

OKLAHOMA UNIFORM BUILDING CODE COMMISSION

AFFORDABLE HOUSING CONSOLIDATED DWELLINGS TECHNICAL REVIEW COMMITTEE

MEETING MINUTES

UNIFORM BUILDING CODE COMMISSION CONFERENCE ROOM

2401 NW 23RD STREET, SUITE 82

OKLAHOMA CITY, OK 73107

MONDAY, MAY 12, 2026 – 1:30 P.M.

COMMITTEE MEMBERS PRESENT:

Amber Armstrong, Todd Booze (left at 3:40 p.m.), Chad Denson, Anthony Faddis, Roger Gose, Matt Hayes, Tyler Parette, Chad Williams (left at 3:58 p.m.), Mike Willson, and Mark Zitzow

ALTERNATE COMMITTEE MEMBERS PRESENT:

Adan Chapa, Darryl Beebe, and Sam Day

COMMITTEE MEMBERS ABSENT

Bradley Flatt, Mitchell Hort, Kyle Melson, and Matthew Peacock

ALTERNATE COMMITTEE MEMBERS ABSENT:

None

OTHERS PRESENT:

David Adcock (OUBCC Staff), Kathy Hehnly (OUBCC Staff), Caitlin Redding Taylor (OUBCC Staff), Jeffrey Hugo, (National Fire Sprinkler Association "NFSA"), Cindy Giedraitis (NFSA), Randy Schott (Schott Fire, LLC), and James Fullingim (State Fire Marshall's Office)

VIRTUAL ATTENDEES:

Emily Richey, Bob Kolibas, Matthew Elliott, and Cody Banks

CALL TO ORDER AND RECORDING OF MEMBERS PRESENT AND ABSENT:

Ms. Amber Armstrong called the meeting to order at 1:36 p.m. and requested the roll be called.

CONFIRMATION OF ALTERNATES

Ms. Hehnly confirmed after the roll call that Mr. Chapa could not motion and vote but Mr. Day was able to motion and vote as Mr. Hayes was absent from the meeting.

ACTION AND DISCUSSION ITEMS:

Discussion and possible approval of the April 6, 2026, technical review committee meeting minutes

MR. MARK ZITZOW MADE A MOTION WITH A SECOND BY MR. TYLER PARETTE TO APPROVE THE APRIL 6, 2026, TECHNICAL REVIEW COMMITTEE MEETING MINUTES

VOTING AYE:	Amber Armstrong Todd Booze Sam Day Chad Denson Anthony Faddis Roger Gose	Matt Hayes Tyler Parette Chad Williams Mike Willson Mark Zitzow
VOTING NAY:	None	
ABSTAIN:	None	
ABSENT:	Bradley Flatt Mitchell Hort	Kyle Melson Matthew Peacock

Legislative and Current Rules Update:

Mr. Adcock provided a legislative update, noting a bill had been introduced that would have directed the OUBCC to address issues the committee was currently looking at; however, the bill did not make it to the Senate floor. He added the rules were likely not going to pass due to the Senate having a lack of a quorum last Wednesday. He noted the House Joint Resolutions (HJR's) were on the Senate Administrative Rules Committee Agenda for last Wednesday, but when a lack of a quorum was declared, the Senate was dismissed and the meeting was cancelled. He added the Senate had not met since then and urged everyone to reach out to their contacts to request they meet and take action on the agency's rules. He added, the OUBCC was not the only agency that was affected by the issue.

There was further discussion on what would occur with the codes if they were not approved. Ms. Hehnly noted if the rules were "disapproved" the rulemaking process would need to be restarted for consideration during the next legislative session. The committee discussed the anticipated timeline for the 2027 codes, when they would be reviewed and when rules would be written related to their adoption. There was discussion on how the review of the 2027 codes could affect what the current committee was doing.

