

OKLAHOMA UNIFORM BUILDING CODE COMMISSION

**BUILDING, EXISTING BUILDING, AND FIRE TECHNICAL COMMITTEE MEETING MINUTES
UNIFORM BUILDING CODE COMMISSION CONFERENCE ROOM**

2401 NW 23RD STREET, SUITE 82

OKLAHOMA CITY, OK 73107

NOVEMBER 2, 2023 – 10:00 A.M.

COMMITTEE MEMBERS PRESENT:

Larry Curtis, Marcia Gallant, Paul Gunderson, Sam Stropes, Bryant VanFossen, Brandon Wilkerson, Cary Williamson, Joe Williford, and Scott Wise

ALTERNATE COMMITTEE MEMBERS PRESENT:

Russell Bainbridge (left at 11:00 a.m.), Bob Kolibas, and Kahle Wilson

COMMITTEE MEMBERS ABSENT

Cal Cornwell, Kyle Lombardo, and Donny Williamson

ALTERNATE COMMITTEE MEMBERS ABSENT:

None

OTHERS PRESENT:

David Adcock (OUBCC Staff), Kathy Hehnly (OUBCC Staff), Alisha Davidson (OUBCC Staff), and Brenda Hoefar (Office of Disability Concerns)

CALL TO ORDER:

Mr. Joe Williford called the meeting to order at 10:06 a.m.

WELCOME TO NEW MEMBERS:

Mr. Williford welcomed Mr. Stropes to the committee.

CONFIRMATION OF ALTERNATES:

Ms. Hehnly confirmed committee members were present so alternates could not motion and vote but were able to take part in the discussions.

ACTION AND DISCUSSION ITEMS:

Discussion and possible approval of the October 5, 2023, technical review committee meeting minutes

MR. BRANDON WILKERSON MADE A MOTION WITH A SECOND BY MR. PAUL GUNDERSON TO APPROVE THE OCTOBER 5, 2023, TECHNICAL REVIEW COMMITTEE MEETING MINUTES

VOTING AYE:	Larry Curtis	Brandon Wilkerson
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Sam Stropes	Scott Wise
	Bryant VanFossen	

VOTING NAY: None

ABSTAIN: None

ABSENT: Cal Cornwell Donny Williamson
 Kyle Lombardo

Discussion on in-tandem review process for 2021 and 2024 editions of the code.

Discussion on previously reviewed comment forms BEBF-49 and BEBF-51 relating to errata corrections in the 2018 code.

Ms. Hehny stated before the committee were the 2024 codes that had been received. She noted the Fire code had not yet been published. She wanted to point out, she was going through the forms to verify any changes that had been previously reviewed, such as BEBF-49 and BEBF 51 and confirming there wasn't anything the committee needed to review. She added if there was, she would bring them back to the committee. There was some discussion on the fact that ICC was no longer using markings in the code to identify changes and that now a QR code was at the beginning of each section that was modified in the new edition. Those QR codes would need to be scanned and reviewed digitally to see the changes.

Discussion and possible action on Chapter 3 of the 2021/2024 International Existing Building Code® (IEBC®)

Mr. Williford noted the committee was going to move to items 3 and 4 under the section as they had someone in the audience to speak on those items. Ms. Hehny stated as requested at the last meeting, she had reached out to the Office of Disability Concerns and Ms. Brenda Hoefar from there was present to discuss the items 3 and 4. She added she had forwarded the revised forms to Ms. Hoefar for review before the meeting.

Discussion and possible action on comment form BEBF-121 R1 related to Section 306.7.12 Toilet Rooms

Ms. Gallant noted based on the discussion at the October meeting, she added in a 500-foot travel distance, and she welcomed any comments. Ms. Hoefar addressed the committee. She noted she had reviewed the proposal and thought it would work. She added her only concern was that the committee needed to define what the term "technically infeasible" meant. There was discussion that the term was defined in the code. After the committee reviewed the definition, Ms. Hoefar noted she was fine with the language, if the signs required in the section met the signage requirements for ADA. She added the ADA was very blunt yet vague, adding if an attempt was made to make the facility ADA accessible, with the signage and the ADA facility within 500 feet, it was going above and beyond reasonable accommodation.

