

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

FEBRUARY 1, 2024 – 10:00 A.M.

COMMITTEE MEMBERS PRESENT:

Cal Cornwell, Larry Curtis, Sam Stropes, Brandon Wilkerson, Joe Williford, and Scott Wise

ALTERNATE COMMITTEE MEMBERS PRESENT:

Bob Kolibas and Kahle Wilson

COMMITTEE MEMBERS ABSENT

Marcia Gallant, Paul Gunderson, Brad Latham, Kyle Lombardo, Bryant VanFossen, Cary Williamson, and Donny Williamson

ALTERNATE COMMITTEE MEMBERS ABSENT:

Russell Bainbridge and Jesse Stockley

OTHERS PRESENT:

David Adcock (OUBCC Staff), Kathy Hehnly (OUBCC Staff), Amber Armstrong (A&E Code Professionals), JC Leonard (McDonald & Associates)

CALL TO ORDER:

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

CONFIRMATION OF ALTERNATES:

Ms. Hehnly confirmed Mr. Wilson could motion and vote as Ms. Gallant was not in attendance.

ACTION AND DISCUSSION ITEMS:

Discussion and possible approval of the January 4, 2024, technical review committee meeting minutes

MR. LARRY CURTIS MADE A MOTION WITH A SECOND BY MR. SAM STROPES TO APPROVE THE JANUARY 4, 2024, TECHNICAL REVIEW COMMITTEE MEETING MINUTES

VOTING AYE:	Cal Cornwell	Joe Williford
	Larry Curtis	Kahle Wilson
	Sam Stropes	Scot Wise
	Brandon Wilkerson	

VOTING NAY: None

ABSTAIN: None

ABSENT: Marcia Gallant Bryant VanFossen
Paul Gunderson Cary Williamson
Brad Latham Donny Williamson
Kyle Lombardo

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

Discussion and possible action on comment form BEBF-112 R2 relating to Section 11011.7.1 Exterior wall rating for change of occupancy classification to a higher hazard category

Mr. Williford tabled comment form BEBF-112 R2 as the submitter of the form was not in attendance at the meeting.

Discussion and call for any further comments regarding Chapter 10

There was no further discussion on Chapter 10 of the 2021 and 2024 IEBC®.

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

Approval of the chapter was tabled.

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-150 relating to Section 1106.1 Addition to a Group E occupancy

The committee reviewed the form and discussed the change had already been approved to take the occupancy number from 200 back to 50 at the last committee meeting.

MR. SCOTT WISE MADE A MOTION WITH A SECOND BY MR. BRANDON WILKERSON TO DENY COMMENT FORM BEBF-150

VOTING AYE: Cal Cornwell Joe Williford
Larry Curtis Kahle Wilson
Sam Stropes Scot Wise
Brandon Wilkerson

VOTING NAY: None

ABSTAIN: None

ABSENT: Marcia Gallant Bryant VanFossen
Paul Gunderson Cary Williamson
Brad Latham 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

The committee discussed the occupancy number threshold that was set at 50 during the last meeting. Some members were against dropping the number so low as it would keep schools from being able to do additions without also needing to supply a storm shelter. The committee discussed costs for storm shelters and bond issues both in financing and getting 60 percent of the base of the school district to approve the bond. Mr. J.C. Leonard addressed the committee and discussed the financial aspects of financing a bond and what assets were included and how the requirement for a storm shelter to be added to any new build for a space over 50 people would basically mean that small rural jurisdictions would not be able to get bond financing. There was further discussion on the issue. At the end of the discussion, approval of the chapter was tabled as Mr. Wilson indicated he would submit a comment form related to the issue.

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

Discussion and possible action on comment form BEBF-154, relating to Section 1509.1

The committee reviewed the form noting they were not sure what the change would accomplish. However, the submitter was not at the meeting and committee consensus was to table the form. Mr. Williford tabled the form.

Discussion and call for any further comments regarding Chapter 15

There were no comments on Chapter 15.

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

Approval of the chapter was tabled.

Discussion, review, and possible action on multi-chapter comment form BEBF-153, on Chapters 2, 3, 4, and 10 and the ICC change to the 2018 IBC related to A2L Refrigerant code provisions

The committee reviewed the form and noted they thought the submitter might be recommending the 2018 edition be modified to address A2L refrigerant provisions but were not sure. The committee noted the changes proposed were already in the 2024 edition that they would be recommending for adoption. After discussion, the consensus was to deny the form.