Presentation by Jeff Hugo, Vice President – National Fire Sprinkler Association (NFSA):

Mr. Jeff Hugo with NFSA greeted the committee and thanked them for having him. He explained his background and qualifications related to the sprinkler industry. He started his presentation with a look at the history of the NFPA 13 sprinkler standard which was first published in 1896 and was the oldest mechanical standard in the United States still in existence. He discussed how it was required prior to the 1970's and how things changed with federal mandates issued at that time. He added it was in the 1970's when professional licensing was also mandated and ISO stopped doing plan reviews and local jurisdictions started doing them. He noted NFPA 13D was created in 1975 and NFPA 13R in 1989. He reviewed some of the more recent history of the standards and how the current code had been created.

He stated there was an agenda item to discuss single-stair options and that Oklahoma was not alone, that a lot of cities and states had been looking at the issue in the last few years, as well as expanding the International Residential Code to 3 or 4 units. He referenced a report from Minnesota that clarified single stair structures were possible so long as the structures were

sprinkled. He touched on the need to consider fire-servicing staff as well as water service supply in Oklahoma when making those decisions. Adding as units increased in size and number, there was a higher dependence on alarm systems and sprinklers.

He reviewed several changes that were approved by the ICC committees for the 2027 code and added those changes were currently in the voting process by the ICC full membership. He provided several graphics and discussed the changes in depth as to what each change would allow.

He added that single stair exit structures were popular in the past, but due to two big fires in the early part of the 20th century in New York City and Atlanta, a second exit was required and fire escapes started to be installed, but those were hard to maintain, rough on buildings, and tough to use as egress. He shared graphics on states with legislation related to single stairs, Oklahoma fire statistics, and costs associated with the installation of NFPA 13D and 13R systems. There was some disagreement from a few committee members related to the costs provided in those graphics and some discussion on what was required in Oklahoma City as well as other jurisdictions in Oklahoma.

At the end of the presentation, the committee and Mr. Hugo discussed whether the NFPA 13D system could handle an R3 structure with up to 16 units; that the difference between the 13D system and 13R was that the 13D system treated the structure as one unit and didn't address corridors, stairwells, or travel distance to exits, but the 13R system did; that the 13D system would not require things like the corridor to be sprinkled; and if the standard specifically exempted a shared corridor and other public spaces like laundry rooms, garages, and carports as none of them were required to be sprinkled. They discussed what was allowed by code for duplexes and the differences between fire walls, fire partitions, and fire barriers, as well as monitoring and notification requirement tradeoffs that were required in the 13R system. Concern was expressed that without notification to fire departments, many areas of the state would not be able to respond quickly, so monitoring was necessary.

There was further discussion on the 13D system and if any studies had been done to see if it could handle up to six units; that there was a proposal for the 13D system to go to 4 units at the national level that was currently being voting on; ancillary items that would need to be addressed; and statistics related lower fire deaths in multi-family housing in the America Buring study were due to things such as less children and elderly in that style housing as well as the fact that most multifamily housing did not have gas appliances. It was stated that on the multifamily side both sprinkler and alarm requirements were added that made them six times safer than a new single-family home and the only requirement for single family homes and duplexes was a smoke alarm tied into the electrical system. There was further discussion on firewalls; duplexes and what the City of Oklahoma City would allow versus what base code would allow; and the reason Oklahoma City required the sprinklers was because there were a lot of areas where it took a long time for firefighters to arrive. They discussed the reason sprinklers were not required at the state level everywhere for one- and two-family homes had to do with the fact that not all jurisdictions had good water systems and the costs associated with having water tanks to serve the sprinkler systems and have back up power for those systems was not reasonable. It was noted that if the

rules currently submitted before the legislature did not pass, the requirement for sprinkler systems in townhouses would remain in the code.

