

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

APRIL 4, 2024 – 10:00 A.M.

COMMITTEE MEMBERS PRESENT:

Cal Cornwell, Larry Curtis, Marcia Gallant, Paul Gunderson (arrived at 10:16 a.m.), Sam Stropes, Bryant VanFossen (arrived at 10:02 a.m.), Brandon Wilkerson, Cary Williamson, and Joe Williford

ALTERNATE COMMITTEE MEMBERS PRESENT:

Russel Bainbridge, Bob Kolibas, Jesse Stockley, and Kahle Wilson

COMMITTEE MEMBERS ABSENT

Brad Latham, Kyle Lombardo, Scott Wise, and Donny Williamson

ALTERNATE COMMITTEE MEMBERS ABSENT:

None

OTHERS PRESENT:

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

CALL TO ORDER:

Mr. Joe Williford called the meeting to order at 10:01 a.m.

CONFIRMATION OF ALTERNATES:

Ms. Hehny confirmed Mr. Kolibas and Mr. Stockley could motion and vote as Mr. Latham and Mr. Wise were not in attendance. She added Mr. Wilson and Mr. Bainbridge were not able to motion or vote as Mr. Curtis and Ms. Gallant were in attendance.

ACTION AND DISCUSSION ITEMS:

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

After clarifying the revised form had not been submitted the item was tabled so the revision could be submitted.

Discussion and call for any further comments regarding Chapter 5

There were no further comments on Chapter 5.

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

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

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

Discussion and possible action on comment form BEBF-117 relating adding Section 903.5.1 Records retention (also addressed in Section 903.2.9 of the IFC®)

Mr. VanFossen noted a document records cabinet was not required for sprinkler systems but there was such a requirement for fire alarm systems. He added there was a need for fire sprinkler cabinets as they were equally as important. He added it was a minor cost for the cabinet and would aid in sprinkler system maintenance and for additions to the system. He did recommend modifying the section by adding wording in the last sentence to clarify the location for the cabinet would be specified by the Fire Code Official. There was some discussion on why the item was tabled at the last meeting, and that several of the committee members met outside of the committee meeting to discuss the language of the form. There was further discussion to clarify if the change would require a separate cabinet for the documents or if it could be included in the same cabinet as the fire alarm system documents and revising the language of the first sentence.

MR. CARY WILLIAMSON MADE A MOTION WITH A SECOND BY MR. CAL CORNWELL TO APPROVE BEBF-117 AS MODIFIED TO READ "FOR ALL NEW FIRE SPRINKLER SYSTEMS RECORD DOCUMENTATION MUST BE PROVIDED IN A DOCUMENTATION CABINET AT AN APPROVED LOCATION. THIS DOCUMENTATION CABINET SHALL INCLUDE AS-BUILT DRAWINGS, PRODUCT DATA, HYDRAULIC CALCULATIONS AND ALL APPROVED DOCUMENTATION AS REQUIRED BY THE FIRE CODE OFFICIAL

VOTING AYE:	Cal Cornwell	Sam Stropes
	Larry Curtis	Bryant VanFossen
	Marcia Gallant	Brandon Wilkerson
	Paul Gunderson	Cary Williamson
	Bob Kolibas	Joe Williford
	Jesse Stockley	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Brad Latham	Scott Wise
	Kyle Lombardo	Donny Williamson

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®)

The form was withdrawn by the submitter and there was no action or discussion on the form.

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

The form was withdrawn by the submitter and there was no action or discussion on the form.

Discussion and possible action on comment form BEBF-29 related to Section 907.2.23 Energy Storage Systems (also addressed in Section 907.2.23 of the IFC®)

Ms. Hehnl explained the change was part of the changes made to the 2018 code related to Energy Storage Systems and was in the 2024 code.

MS. 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	Brandon Wilkerson
	Paul Gunderson	Cary Williamson
	Bob Kolibas	Joe Williford
	Jesse Stockley	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Brad Latham	Scott Wise
	Kyle Lombardo	Donny Williamson

Discussion and possible action on comment form BEBF-30 related to Section 911.1.3 Size (also addressed in Section 508.1.3 of the IFC®)

Ms. Hehnl stated the change was made in the 2009 adoption and had been carried forward since then. She added there was language in the 2024 that needed to be reviewed and the committee needed to determine if the change was still necessary. The committee reviewed the 2024 code language and noted it was limited to specific occupancy classifications. There was some discussion on experience with trying to carve out space during a renovation of an existing historic building; that the amendment allowed for more flexibility and if there was a requirement in the IEBC (International Existing Building Code) that would address it. Ms. Hehnl suggested the committee modify the 2024 language to match, if they agreed with carrying the change forward. There was further discussion on the occupant density of the restrictions in the 2024 code; not trying to outsmart the ICC without good reasoning; and experience with fire command centers. At the end of the discussion consensus was to strike the existing language and go with the 2024 language.

