

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

JANUARY 4, 2024 – 10:00 A.M.

COMMITTEE MEMBERS PRESENT:

Cal Cornwell, Larry Curtis, Marcia Gallant, Paul Gunderson, Brad Latham, Sam Stropes (arrived at 10:14 a.m.), Bryant VanFossen, Cary Williamson, Joe Williford, and Scott Wise

ALTERNATE COMMITTEE MEMBERS PRESENT:

Russell Bainbridge (arrived 10:05 a.m.), Bob Kolibas, Jesse Stockley, and Kahle Wilson

COMMITTEE MEMBERS ABSENT

Brandon Wilkerson, Kyle Lombardo, and Donny Williamson

ALTERNATE COMMITTEE MEMBERS ABSENT:

None

OTHERS PRESENT:

David Adcock (OUBCC Staff), Kathy Hehnly (OUBCC Staff), Amber Armstrong (A&E Code Professionals), Richard Jackson (OKC Fire), and Mike Willson (OKC Fire)

CALL TO ORDER:

Mr. Joe Williford called the meeting to order at 10:02 a.m.

WELCOME TO NEW MEMBERS:

Mr. Williford welcomed Mr. Latham and Mr. Stockley to the committee.

CONFIRMATION OF ALTERNATES:

Ms. Hehnly confirmed the applicable 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 November 2, 2023, technical review committee meeting minutes

MR. CARY WILLIAMSON MADE A MOTION WITH A SECOND BY MR. PAUL GUNDERSON TO APPROVE THE NOVEMBER 2, 2023, TECHNICAL REVIEW COMMITTEE MEETING MINUTES

VOTING AYE:	Cal Cornwell	Sam Stropes
	Larry Curtis	Bryant VanFossen
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Brad Latham	Scott Wise

VOTING NAY: None

ABSTAIN:	None	
ABSENT:	Kyle Lombardo	Donny Williamson
	Brandon Wilkerson	

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

Discussion and possible action on comment form BEBF-147 R1 related to Sections 303.2 Addition to Group E occupancy and 303.2.1 Required occupant capacity

Ms. Gallant noted the revised form was created after a sub-committee meeting comprised of several BEBF committee members. After reviewing the form there was discussion on the term "temporary facilities;" issues with schools using temporary facilities indefinitely; and that the term "temporary facilities" had a definition in the code which limited the use of them to 180 days. There was further discussion relating to the language on the form that required approval of the building official to use temporary facilities, as well as different scenarios that had occurred related to temporary facilities.

Ms. Armstrong addressed the committee noting she had concerns with the language proposed related to having the shelter based only on the number of currently enrolled students and staff in the building on a regular basis. She added that was a departure of the way the code addressed occupant loads which were based on square footage and the potential use for the building and that growth over time would not be accounted for. The committee and Ms. Armstrong discussed that the growth of the school would require additions and the proposed language addressed additions; that the structure could be built to accommodate future building and that as growth happened there would not be enough space; regulations through the Department of Education on class sizes; other options to base the size of the shelter on rather than the current enrolled number of students; that a clarification received from ICC and that the wording used on the form was directly from that clarification; and ways to change the language. There was further discussion on the issue. A suggestion was made to drop occupant load requirement for a new addition back to the published number of 50 to make sure new growth had adequate storm shelter coverage. There was some further discussion on the suggestion.

MR. BRYANT VANFOSSEN MADE A MOTION WITH A SECOND BY MR. SCOTT WISE TO APPROVE COMMENT FORM BEBF-147 R1 AS MODIFIED TO LOWER THE OCCUPANT LOAD IN SECTION R303.2 FROM THE SUGGESTED 200 OCCUPANTS TO THE PUBLISHED NUMBER OF 50 OCCUPANTS

VOTING AYE:	Cal Cornwell	Bryant VanFossen
	Larry Curtis	Joe Williford
	Paul Gunderson	Scott Wise

VOTING NAY:	Marcia Gallant	Sam Stropes
	Brad Latham	Cary Williamson

ABSTAIN: None

ABSENT:	Kyle Lombardo	Donny Williamson
	Brandon Wilkerson	

Discussion and possible action on comment form BEBF-140 R1 related to adding a new Section 303.4 Change of Use or Occupancy

Mr. Wise noted the change was discussed in the sub-committee that met regarding the storm shelter designing language. He noted it added a new section of code related to change of use or occupancy. He described an issue when a school moved into an existing structure and there was no trigger for a storm shelter. He added there was concerns at the time that if they forced the issue, anytime a school changed a library into a classroom there would be a need to require a storm shelter. He stated his proposed change had an exception for existing schools in existing buildings when an area had a change of occupancy with no more than a Level 2 alteration. There was further discussion on the example Mr. Wise had mentioned. Ms. Armstrong asked how other compliance methods would be addressed, noting there were three compliance methods and the change only addressed one. There was some discussion that Chapter 3 addressed all three methods, but the exception only addressed one of them. The committee discussed different options for changing the exception. At the end of the discussion, the form was tabled for revision.