MR. CARY WILLIAMSON MADE A MOTION WITH A SECOND BY MR. BRANDON WILKERSON TO APPROVE COMMENT FORM BEBF-121 R1 AS SUBMITTED

VOTING AYE:	Larry Curtis	Brandon Wilkerson
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Sam Stropes	Scott Wise
	Bryant VanFossen	

VOTING NAY: None

ABSTAIN: None
ABSENT: Cal Cornwell Donny Williamson
Kyle Lombardo

Discussion and possible action on comment form BEBF-122 R1 related to Section 306.7.13 Bathing rooms

Mr. Williford asked if the change had the same requirements for bathing rooms that was just discussed for toilet rooms. Ms. Gallant noted it was the same. Ms. Hoefar noted she agreed if the directional sign requirements included in the language pointed to the accessible room.

MR. BRANDON WILKERSON MADE A MOTION WITH A SECOND BY MR. PAUL GUNDERSON TO APPROVE COMMENT FORM BEBF-122 R1 AS SUBMITTED

VOTING AYE: Larry Curtis Brandon Wilkerson
Marcia Gallant Cary Williamson
Paul Gunderson Joe Williford
Sam Stropes Scott Wise
Bryant VanFossen

VOTING NAY: None

ABSTAIN: None

ABSENT: Cal Cornwell Donny Williamson
Kyle Lombardo

Mr. Williford thanked Ms. Hoefar for her time and input.

Discussion and possible action on comment forms BEBF-53, BEBF-132, and BEBF-147 related to Sections 303.2 Addition to Group E occupancy and 303.2.1 Required occupant capacity

Ms. Hehnlly noted she had received another comment form from the Federal Emergency Management Agency (FEMA) regarding the section and while the committee could review the existing forms, they would need to revisit the section to address the new form at a subsequent meeting. She added her recommendation to the committee was to act on comment form BEBF-53 which showed the current language in the agency's rules and remove it from the equation so the committee could then decide on the other forms starting from the 2024 published language. There was some discussion on the differences between the three comment forms and whether the committee could take action on them during the meeting or if they needed to wait until the additional form was on the agenda for discussion.

MR. BRYANT VANFOSSEN MADE A MOTION WITH A SECOND BY MS. MARCIA GALLANT TO DENY COMMENT FORM BEBF-53 AND REMOVE THE MODIFICATION FROM THE AGENCY'S RULES

VOTING AYE: Larry Curtis Brandon Wilkerson
Marcia Gallant Cary Williamson
Paul Gunderson Joe Williford
Sam Stropes Scott Wise
Bryant VanFossen

VOTING NAY: None

ABSTAIN: None

ABSENT: Cal Cornwell Donny Williamson
 Kyle Lombardo

Ms. Gallant reviewed her proposed changes on form BEBF-132. She noted after some conversations she had after submitting the form; she would like to change the requirements for the letter to come from school leadership instead of submitted on district letter head and signed by the district superintendent. She added there were charter schools that didn't necessarily have a district. She noted her change addressed the maximum enrollment plus maximum staff and include an overage factor of ten percent. There was discussion on the differences between the remaining forms covering the occupant load number utilized on forms for the number of kids and the load changing year to year; how the code wasn't designed for future occupant load amounts; possibly rewording the exceptions; and the reason for removing the language "where approved by the code official." There was further discussion on issues with removing the building code official's authority; changing the occupant load requirements in an area where there were a lot of tornados; the language of the exceptions in the current code and Chapter 10 requirements for means of egress design occupant load; issues with design numbers versus actual number of the occupant load that would use the shelter; and the language related to design in the 2020 ICC 500 document. At the end of the discussion, consensus was the remaining forms should be tabled and several members determined they should meet to discuss the forms in depth and come back with one final recommendation to the full committee.

MR. BRANDON WILKERSON MADE A MOTION WITH A SECOND BY MR. SCOTT WISE TO TABLE COMMENT FORMS BEBF-132 AND BEBF-147

VOTING AYE: Larry Curtis Brandon Wilkerson
 Marcia Gallant Cary Williamson
 Paul Gunderson Joe Williford
 Sam Stropes Scott Wise
 Bryant VanFossen

VOTING NAY: None

ABSTAIN: None

ABSENT: Cal Cornwell Donny Williamson
 Kyle Lombardo

Discussion and possible action on comment forms BEBF-140 related to adding a new Section 303.4 Change in Use or Occupancy

Mr. Wise noted Oklahoma City had several large private schools that had moved into existing locations where they were not required to have storm shelters. He noted the intent was to cover schools moving to existing locations, but there were concerns the language was not clear enough and there were issues with where to draw the line. He stated he was thinking of adding in language tying it to the level of the alterations so small changes wouldn't trigger the need for a storm shelter. There was some discussion over tabling the form for revision, if it covered a

charter school moving into existing Group E occupancies in a church; and where the language should be included in a different location within the code.