Discussion and possible action on Chapter 7 of the 2024 International Building Code® (IBC)

Discussion and possible action on Proposed Code Change Form AHCDTC-6-R1 on Table 705.9 Maximum Area of Exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection

Mr. Day noted the original proposal was discussed last month and the revised version before them was based on that discussion. He reminded the committee the change dealt with allowing more unprotected openings within 5 to 10 feet of the lot lines. He noted the change would allow the structure to utilize a 13R system and have the allowances that a regular 13 system would have. He clarified his change did not include a 13D system. There was discussion to clarify the change meant that if the room had an opening then a sprinkler was required; clarifying if Section 705.9.2 needed to be addressed but verifying it didn't because the change was related to unprotected openings; other ways to protect window openings such as window wash or fire glass; and that the change did not modify wall rating requirements. There was further discussion on the types of structures that could be affected by the change; and that it would be mostly urban infill lots.

MR. TODD BOOZE MADE A MOTION WITH A SECOND BY MR. MATT HAYES TO APPROVE CODE CHANGE PROPOSAL AHCDTC-6 R1 (REVISION 1) AS AMENDED BY THE REVISION

VOTING AYE:	Todd Booze Sam Day Anthony Faddis Matt Hayes	Tyler Parette Mike Willson Mark Zitzow
VOTING NAY:	Amber Armstrong Chad Denson	Roger Gose Chad Williams
ABSTAIN:	None	
ABSENT:	Bradley Flatt Mitchell Hort	Kyle Melson Matthew Peacock

Call for any further discussion on Chapter 7 of the IBC

There was no further discussion on Chapter 7.

Approval of Chapter 7 of the IBC®

MR. MARK ZITZOW MADE A MOTION WITH A SECOND BY MR. TYLER PARETTE TO APPROVE CHAPTER 7 OF THE INTERNATIONAL BUILDING CODE® (IBC®) AS AMENDED

VOTING AYE:	Amber Armstrong Todd Booze Sam Day Chad Denson Anthony Faddis Roger Gose	Matt Hayes Tyler Parette Chad Williams Mike Willson Mark Zitzow
VOTING NAY:	None	
ABSTAIN:	None	
ABSENT:	Bradley Flatt Mitchell Hort	Kyle Melson Matthew Peacock

Discussion and possible action on Chapter 10 of the 2024 International Build Code® (IBC®), International Fire Code® (IFC®) and Chapter 8 of the 2024 International Existing Building Code® (IEBC®)

Discussion and possible action on Proposed Code Change Form AHCDTC-9 on Table 1006.3.4(1) – Stories and Occupiable Roofs with One Exit or Access to One Exit for R-2 Occupancies in the IBC and IFC and Table R804.5.1.1(1) – Stories with one Exit or Access to One Exit for R-2 Occupancies in the IEBC and adding a new Section 1006.3.4.2 in the IBC and IFC and Section 804.5.1.2 in the IEBC all entitled "Single exit four-story buildings with Group R-2 dwelling units."

Ms. Armstrong noted the proposal before them was the language approved by the International Code Council (ICC®) committee that Mr. Hugo referred to in his presentation. She added behind it was an email she had put together that had language that was submitted and withdrawn at the ICC committee hearing because of concerns it would keep the proposal from passing and it was editorial only to clarify the language. She explained the issue was the proposal as passed stated in the newly added language "Single exit four story buildings with Group R2 dwelling units" and the concern was that some might interpret that to mean it only applied to four story structures when the intent of the change was for it to apply to both three story buildings with an occupiable roof and four story structures. She noted the new proposal that was subsequently withdrawn updated the title to say: "Single exit Group R-2 buildings with dwelling units" and the first sentence in the section to say "Group R-2 buildings with a single exit and that are either four stories or three stories and an occupiable roof..."

The committee discussed that ICC's correlation committee would probably pick up the change and make it administratively; the possibility that the state's language could be different than the 2027 I-code language regardless of approving the proposed amended language depending on what the ICC correlation committee did; what the intent of the original change was; that the propose language made it very clear what was and was not included; and that the change in and of itself could still be voted down at the national level as voting was open until May 22, 2026.

