

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

MARCH 7, 2024 – 10:00 A.M.

COMMITTEE MEMBERS PRESENT:

Cal Cornwell, Larry Curtis, Marcia Gallant, Paul Gunderson, Brad Latham, Sam Stropes, Bryant VanFossen, Brandon Wilkerson, Joe Williford, and Scott Wise

ALTERNATE COMMITTEE MEMBERS PRESENT:

Russell Bainbridge, Robert Kolibas, Jesse Stockley, and Kahle Wilson

COMMITTEE MEMBERS ABSENT:

Kyle Lombardo, Cary Williamson, and Donny Williamson

ALTERNATE COMMITTEE MEMBERS ABSENT:

None

OTHERS PRESENT:

David Adcock (OUBCC Staff), Misty Arnett (OUBCC Staff), Amber Armstrong (A&E Code Professionals)

CALL TO ORDER:

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

ACTION AND DISCUSSION ITEMS:

Discussion and possible approval of the February 1, 2024, technical review committee meeting minutes

MR. BRANDON WILKERSON MADE A MOTION WITH A SECOND BY MR. LARRY CURTIS TO APPROVE THE FEBRUARY 1, 2024, TECHNICAL REVIEW COMMITTEE MEETING MINUTES

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

VOTING NAY: None

ABSTAIN: None

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| ABSENT: | Kyle Lombardo | Donny Williamson |
| | Cary Williamson | |

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

Discussion and possible action on comment form BEBF-112 R2, related to Section 1011.701 Exterior wall rating for change of occupancy classification to a higher-hazard category-

The committee reviewed the proposed change and discussed the need for more clarification regarding the need for the change and the intent behind the proposed language. They discussed interior walls and the use of mixed-use building space. At the end of the discussion consensus was to approve the comment form with a modification to the section number listed in the first exception.

MR. BRYANT VANFOSSEN MADE A MOTION WITH A SECOND BY MR. SAM STROPES TO APPROVE BEBF 112 R2 AS MODIFIED BY CHANGING A SECTION REFERENCE IN EXCEPTION 1 FROM 705.11 TO 705.12

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

VOTING NAY: None

ABSTAIN: None

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| ABSENT: | Kyle Lombardo | Donny Williamson |
| | Cary Williamson | |

Discussion and call for any further comments Chapter 10

There was no further discussion on Chapter 10.

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

MR. BRYANT VANFOSSEN MADE A MOTION TO APPROVE CHAPTER 10 AS MODIFIED WITH A SECOND BY MS. MARCIA GALLANT

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

VOTING NAY: None

ABSTAIN: None

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| ABSENT: | Kyle Lombardo | Donny Williamson |
| | Cary Williamson | |

Discussion, review and possible action on Chapter 5 of the 2021/2024 International Building Code (IBC).

Discussion and possible action on comment form BEBF-7 related to Sections 508.5 Live/Work Units and 508.5.1 Limitations; and BEBF-143, related to Section 508.5 Live/Work Units.

The committee noted there were two comment forms on the same section. One addressed the existing agency rules in the 2018 adoption of the IBC and the second suggested different modifications. Ms. Armstrong discussed the original intent of the change and that it was not made to address cannabis facilities. There was further discussion on the change from 3000 square feet to 2500 square feet and why that change was made. After discussion, the submitter of form BEBF-143 withdrew his form. Committee consensus was to table comment form BEBF-7 for revision to propose the change using the language in the 2024 edition of the code. Ms. Armstrong volunteered to provide the revisions.

Discussion and possible action on comment form BEBF-25, related to Table 7 Incidental Uses

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

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

Discussion and call for any further comments regarding Chapter 5.

The committee discussed tabling Chapter 5.

Discussion and possible approval of Chapter 5 of the 2021/2024 IBC

Approval of Chapter 5 was tabled.

Discussion, review, and possible action on Chapter 6 of the 2021/2024 International Building Code (IBC).

Discussion and call for any comments regarding Chapter 6.

There was no further discussion on Chapter 6.

Discussion and possible approval of Chapter 6 of the 2021/2024 IBC.