MR. SCOTT WISE MADE A MOTION WITH A SECOND BY MR. CARY WILLIAMSON TO TABLE COMMENT FORM BEBF-140

VOTING AYE:	Larry Curtis	Brandon Wilkerson
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Sam Stropes	Scott Wise
	Bryant VanFossen	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Cal Cornwell	Donny Williamson
	Kyle Lombardo	

Discussion and call for any further comments regarding Chapter 3

There was no further discussion on Chapter 3 of the 2021 and 2024 IEBC®.

Discussion and possible approval of Chapter 3 of the 2021/2024 IEBC

MS. MARCIA GALLANT MADE A MOTION WITH A SECOND BY MR. CARY WILLIAMSON TO TABLE APPROVAL OF CHAPTER 3

VOTING AYE:	Larry Curtis	Brandon Wilkerson
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Sam Stropes	Scott Wise
	Bryant VanFossen	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Cal Cornwell	Donny Williamson
	Kyle Lombardo	

Discussion and possible action on Chapter 10 of the 2021/2024 International Existing Building Code® (IEBC®)

Discussion and possible action on comment form BEBF-112 R1, related to Section 1011.7.1 Exterior wall rating for change of occupancy classification to a higher hazard category

Mr. VanFossen explained his proposed change related to the tenant fire separation requirements and was a revision from the form reviewed at the October meeting. There was some discussion on corridor doors and if there were tenant separation wall requirements within corridors; if there was a definition of a tenant separation wall; covered mall requirements; and the exceptions in Section 705.11 regarding parapet requirements. There was further discussion on parapet wall requirements in Section 705; examples in a strip mall changing occupancy from a “B” to an “M” and the need to address fire separation distance requirements. Mr. VanFossen noted without

the change, there would be an interruption to all the tenants in the strip mall if the exterior wall needed to be rated. He added his change protected the higher hazard tenant by encircling the tenant space with the required fire separation; and addressed horizontal assembly ratings rather than adding a parapet to an existing structure. The committee looked at a Google image of a structure to see how the language would be applied. There was further discussion on what walls were included in the change; what would apply if the structure was two or more stories; covered mall requirements; and alternative design methods. At the end of the discussion, committee consensus was to table the form for further revisions.

MR. BRYANT VANFOSSEN MADE A MOTION WITH A SECOND BY MR. BRANDON WILKERSON
TABLE COMMENT FORM BEBF-112 R1

VOTING AYE:	Larry Curtis	Brandon Wilkerson
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Sam Stropes	Scott Wise
	Bryant VanFossen	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Cal Cornwell	Donny Williamson
	Kyle Lombardo	

Discussion and possible action on comment form BEBF-133, related to adding new Sections 1011.9 Change in occupancy to Group E and 1011.9 Design occupant capacity

Ms. Gallant noted based on the previous discussion, she was making it easy and recommended tabling the form.

MS. MARCIA GALLANT MADE A MOTION WITH A SECOND BY MR. BRYANT VANFOSSEN TABLE
COMMENT FORM BEBF-133

VOTING AYE:	Larry Curtis	Brandon Wilkerson
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Sam Stropes	Scott Wise
	Bryant VanFossen	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Cal Cornwell	Donny Williamson
	Kyle Lombardo	

Discussion and call for any further comments regarding Chapter 10

There was no further discussion on Chapter 10 of the 2021 IEBC®.

Discussion and possible approval of Chapter 10 of the 2021/2024 IEBC®

MR. CARY WILLIAMSON MADE A MOTION WITH A SECOND BY MR. PAUL GUNDERSON TO TABLE APPROVAL OF CHAPTER 10 OF THE 2021/2024 IEBC

VOTING AYE: Larry Curtis Brandon Wilkerson
 Marcia Gallant Cary Williamson
 Paul Gunderson Joe Williford
 Sam Stropes Scott Wise
 Bryant VanFossen

VOTING NAY: None

ABSTAIN: None

ABSENT: Cal Cornwell Donny Williamson
 Kyle Lombardo

Discussion, review and possible action on Chapter 11 of the 2021/2024 International Existing Building Code® (IEBC®)

Discussion and possible action on comment form BEBF-52, related to Section 1102.2 Area limitations

Mr. Williford noted the change addressed errata in the 2018 code which was corrected in the 2021 and 2024 editions.