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

Approval of the chapter was tabled until all outstanding items were addressed.

Discussion, review, and possible action on Chapter 1 of the 2021/2024 International Building Code® (IBC®)

Discussion and call for any further comments regarding Chapter 1

There were no comments on Chapter 1.

Discussion and approval of Chapter 1 of the 2021/2024 IBC®

MR. PAUL GUNDERSON MADE A MOTION WITH A SECOND BY MR. CAL CORNWELL TO APPROVE CHAPTER 1 OF THE 2024 IBC®

VOTING AYE:	Cal Cornwell	Sam Stropes
	Larry Curtis	Bryant VanFossen
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Brad Latham	Scott Wise

VOTING NAY: None

ABSTAIN: None

ABSENT:	Kyle Lombardo	Donny Williamson
	Brandon Wilkerson	

Discussion, review, and possible action on Chapter 2 of the 2021/2024 International Building Code® (IBC®)

Discussion and possible action on comment form BEBF-1, related to the definition of a "Capacitor Energy Storage System" (also addressed in Chapter 2 of the IFC®)

Ms. Hehnlly noted comment forms BEBF-1 and BEBF-2 were both reflective of changes made in the 2018 adoption and were not needed as the 2024 code reflected those changes.

MS. MARCIA GALLANT MADE A MOTION WITH A SECOND BY MR. CARY WILLIAMSON TO STRIKE THE LANGUAGE IN BEBF-1 FROM THE AGENCY'S RULES

VOTING AYE:	Cal Cornwell	Sam Stropes
	Larry Curtis	Bryant VanFossen
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Brad Latham	Scott Wise

VOTING NAY: None

ABSTAIN: None

ABSENT:	Kyle Lombardo	Donny Williamson
	Brandon Wilkerson	

Discussion and possible action on comment form BEBF-2, related to the definition of an "Intermodal Shipping Container"

MR. CARY WILLIAMSON MADE A MOTION WITH A SECOND BY MS. MARCIA GALLANT TO STRIKE THE LANGUAGE IN BEBF-2 FROM THE AGENCY'S RULES

VOTING AYE:	Cal Cornwell	Sam Stropes
	Larry Curtis	Bryant VanFossen
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Brad Latham	Scott Wise

VOTING NAY: None

ABSTAIN: None

ABSENT:	Kyle Lombardo	Donny Williamson
	Brandon Wilkerson	

Discussion and possible action on comment form BEBF-134, related to adding a definition for "Shared Common Use Areas"

Mr. Wise noted an example would be in a strip mall center where common area restrooms might be shared. He stated in his opinion the code did not adequately address those types of situations. He added there may be security access on either side of the shared area, but if a fire started on one side, there was no access to leave through the other tenant space or any direct egress out of the common area. He added he had another comment form that would address the concerns in Chapter 10, but the current item only added a definition. There was further

discussion on shared spaces and the numbers used for calculating things like fixtures for those shared spaces.

MS. MARCIA GALLANT MADE A MOTION WITH A SECOND BY MR. BRYANT VANFOSSEN TO APPROVE COMMENT FORM BEBF-134

VOTING AYE:	Cal Cornwell	Sam Stropes
	Larry Curtis	Bryant VanFossen
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Brad Latham	Scott Wise

VOTING NAY: None

ABSTAIN: None

ABSENT:	Kyle Lombardo	Donny Williamson
	Brandon Wilkerson	

There was discussion on the need for a similar form to be submitted for the Fire Code since they shared a lot of the same requirements in Chapter 9 and 10.

Discussion and call for any further comments regarding Chapter 2

There was no further discussion on Chapter 2 of the 2021/2024 IBC®.

