata Michael Hoey	Zach Tippet Scott Tucker
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VOTING NAY:	Anthony Reed Madison Schultz	Christina Selby Spencer Wilson
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ABSTAIN:	Josh Weninger
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ABSENT:	Warren Goldmann	Dee Hays
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Ms. Schultz was declared the Vice-Chairman.

Discussion and possible action to approve the OMES Fiscal Year 2027 (FY27) rate packet for IT services (Appendix C), Payroll services (Appendix D), and Central Accounting and Reporting Services (Financial Services – Appendix X)

MR. DANIEL FAVATA MADE A MOTION WITH A SECOND BY MR. JOSHUA WENINGER TO ACCEPT THE OMES FISCAL YEAR 2027 (FY27) RATE PACKET FOR IT SERVICES (APPENDIX C), PAYROLL SERVICES (APPENDIX D) AND CENTRAL ACCOUNTING AND REPORTING SERVICES (FINANCIAL SERVICES – APPENDIX X)

VOTING AYE:	Todd Booze Daniel Favata Michael Hoey Anthony Reed Madison Schultz	Christina Selby Zachary Tippet Scott Tucker Joshua Weninger Spencer Wilson
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VOTING NAY:	None
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ABSTAIN:	None
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ABSENT:	Warren Goldmann	Dee Hays
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Discussion and possible action to approve the 2026 OUBCC Internal Purchasing Procedure

Ms. Hehnly explained that it was a requirement for the Commission to approve the internal purchasing procedure every two years and that it would then be sent to the OMES Purchasing Director for approval. The commission and Ms. Hehnly discussed the modifications shown in the document that addressed changes in statutes and processes within OMES as well as updates to allow the agency to start a P-card program and expand the food policy.

MR. SPENCER WILSON MADE A MOTION WITH A SECOND BY MR. DANIEL FAVATA TO APPROVE THE OUBCC INTERNAL PURCHASING PROCEDURE

VOTING AYE:	Todd Booze Daniel Favata Michael Hoey Anthony Reed Madison Schultz	Christina Selby Zachary Tippet Scott Tucker Joshua Weninger Spencer Wilson
VOTING NAY:	None	
ABSTAIN:	None	
ABSENT:	Warren Goldmann	Dee Hays

Discussion and possible action to update Commissioner assignments to standing Commission Committees

There was some discussion on the modifications made to the roster. It was explained the only changes made were suggestions by staff to add new commissioners to existing committees.

MR. SPENCER WILLSON MADE A MOTION WITH A SECOND BY MR. DANIEL FAVATA TO APPROVE THE OUBCC INTERNAL PURCHASING PROCEDURE

VOTING AYE:	Todd Booze Daniel Favata Michael Hoey Anthony Reed Madison Schultz	Christina Selby Zachary Tippet Scott Tucker Joshua Weninger Spencer Wilson
VOTING NAY:	None	
ABSTAIN:	None	
ABSENT:	Warren Goldmann	Dee Hays

NEW BUSINESS:

There was no new business.

PUBLIC COMMENTS:

There was no public comment.

ADJOURNMENT: (4:19 P.M.)

MR. TODD BOOZE MADE A MOTION WITH A SECOND BY MS. MADISON SCHULTZ TO ADJOURN

VOTING AYE:	Todd Booze Daniel Favata Michael Hoey Anthony Reed	Madison Schultz Christina Selby Joshua Weninger Spencer Wilson
VOTING NAY:	Zachary Tippet	Scott Tucker

ABSTAIN: None

ABSENT: Warren Goldmann Dee Hays

Minutes approved in a special meeting on the 22nd day of September 2026.

DAN FAVATA

Dan Favata, 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 agency file.