MR. BRANDON WILKERSON MADE A MOTION WITH A SECOND BY MR. BRYANT VANFOSSEN TO REMOVE THE MODIFICATION TO SECTION 1102.2 FROM THE AGENCY'S RULES AND REVERT TO THE PUBLISHED TEXT

VOTING AYE: Larry Curtis Brandon Wilkerson
 Marcia Gallant Cary Williamson
 Paul Gunderson Joe Williford
 Sam Stropes Scott Wise
 Bryant VanFossen

VOTING NAY: None

ABSTAIN: None

ABSENT: Cal Cornwell Donny Williamson
 Kyle Lombardo

Discussion and call for any further comments regarding Chapter 11

There was no further discussion on Chapter 11 of the 2021 and 2024 IEBC®.

Discussion and possible approval of Chapter 11 of the 2021/2024 IEBC®

MR. PAUL GUNDERSON MADE A MOTION WITH A SECOND BY MR. BRYANT VANFOSSEN TO APPROVE CHAPTER 11 OF THE 2021/2024 INTERNATIONAL EXISTING BUILDING CODE® AS WRITTEN

VOTING AYE:	Larry Curtis	Brandon Wilkerson
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Sam Stropes	Scott Wise
	Bryant VanFossen	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Cal Cornwell	Donny Williamson
	Kyle Lombardo	

Discussion, review and possible action on Chapter 12 of the 2021/2024 International Existing Building Code® (IEBC®)

Discussion and call for any further comments regarding Chapter 12

There was no discussion on Chapter 12 of the 2021 and 2024 IEBC®.

Discussion and possible approval of Chapter 12 of the 2021/2024 IEBC®

MS. MARCIA GALLANT MADE A MOTION WITH A SECOND BY MR. SCOTT WISE TO APPROVE CHAPTER 12 OF THE 2021/2024 INTERNATIONAL EXISTING BUILDING CODE® AS WRITTEN

VOTING AYE:	Larry Curtis	Brandon Wilkerson
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Sam Stropes	Scott Wise
	Bryant VanFossen	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Cal Cornwell	Donny Williamson
	Kyle Lombardo	

Discussion, review, and possible action on Chapter 13 of the 2021/2024 International Existing Building Code® (IEBC®)

Discussion and call for any further comments regarding Chapter 13

There was no discussion on Chapter 13 of the 2021/2024 IEBC®.

Discussion and possible approval of Chapter 13 of the 2021 IEBC®

MS. MARCIA GALLANT MADE A MOTION WITH A SECOND BY MR. PAUL GUNDERSON TO APPROVE CHAPTER 13 OF THE 2021/2024 INTERNATIONAL EXISTING BUILDING CODE® AS WRITTEN

VOTING AYE: Larry Curtis Brandon Wilkerson
Marcia Gallant Cary Williamson
Paul Gunderson Joe Williford
Sam Stropes Scott Wise
Bryant VanFossen

VOTING NAY: None

ABSTAIN: None

ABSENT: Cal Cornwell Donny Williamson
Kyle Lombardo

Discussion, review, and possible action on Chapter 14 of the 2021/2024 International Existing Building Code® (IEBC®)

Discussion and call for any further comments regarding Chapter 14

There was no further discussion on Chapter 14 of the 2021/2024 IEBC®.

Discussion and possible approval of Chapter 14 of the 2021/2024 IEBC®

MR. BRANDON WILKERSON MADE A MOTION WITH A SECOND BY MS. MARCIA GALLANT TO APPROVE CHAPTER 14 OF THE 2021/2024 INTERNATIONAL EXISTING BUILDING CODE® AS WRITTEN

VOTING AYE: Larry Curtis Brandon Wilkerson
Marcia Gallant Cary Williamson
Paul Gunderson Joe Williford
Sam Stropes Scott Wise
Bryant VanFossen

VOTING NAY: None

ABSTAIN: None

ABSENT: Cal Cornwell Donny Williamson
Kyle Lombardo

Discussion, review, and possible action on Chapter 15 of the 2021/2024 International Existing Building Code® (IEBC®)

Discussion possible action on comment form BEBF-129 relating to Section 1509.1 When required

Mr. Williamson reviewed his proposed change. He noted in rural areas, there was not always an ability to get the required water supply. He noted his proposed change gave the building code official the ability to reduce the fire flow requirements or allow other alternatives for water supply fire protection. There was some discussion on the need to amend the Section number to where it existed in the 2024 code. The committee discussed the added language in the exception. Mr. Williamson clarified the intent of the change would allow for other items in rural areas, rather than that the fire code official was going to supply the water alternatives. After

further discussion on the language, the committee determined modifying the language to change the wording “provide” to “allow” and strike the wording “water supply” so the change read “...requirements or allow other alternatives for isolated...”