Discussion and possible approval of Chapter 2 of the 2024 IBC®

MR. PAUL GUNDERSON MADE A MOTION WITH A SECOND BY MS. MARCIA GALLANT TO APPROVE CHAPTER 2 OF THE 2024 INTERNATIONAL BUILDING CODE® AS MODIFIED

VOTING AYE:	Cal Cornwell	Sam Stropes
	Larry Curtis	Bryant VanFossen
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Brad Latham	Scott Wise

VOTING NAY: None

ABSTAIN: None

ABSENT:	Kyle Lombardo	Donny Williamson
	Brandon Wilkerson	

Discussion, review, and possible action on Chapter 3 of the 2021/2024 International Building Code® (IBC®)

Discussion and possible action on comment form BEBF-123, related to new proposed Sections 305.2.4 Seven and fewer children in a detached dwelling and 305.2.5 Eight to twelve children in a detached dwelling

Mr. Willson addressed the committee noting he was trying to coordinate the building code with the State Health Department regulations. He added the State Health Department (the "DHS") allowed home daycares with up to seven children, but the code limited it to five. He added he

wasn't aware of anyone enforcing the building code number. He added DHS also had a category called "Large Home Day Cares" that allowed for eight to twelve children and his change addressed that. He added it did require the home to have a residential sprinkler system. The committee discussed DHS requirements; commercial requirements for daycares; and zoning requirements. There was some discussion regarding replacing the existing Section 305.2.3 with the proposed Section 305.2.4; and the occupancy classification "I-4" and keeping the changes consistent with the code. There was further discussion on the DHS rules for staffing when children were under two and a half years old, but that those were not looked at in the same way as the building official was looking at safety. Mr. Willson noted the reason he had added the sentence regarding the age of the children in the change was because it was current practice and there was nothing that said you couldn't have seven kids under two and a half years old in a home. There was further discussion on the sentence and how it affected the code; the definition of a "detached" dwelling; and if the word "detached" should be removed from the title of the section.

MR. CARY WILLIAMSON MADE A MOTION WITH A SECOND BY MR. CAL CORNWELL TO APPROVE BEBF-123 AS MODIFIED BY CHANGING THE SECTION NUMBERS AND REPLACING THE EXISTING SECTION 305.2.2 WITH THE PROPOSED ADDED SECTION 305.2.5, CHANGING THE NUMBER OF THE PROPSOED SECTION 305.2.5 TO 305.2.4, AND REMOVING THE WORD "DETACHED" FROM BOTH OF THE HEADINGS FOR EACH SECTION

VOTING AYE:	Cal Cornwell	Sam Stropes
	Larry Curtis	Bryant VanFossen
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Brad Latham	Scott Wise

VOTING NAY: None

ABSTAIN: None

ABSENT:	Kyle Lombardo	Donny Williamson
	Brandon Wilkerson	

Discussion and possible action on comment form BEBF-124, related to new proposed Sections 308.5.5 Seven and fewer children in a detached dwelling and 308.5.6 Eight to twelve children in a detached dwelling

Mr. Williford noted the next change BEBF-124 addressed the same sections with the same language in the "I" occupancy classification.

MR. SCOTT WISE MADE A MOTION WITH A SECOND BY MR. BRYANT VAN FOSSEN TO APPROVE BEBF-124 AS MODIFIED BY CHANGING THE SECTION NUMBERS AND REPLACING THE EXISTING SECTION 308.5.4 WITH THE PROPOSED ADDED SECTION 308.5.5, CHAING THE NUMBER OF THE PROPOSED SECTION 308.5.6 TO 308.5.5 AND REMOVING THE WORD "DETACHED" FROM BOTH OF THE HEADINGS

VOTING AYE: Cal Cornwell Sam Stropes
Larry Curtis Bryant VanFossen
Marcia Gallant Cary Williamson
Paul Gunderson Joe Williford
Brad Latham Scott Wise

VOTING NAY: None

ABSTAIN: None

ABSENT: Kyle Lombardo Donny Williamson
Brandon Wilkerson

Discussion and possible action on comment form BEBF-3, related to Sections 310.4 Residential Group R-3 and 310.4 Lodging houses (also addressed in Chapter 2 Definitions of the IFC "[BG] Residential Group R-3," "Care facilities within a dwelling," and "[BG] Lodging houses"

Ms. Hehny noted the change modified the sections to match state statute.

MR. BRYANT VANFOSSEN MADE A MOTION WITH A SECOND BY MR. CAL CORNWELL TO APPROVE BEBF-3

VOTING AYE: Cal Cornwell Sam Stropes
Larry Curtis Bryant VanFossen
Marcia Gallant Cary Williamson
Paul Gunderson Joe Williford
Brad Latham Scott Wise

VOTING NAY: None

ABSTAIN: None

ABSENT: Kyle Lombardo Donny Williamson
Brandon Wilkerson

Discussion and call for any further comments regarding Chapter 3

There was no further discussion on Chapter 3 of the 2021/2024 IBC®.