MR. SCOTT WISE MADE A MOTION WITH A SECOND BY MR. BRANDON WILKERSON TO DENY COMMENT FORM BEBF-153

VOTING AYE	Cal Cornwell	Joe Williford
	Larry Curtis	Kahle Wilson
	Sam Stropes	Scot Wise
	Brandon Wilkerson	

VOTING NAY: None

ABSTAIN: None

ABSENT: Marcia Gallant Bryant VanFossen
Paul Gunderson Cary Williamson
Brad Latham Donny Williamson
Kyle Lombardo

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

Discussion and possible action on comment form BEBF-8 R1, related to Section 423.1 General

Ms. Hehnly noted the form was a resubmittal of comment form BEBF-8 from last month's discussion. The committee discussed the definition of a storm shelter, concerns with the term "a place of refuge," and that the change was clarifying that while there were places people might go to seek refuge from a storm, it could not be called a storm shelter without it meeting ICC-500. After further the discussion the form was tabled until the submitter could be there for the discussion.

Discussion and possible action on comment BEBF-11, BEBF-142, BEBF-148 R1, and BEBF-149 related to Sections 423.4/423.5 Group E occupancies and 423.4.1/423.5.1 Required occupant capacity/Design occupant capacity

Comment form BEBF-11 was withdrawn by staff after Mr. Wilson confirmed he included a revised version of it in his form BEBF-148 R1. Mr. Wise reviewed his comment form BEBF-142 explaining there were a lot of daycares utilizing the church space during the week that were not associated with the churches themselves and thought his change closed that loophole. The committee and Mr. Wise discussed his proposed change reviewing examples where church leased their space during the week and the intent was to require them to have a storm shelter. After discussing several scenarios, Mr. Williford asked if Mr. Wise wanted to incorporate that into comment form BEBF-148 or have it acted on separately.

MR. SAM STROPES MADE A MOTION WITH A SECOND BY MR. SCOTT WISE TO APPROVE COMMENT FORM BEBF-142

Ms. Armstrong asked why they were making a change to a code that did not address changes in occupancy? She added she wasn't arguing for or against the changes, just why it would be made in the IBC. There was discussion related to modifying the language on the change, accessories to religious activities, confusion with the wording of the change, and changes of use. After the discussion Mr. Wise withdrew his form.

Mr. Williford postponed discussion and action comment forms BEBF-148 R1 and BEBF-149 for the next meeting when more members would be present.

Discussion and possible action on comment form BEBF-12, adding Section 423.6 Required

Ms. Hehnly noted the next 12 forms were the changes made to by the Storm Shelter committee that brought in more requirements for storm shelters. Comment Form BEBF-12 was reviewed, and Ms. Hehnly clarified the form just added charging language for the items that followed. Mr. Williford tabled the comment form until the remaining items were reviewed.

Discussion and possible action on comment form BEBF-13 adding Section 423.6.1 Storm Shelter Documents

There was discussion regarding the construction documents and who would need to review those documents. The committee discussed in the 2020 version of ICC 500 there was language related to shelter maintenance; what language was in the IFC related to storm shelters; if the change was needed; and which documents and the edition years of those documents the storm shelter committee looked at. There was further discussion that the Storm Shelter committee had moved requirements from the documents they reviewed into the IBC, as those other documents were not being adopted by the OUBCC and anything the Storm Shelter committee felt needed to be modified had to be included in the IBC adoption. There was further discussion on reviewing the ICC 500 documents in the most current edition before approving the comment forms.

MR. SAM STROPEs MADE A MOTION WITH A SECOND BY MR. SCOTT WISE TO DELETE COMMENT FORM BEBF-13 FROM THE AGENCY'S RULES

VOTING AYE	Cal Cornwell Larry Curtis Sam Stropes Brandon Wilkerson	Joe Williford Kahle Wilson Scot Wise
VOTING NAY:	None	
ABSTAIN:	None	
ABSENT:	Marcia Gallant Paul Gunderson Brad Latham Kyle Lombardo	Bryant VanFossen Cary Williamson Donny Williamson

PUBLIC COMMENT:

There were no public comments.

ADJOURNMENT: (11:57 A.M.)

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

VOTING AYE	Cal Cornwell Larry Curtis Sam Stropes Brandon Wilkerson	Joe Williford Kahle Wilson Scot Wise
VOTING NAY:	None	
ABSTAIN:	None	
ABSENT:	Marcia Gallant Paul Gunderson Brad Latham Kyle Lombardo	Bryant VanFossen Cary Williamson Donny Williamson

Minutes approved in the regular meeting on the 7th day of March 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 signatures in office file.