MR. PAUL GUNDERSON MADE A MOTION WITH A SECOND BY MR. BRYANT VANFOSSEN TO APPROVE BEBF-129 AS AMENDED UPDATING THE SECTION NUMBER FROM 1509.1 TO 1512.1 WHERE THE SECTION WAS MOVED IN THE 2024 EDITION AND CHANGING THE EXCEPTION TO READ "...FIRE FLOW REQUIREMENTS OR ALLOW OTHER ALTERNATIVES FOR..."

VOTING AYE:	Larry Curtis	Brandon Wilkerson
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Sam Stropes	Scott Wise
	Bryant VanFossen	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Cal Cornwell	Donny Williamson
	Kyle Lombardo	

Discussion possible action on comment form BEBF-130 relating to Section 1509.2 Combustible building materials

Mr. Williford noted the form was similar and should have the same change made. There was no other discussion on the form.

MR. PAUL GUNDERSON MADE A MOTION WITH A SECOND BY MS. MARCIA GALLANT TO APPROVE BEBF-130 AS AMENDED UPDATING THE SECTION NUMBER FROM 1509.2 TO 1512.2 WHERE THE SECTION WAS MOVED IN THE 2024 EDITION AND CHANGING THE EXCEPTION TO READ "...FIRE FLOW REQUIREMENTS OR ALLOW OTHER ALTERNATIVES FOR..."

VOTING AYE:	Larry Curtis	Brandon Wilkerson
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Sam Stropes	Scott Wise
	Bryant VanFossen	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Cal Cornwell	Donny Williamson
	Kyle Lombardo	

Discussion and call for any further comments regarding Chapter 15

Mr. VanFossen stated he would be proposing a change to the section that would be a companion to a proposed change already submitted to the IFC®. He explained the change addressed Standpipes and modified the height from 40 to 30 feet to make it consistent with Chapter 9.

There was some discussion about Mr. VanFossen’s proposed change and what the change would be during construction.

Discussion and possible approval of Chapter 15 of the 2021/2024 IEBC®

MS. MARCIA GALLANT MADE A MOTION WITH A SECOND BY MR. SCOTT WISE TO TABLE APPROVAL OF CHAPTER 15 OF THE 2021/2024 IEBC®

VOTING AYE:	Larry Curtis	Brandon Wilkerson
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Sam Stropes	Scott Wise
	Bryant VanFossen	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Cal Cornwell	Donny Williamson
	Kyle Lombardo	

Discussion, review, and possible action on Chapter 16 of the 2021/2024 International Existing Building Code® (IEBC®)

Discussion and call for any further comments regarding Chapter 16

There was no discussion on Chapter 16 of the 2021/2024 IEBC®.

Discussion and possible approval of Chapter 16 of the 2021/2024 IEBC®

MR. CARY WILLIAMSON MADE A MOTION WITH A SECOND BY MR. BRANDON WILKERSON TO APPROVE CHAPTER 16 OF THE 2021/2024 IEBC® AS WRITTEN

VOTING AYE:	Larry Curtis	Brandon Wilkerson
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Sam Stropes	Scott Wise
	Bryant VanFossen	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Cal Cornwell	Donny Williamson
	Kyle Lombardo	

PUBLIC COMMENT:

There were no public comments.

ADJOURNMENT: (12:02 P.M.)

MR. BRANDON WILKERSON MADE A MOTION WITH A SECOND BY MR. PAUL GUNDERSON TO ADJOURN

VOTING AYE: Larry Curtis Brandon Wilkerson
Marcia Gallant Cary Williamson
Paul Gunderson Joe Williford
Sam Stropes Scott Wise
Bryant VanFossen

VOTING NAY: None

ABSTAIN: None

ABSENT: Cal Cornwell Donny Williamson
Kyle Lombardo

Minutes approved in the regular meeting on the 4th day of January, 2024.

JOE WILLIFORD
Joe Williford, Chairman
Building, Existing Building, and Fire Technical Committee

PREPARED BY: KATHY HEHNLY
Kathy Hehnly, Building, Existing Building, and Fire Technical Committee Secretary

Official Copy: Original with signature in agency file.