Discussion and possible approval of Chapter 3 of the 2021/2024 IBC®

MS. MARCIA GALLANT MADE A MOTION WITH A SECOND BY MR. BRYANT VANFOSSEN TO APPROVE CHAPTER 3 OF THE 2024 INTERNATIONAL BUILDING CODE® AS MODIFIED

VOTING AYE: Cal Cornwell Sam Stropes
Larry Curtis Bryant VanFossen
Marcia Gallant Cary Williamson
Paul Gunderson Joe Williford
Brad Latham Scott Wise

VOTING NAY: None

ABSTAIN: None
ABSENT: Kyle Lombardo Donny Williamson
Brandon Wilkerson

Discussion, review, and possible action on Chapter 4 of the 2021/2024 International Building Code® (IBC®)

Discussion and possible action on comment form BEBF-4, related to Sections 403.4.8.2 Fuel line piping protection and Chapter 27, Section 2702.1.2 Fuel-line piping protection

Ms. Hehnlly noted the change was made in the 2018 adoption and brought in the language from the 2021 code and staff recommendation was to remove it from the agency's rules.

MS. MARCIA GALLANT MADE A MOTION WITH A SECOND BY MR. BRYANT VANFOSSEN TO STRIKE THE CHANGE FROM THE AGENCY'S RULES

VOTING AYE: Cal Cornwell Sam Stropes
Larry Curtis Bryant VanFossen
Marcia Gallant Cary Williamson
Paul Gunderson Joe Williford
Brad Latham Scott Wise

VOTING NAY: None

ABSTAIN: None

ABSENT: Kyle Lombardo Donny Williamson
Brandon Wilkerson

Discussion and possible action on comment form BEBF-5, related to Section 406.7.2.1 Canopies used to support hydrogen gaseous systems and an added Section 406.7.2.2 entitled "Canopies sheltering units and devices that dispense lighter-than-air gas"

Ms. Hehnlly noted the two sections were modified by the Alternative Fuels Technical Committee that looked at alternative fueling stations and repair garages in the 2015 adoption of the codes. She noted the changes were carried forward into the 2018 adoption. She added if there were no issues with the changes, staff recommendation was to leave them in the agency rules. Mr. Stropes stepped out of the meeting at 11:23 a.m. There was some discussion on the need to add a definition of "lighter-than-air" but ultimately the committee felt it was not needed.

MR. CARY WILLIAMSON MADE A MOTION WITH A SECOND BY MR. PAUL GUNDERSON TO APPROVE BEBF-5

VOTING AYE: Cal Cornwell Bryant VanFossen
Larry Curtis Cary Williamson
Marcia Gallant Joe Williford
Paul Gunderson Scott Wise
Brad Latham

VOTING NAY: None

ABSTAIN:	None	
ABSENT:	Kyle Lombardo	Brandon Wilkerson
	Sam Stropes	Donny Williamson

Mr. Stropes returned to the meeting at 11:26 a.m.

Discussion and possible action on comment form BEBF-6, related to Table 414.5.1 Explosion Control Requirements

Ms. Hehnlly noted the 2018 committee elected to replace Chapter 12 of the fire code related to energy storage systems. The change they made brought in the language from the 2021 code. She added there were a few changes that had to be made to the building code to sync everything. She noted the language in the 2021 code reflected the change and staff recommendation was to strike it from the agency's rules.

MR. BRYANT VANFOSSEN MADE A MOTION WITH A SECOND BY MS. MARCIA GALLANT TO STRIKE THE CHANGE FROM THE AGENCY'S RULES

VOTING AYE:	Cal Cornwell	Sam Stropes
	Larry Curtis	Bryant VanFossen
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Brad Latham	Scott Wise

VOTING NAY: None

ABSTAIN: None

ABSENT:	Kyle Lombardo	Donny Williamson
	Brandon Wilkerson	

Discussion and possible action on comment forms BEBF-8 and BEBF-135, related to Section 423.1 General

Ms. Hehnlly noted the staff change BEBF-8 addressed language added by a storm shelter committee and was carried into the 2018 adoption. She added in the 2021 edition, the language had changed, and staff recommendation was to review the new language and determine if the change was still needed and if so, how it should fit in the new language. Mr. Williford noted comment form BEBF-135 submitted by Mr. Wise added an exception to the section. There was some discussion on BEBF-135 adding references to FEMA P-320 and FEMA P-361 as those were guides; that the change addressed facilities that didn't meet storm shelter requirements in places where the shelter wasn't required; the difference between a storm shelter and a hardened space; and that the two FEMA documents referenced back to ICC-500; and what was considered a "place of refuge." After discussion, BEBF-8 was tabled to be rewritten by Ms. Gallant and comment from BEBF-135 was withdrawn by the submitter.