There was further discussion if AHCDTC-9 could affect AHCDTC-1; and what actions the committee could take on AHCDTC-1; staff noted they could approve, disapprove or modify AHCDTC-1 or the submitter could withdraw the proposal. They discussed the difference in

square footage requirements in the proposals; that the requirements in AHCDTC-9 were reasonable; that the change required additional NFPA 13R sprinklers heads in the NFPA 13 locations in the stairwell so that it was protected; different types of piping allowed in NFPA 13; and that the locations it was required were just in the stairwell.

MR. SAM DAY MADE A MOTION WITH A SECOND BY MR. TYLER PARETTE TO APPROVE AHCDTC-9 AS AMENDED TO INCLUDE THE LANGUAGE CHANGE PROPOSED IN THE ATTACHED EMAIL AND WITHDRAW AHCDTC-1

VOTING AYE:	Amber Armstrong	Matt Hayes
	Todd Booze	Tyler Parette
	Sam Day	Chad Williams
	Chad Denson	Mike Willson
	Anthony Faddis	Mark Zitzow
	Roger Gose	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Bradley Flatt	Kyle Melson
	Mitchell Hort	Matthew Peacock

Call for any further discussion on Chapters 10 of the IBC and IFC and Chapter 8 of the IEBC
There was no further discussion on any of the chapters.

Discussion and possible action on Chapter 10 of the IBC® and IFC® and Chapter 8 of the IEBC®
MR. MARK ZITZOW MADE A MOTION WITH A SECOND BY MR. TYLER PARETTE TO APPROVE CHAPTER 10 OF THE IBC AND IFC AND CHAPTER 8 OF THE IEBC AS AMENDED

VOTING AYE:	Amber Armstrong	Roger Gose
	Todd Booze	Matt Hayes
	Sam Day	Tyler Parette
	Chad Denson	Chad Williams
	Anthony Faddis	Mark Zitzow

VOTING NAY: Mike Willson

ABSTAIN: None

ABSENT:	Bradley Flatt	Kyle Melson
	Mitchell Hort	Matthew Peacock

There was some clarification that the table was in all three codes in different locations so the change would be applied to all, even though the form submitted just mentioned the IBC. Staff indicated they listed it on the agenda that way specifically and would also adjust any numbering as required administratively for the new section of code.

Discussion and possible action on Proposed Code Change Form AHCDTC-4 on Sections R101.2, R302.3 and R309

Mr. Parette stated the proposal had been discussed at length at the last meeting and he felt like everyone was fairly comfortable with it, provided there was an amendment to address accessibility requirements for four units or more and it was tabled. He noted when he went back to review it, he realized those requirements were already addressed under Section R322.1. He reviewed the language in the section which pointed to Chapter 11 of the IBC for Group R3. He added he didn't feel the proposal needed any additional redundant language and he didn't have additional edits, adding it was similar to the proposal in G9625 at the national level, that was on the voting sheet passed out by the NFSA during their presentation, and then reviewed the requirements in his proposal.

There was some discussion on the need to amend Section 101.2 in his proposal and if the word "detached" should be removed, and the need to remove the words "one and" from the section. The discussion covered what the word "detached" meant in the context of the code; fire walls; two-hour separations; and what Oklahoma City allowed versus what base code would allow. They discussed the change provided options and choice and didn't prohibit the use of the IBC for a triplex or quadplex structure. At the end of the discussion, it was determined the word "detached" should remain and "one and" should be deleted from the section. There was some discussion on the exception at the end of the change in Section R101.2 and it was clarified that the exception was an addition to a list of other options permitted to be built in accordance with the code where provided with an automatic sprinkler system in accordance with P2904.