MR. PAUL GUNDERSON MADE A MOTION TO APPROVE CHAPTER 6 WITH A SECOND BY MS. MARCIA GALLANT

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

Code (IBC). Discussion, review, and possible action on Chapter 7 of the 2021/2024 International Building

Discussion and possible action on comment from BEBF-105 related to Section 706.3 Materials

The committee reviewed the proposed change and discussed structural stability and that the change would limit to only Concrete Masonry Units (CMUs) or Concrete.

MR. BRANDON WILKERSON MADE A MOTION TO DENY BEBF-105 WITH A SECOND BY MR. LARRY CURTIS

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

Discussion and possible action on comment form BEBF-26 related to Section 706.8 Openings and added table 706.8 Opening Fire Protection Assemblies, Ratings, and Markings for Double Fire Walls constructed in accordance with NFPA 221

The committee discussed the 2024 code had Table in 716.1(2) which addressed the existing rule language.

MR. BRANDON WILKERSON MADE A MOTION TO REMOVE THE LANGUAGE FROM THE AGENCY'S RULES WITH A SECOND BY MR. CAL CORNWELL

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

Discussion and possible action on comment form BEBF-136 related to Section 712.1.3 Escalator openings and Section 712.1.3.1 Opening size. Table 721.1(2) was modified in the 2018 code to address errata. The 2021 table is correct

Mr. Scott Wise reviewed his proposed change and why he provided the change. He cited an example using a hospital and referenced language in Section 1019.3.4. After committee discussion, Mr. Wise withdrew his proposed change.

Discussion and possible action on comment form BEBF-27 related to Table 721.1(2) Rated Fire-Resistant Periods for Various Walls and Partitions

MR. BRYANT VANFOSSEN MADE A MOTION TO REMOVE THE CHANGE LISTED ON BEBF-27 FROM THE AGENCY'S RULES WITH A SECOND BY MS. MARCIA GALLANT

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

Discussion and call for any further comments regarding Chapter 7

There was no further discussion on Chapter 7.

Discussion and possible approval of Chapter 7 of the 2021/2024 IBC

MR. BRYANT VANFOSSEN MADE A MOTION TO APPROVE CHAPTER 7 AS WRITTEN WITH A SECOND BY MR. LARRY CURTIS

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

Discussion, review, and possible action on Chapter 8 of the 2021/2024 International Building Code (IBC)

Discussion and call for any comments regarding Chapter 8

There was no discussion or comments regarding Chapter 8.

Discussion and possible approval of Chapter 8 of the 2021/2024 IBC

MR. PAUL GUNDERSON MADE A MOTION TO APPROVE CHAPTER 8 AS WRITTEN WITH A SECOND BY BRYANT VANFOSSEN

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

Discussion, review, and possible action on Chapter 9 of the 2021/2024 International Building Code® (IBC®)

Discussion and possible action on comment form BEBF-106, related to Section 903.2 Where Required (also addressed in Section 903.2 of the IFC)

Mr. VanFossen stated he had submitted the form as it was something they required in the City of Edmond. However, after further consideration he felt it would not be practical in other areas of the state and therefore wished to withdraw the form.

Discussion and possible action on comment BEBF-28, related to Sections 903.209 Group S-1 Group also addressed in Section 903.2.9 of the IFC)

Ms. Amber Armstrong noted she had submitted the original change and that it was from an ICC interpretation that clarified self-storage facilities over 2500 square feet needed to be fire

sprinklered. She added that was not happening Oklahoma. She noted the committee at that time compromised and raised the limit to 5000 square feet within a fire area so that fire barriers could be utilized to segment out the area rather than fire walls. She added the issue was upholstered furniture and chemicals were the types of things kept in storage units and this provided safety in unoccupied areas that were less stringent than the requirements for those types of materials in occupied areas. There was discussion regarding the updated language related to the change in the 2024 code including the new exception which addressed the majority of storage facilities except those that had interior hallways and doors; removing the change since the new language had the exception; that most of the storage facilities with interior access were much larger than 5000 square feet and were already sprinklered; and that the language came into the code after a large fire in a similar style facility where a roof collapsed and killed several firefighters in South Carolina. There was further discussion on the types of things kept in self-storage facilities; where the language was in the code and if there needed to be language added to another section to make sure designers and code officials were made aware fire sprinklers were required. There was further discussion on the 2018 rules and the new code exception and other requirements for high-piled combustible storage; that sprinkler systems were to protect life, not the items in the storage facility; if the exception negated the requirement in the code for fire sprinklers if the size of the building was over 12,000 square feet; conflicts between Chapter 4 and Chapter 9 restrictions. The committee discussed modifying the exception to clarify the limits of the structure.