Discussion and possible action on comment form BEBF-9 related to Section 423.1.1 Hardened spaces

Ms. Hehnlly noted it was language added by the Storm Shelter committee and staff recommendation was to review the language and determine if it was still applicable. There was

discussion that at the time it was added, there were several commissioners who wanted the ability to build a space that was not a storm shelter; that the change allowed for a space to be built if it was not required, but it couldn't be called a storm shelter unless it met ICC-500. There was further discussion about the term "tornado resistant construction" used in some areas.

MR. SCOTT WISE MADE A MOTION WITH A SECOND BY MR. LARRY CURTIS TO STRIKE THE LANGUAGE FROM THE AGENCY'S RULES

VOTING AYE:	Cal Cornwell	Sam Stropes
	Larry Curtis	Bryant VanFossen
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Brad Latham	Scott Wise

VOTING NAY: None

ABSTAIN: None

ABSENT:	Kyle Lombardo	Donny Williamson
	Brandon Wilkerson	

Discussion and possible action on comment form BEBF-10, related to Section 423.4 Critical emergency operations

Ms. Hehnly noted the change was made in the 2018 adoption. She noted the section had been moved into an appendix and made non-mandatory in the 2015 adoption. She added members of the 2018 review committee argued that people in those facilities needed to be protected and brought it back as a mandatory requirement. It was modified to remove the reference to a wind-speed figure. She added staff recommendation was for the committee to determine if it was still applicable and if so, as written or with modifications. There was discussion regarding the 250-mph requirement that was made to bring the whole state under that requirement. Mr. Williamson noted for some of those small volunteer facilities not normally occupied, there wasn't a need for a shelter.

MR. CARY WILLIAMSON MADE A MOTION WITH A SECOND BY MR. BRYANT VANFOSSEN TO APPROVE COMMENT FORM BEBF-10 AS MODIFIED BY ADDING THE WORDS "AND NORMALLY OCCUPIED" TO THE SECTION AFTER THE WORDS "BUILDINGS THAT CONTAIN 911 CALL STATIONS, EMERGENCY OPERATIONS CENTERS..." AND BEFORE THE WORDS "...FIRE, RESCUE..."

VOTING AYE:	Cal Cornwell	Sam Stropes
	Larry Curtis	Bryant VanFossen
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Brad Latham	Scott Wise

VOTING NAY: None

ABSTAIN: None

ABSENT:	Kyle Lombardo	Donny Williamson
	Brandon Wilkerson	

Discussion and possible action on comment form BEBF-11, BEBF-141, BEBF-142, and BEBF-148 R1, related to Sections 423.5 Group E occupancies and 423.5.1 Design occupant capacity

Mr. Williford noted with comment form BEBF-11 that the committee might want to change the occupant number back to 50 like what they did for the IEBC®. Ms. Hehnlly noted it was the change that was currently in the rules. Comment form BEBF-141 was withdrawn by the submitter. There was discussion regarding combining BEBF-11, BEBF-142 and BEBF-148 and tabling them for revision based on the earlier discussions on IEBC forms. Mr. Wilson volunteered to rewrite and combine the forms. The three forms were tabled.

PUBLIC COMMENT:

There were no public comments.

ADJOURNMENT: (11:56 A.M.)

MR. CAL CROMWELL MADE A MOTION WITH A SECOND BY MR. SCOTT WISE TO ADJOURN

VOTING AYE:	Cal Cornwell	Sam Stropes
	Larry Curtis	Bryant VanFossen
	Marcia Gallant	Cary Williamson
	Paul Gunderson	Joe Williford
	Brad Latham	Scott Wise

VOTING NAY: None

ABSTAIN: None

ABSENT:	Kyle Lombardo	Donny Williamson
	Brandon Wilkerson	

Minutes approved in the regular meeting on the 1st day of February 2024.

JOE WILLIFORD

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

PREPARED BY: KATHY HEHNLLY

Kathy Hehnlly, Building, Existing Building, and Fire Technical Committee Secretary

Official Copy: Original with signatures in office file.