MR. MARK ZITZOW MADE A MOTION WITH A SECOND BY MR. MATT HAYES TO APPROVE AHCDTC-4 AS AMENDED TO STRIKE "ONE AND" FROM SECTION 101.2 IN THE PROPOSED LANGUAGE

VOTING AYE	Amber Armstrong Todd Booze Sam Day Chad Denson Anthony Faddis	Roger Gose Matt Hayes Tyler Parette Chad Williams Mark Zitzow
VOTING NAY:	Mike Willson	
ABSTAIN:	None	
ABSENT:	Bradley Flatt Mitchell Hort	Kyle Melson Matthew Peacock

Call for any further discussion on Chapters 1 and 3 of the 2024 IRC

There was no further discussion on either chapter.

Approval of Chapters 1 and 3 of the IRC®

MR. MARK ZITZOW MADE A MOTION WITH A SECOND BY MR. TYLER PARETTE TO APPROVE CHAPTERS 1 AND 3 OF THE 2024 INTERNATIONAL RESIDENTIAL CODE AS AMENDED

VOTING AYE:	Amber Armstrong Todd Booze Sam Day Chad Denson Anthony Faddis	Roger Gose Matt Hayes Tyler Parette Chad Williams Mark Zitzow
VOTING NAY:	Mike Willson	
ABSTAIN:	None	
ABSENT:	Bradley Flatt Mitchell Hort	Kyle Melson Matthew Peacock

Discussion and possible action on Chapter 3 of the 2024 International Building Code® and Chapter 2® of the International Fire Code®

Discussion and possible action on Proposed Code Change Form AHCDTC-8 on providing stronger statewide codes for multi-family housing related to tornado-resistant standards

The committee reviewed the submitted language which was a wholesale request for more tornado-resistant standards for multi-family housing. Concern was expressed that there was not a specific code change proposed and if the committee should look at that. Staff explained that the submitter probably did not understand code and was expressing a concern, and that it was brought to the committee for consideration and discussion. The committee discussed if the topic was something the Commission needed to discuss first and task a specific committee with; that they were the only relevant committee at the moment that could consider the proposal; and the last time anything related to storm shelters was considered, it mostly revolved around school shelters; and that residential shelter requirements were specific and they were not designed for multi-family housing.

There was further discussion on changes made to the 2024 residential code related to storm shelters and town homes; what the City of Moore had done to provide additional levels of safety while still mitigating costs by not requiring a shelter and making structures more fortified; and that the committee was not equipped to review the proposal as submitted but could if a specific code change was provided.

MR. MARK ZITZOW MADE A MOTION WITH A SECOND BY MR. MATT HAYES TO DENY PROPOSED CODE CHANGE FORM AHCDTC-8

VOTING AYE:	Amber Armstrong Todd Booze Sam Day Chad Denson Anthony Faddis	Roger Gose Matt Hayes Tyler Parette Chad Williams Mark Zitzow
VOTING NAY:	Mike Willson	
ABSTAIN:	None	

ABSENT:	Bradley Flatt	Kyle Melson
	Mitchell Hort	Matthew Peacock

PUBLIC COMMENT:

There were no public comments.

ADJOURNMENT: (4:12 P.M.)

MR. ROGER GOSE MADE A MOTION WITH A SECOND BY MR. MIKE WILLSON TO ADJOURN

VOTING AYE:	Amber Armstrong	Matt Hayes
	Todd Booze	Tyler Parette
	Sam Day	Chad Williams
	Chad Denson	Mike Willson
	Anthony Faddis	Mark Zitzow
	Roger Gose	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Bradley Flatt	Kyle Melson
	Mitchell Hort	Matthew Peacock

Minutes approved in the regular meeting on the 9th day of June, 2026.

AMBER ARMSTRONG

Amber Armstrong, Chair

Affordable Housing Consolidated Dwellings Technical
Code Review Committee

PREPARED BY: KATHY HEHNLY

Kathy Hehnly, Affordable Housing Consolidated Dwellings Technical Code Review Committee
Secretary

Official Copy: Original with signatures in office file.