MR. SCOTT WISE MADE A MOTION TO STRIKE THE LANGUAGE IN BEBF-28 AND REVERT TO THE PUBLISHED CODE WITH A SECOND BY BRYANT VANFOSSEN

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

Discussion and possible action on comment form BEBF-117, related to adding Section 903.50.1 Records retention (also addressed in Section 903.3.8.5 of the IFC)

Mr. VanFossen explained his proposed change. He noted fire alarm systems were required to have records but there was not anything in the code for sprinkler systems. He noted the change would be required to aid in maintenance and adding on to the system or other changes to the system. He noted when a new contractor came on board, they did not have anything to refer to. The committee discussed the retention of records, what documents would be included; who would enforce the code; specifications and location of the documents. After further discussion the form was tabled for possible revision.

Discussion and possible action on comment form BEBF-118 relating to Section 903.3.8.5 Calculations (also addressed in Section 903.3.8.5 of the IFC)

Mr. VanFossen noted the change added a minimum safety factor for the calculations. There was discussion regarding what was in NFPA 13; if the item was a judgement call and who had the liability. There was further discussion that it was a judgement call because it was based on the system design; future use; and what a local jurisdiction might want; average sprinklers needed to control a fire but that sprinkler systems were designed for more than the average needed; and there were too many factors and issues to add a minimum safety factor. After discussion the committee determined the form should be tabled and several of the members agreed to meet and discuss possible revisions.

Discussion and possible action on comment form BDBF-119 relating to adding Section 903.3.9 Main drains (if approved will be addressed in the same sections of the IFC)

Mr. VanFossen asked why the drain was limited to 2 inches and not the same size as the underground. He added it was not common to flush undergrounds per NFPA 24. He added the 6-inch underground can be 85 or so percent blocked before the main drain test will show any blockage. The committee discussed backflow testing that was required; that the change may not be in the right location as 903.3.9 dealt with high-rise flood control valves and the change would be a new section added. There was further discussion about NFPA 13, issues with cost related to the change, and the intent of the main drain. At the end of the discussion, the form was tabled for possible revision.

Discussion and possible action on comment form BEBF-107 related to Section 904.14 Domestic cooking systems (also addressed in Section 904.15 in the IFC)

Mr. VanFossen noted there were churches that used domestic cooking appliances on occasion and schools that might use domestic appliances in a cooking class that wouldn't be considered a restaurant. He noted the change added an exception to the section when the AHJ agreed that the domestic appliance would not be considered for a commercial building. There was discussion on amendments that were in the 2015 that were removed in the 2018 edition; if domestic cooking systems were defined; that domestic cooking appliances were defined as there was further discussion on the changes made in the 2018 code adoptions; when the requirements would be applicable; making a change in the mechanical code if changes were made in the building and fire code; and that the change required approval by the AHJ; what the language in the mechanical code said about installing and using residential equipment outside of a residential structure; and that the change was very subjective as different AHJs would interpret it differently. There was discussion on the 2024 language and if it already addressed the proposed change; that several determined the code allowed for a domestic kitchen in a commercial structure; that the Mechanical code had a definition for commercial cooking equipment. At the end of the discussion Mr. VanFossen withdrew his proposed change.

ADJOURNMENT: (12:01 P.M.)

MR. JOE WILLIFORD MADE A MOTION WITH A SECOND BY MR. SCOTT WISE TO ADJOURN

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

Minutes approved in the regular meeting on the 2nd day of May 2024.

JOE WILLIFORD

Mr. Joe Williford, Chairman

Building, Existing Building, and Fire Technical Committee

PREPARED BY: KATHY HEHNLY

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

Official Copy: Original with signatures in office file.