MR. BRANDON WILKERSON MADE A MOTION WITH A SECOND BY MR. BRYANT VANFOSSEN TO STRIKE THE LANGUAGE FROM THE AGENCY'S RULES

VOTING AYE:	Cal Cornwell	Sam Stropes
	Larry Curtis	Bryant VanFossen
	Marcia Gallant	Brandon Wilkerson
	Paul Gunderson	Cary Williamson
	Bob Kolibas	Joe Williford
	Jesse Stockley	

VOTING NAY: None

ABSTAIN: None
ABSENT: Brad Latham Scott Wise
Kyle Lombardo Donny Williamson

Discussion and possible action on comment form BEBF-31 related to Section 916.7 Gas sampling (also addressed in Section 916.7 of the IFC®)

Ms. Hehny explained the change addressed errata in the 2018 edition and was correct in the 2024 code.

MS. MARCIA GALLANT MADE A MOTION WITH A SECOND BY MR. CAL CORNWELL TO STRIKE THE LANGUAGE FROM THE AGENCY'S RULES

VOTING AYE: Cal Cornwell Sam Stropes
Larry Curtis Bryant VanFossen
Marcia Gallant Brandon Wilkerson
Paul Gunderson Cary Williamson
Bob Kolibas Joe Williford
Jesse Stockley

VOTING NAY: None

ABSTAIN: None

ABSENT: Brad Latham Scott Wise
Kyle Lombardo Donny Williamson

Discussion and call for any further comments regarding Chapter 9

There was no further discussion on Chapter 9 of the IBC®.

Discussion and possible approval of Chapter 9 of the 2021/2024 IBC®

MR. CARY WILLAIMSON MADE A MOTION WITH A SECOND BY MR. PAUL GUNDERSON TO APPROVE CHAPTER 9 AS MODIFIED

VOTING AYE: Cal Cornwell Sam Stropes
Larry Curtis Bryant VanFossen
Marcia Gallant Brandon Wilkerson
Paul Gunderson Cary Williamson
Bob Kolibas Joe Williford
Jesse Stockley

VOTING NAY: None

ABSTAIN: None

ABSENT: Brad Latham Scott Wise
Kyle Lombardo Donny Williamson

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

Discussion and possible action on comment form BEBF-32 relating to Section 1003.4 Floor surface and Section 1015.4 Opening limitations (also addressed in Sections 1003.4 and 1015.4 of the IFC®)

Ms. Hehnly noted the change was originally made by Mr. Greg Clark with the City of Norman. Ms. Armstrong stated she did have some history on why the change was made. She noted he was seeing open balconies with railings that were attached but not in line with the floor's surface. She added he was seeing them set off from the floor surface with space between the railing and the floor surface. She added when it was originally submitted there was a graphic to show an example. Ms. Hehnly pulled up the original form with the graphics and the committee then discussed the change.

Concerns were expressed the change was in the wrong location and should be addressed under edge protection. The committee discussed the original reason for the change was that a foot or wheel from a wheelchair could be caught in the space; the requirements within the change would be hard to meet for fascia mounted items; and that if a balcony was not within the means of egress, edge protection was not required. There was further discussion on circulation paths and means of egress; that both sections on the form were because they were submitted as one change originally; inviting Mr. Clark to come discuss the change; requirements for guards; OSHA requirements; that the change would eliminate an argument between the code official and a design professional; and the intent of the code and the need for common sense. There was further discussion on design of guards, openings that didn't meet the limit of a 4-inch sphere; and if there should be amendments to the requirements for guards; code interpretation and intent; architectural details; that the code was for life-safety issues; possible modifications to the change; the technical justification to the proposed 2-inch language the committee was discussing and accessibility issues. At the end of the discussion committee consensus was that the change was not needed.

MR. BRANDON WILKERSON MADE A MOTION WITH A SECOND BY MR. SAM STROPES TO STRIKE THE LANGUAGE FROM THE AGENCY'S RULES

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

Mr. Williford noted if any of the members wanted to submit something else, they could. There was further discussion on comment forms and the cutoff for forms to be submitted by the public versus by a committee member. Ms. Hehnlly confirmed the cutoff for the public on the website was March 1, 2024. There was further discussion on if a limit had ever been set before for comments from the public. Mr. Adcock noted the public could work with a committee member and have them submit the change.

Discussion and possible action on comment form BEBF-33 related to Section 1008.2.3 Exit discharge (also addressed in Section 1008.2.3 of the IFC®)

Ms. Hehnlly noted it was an existing rule and was submitted by Mr. Clark. She added Mr. Clark said it was new language in the 2018 edition and could be burdensome to the owner. The committee reviewed the change with one member stating it wasn't needed; noting it was not related to emergency lighting; language in the 2024 code requiring the owner to provide the lighting; issues with exit lighting, that the section was related only to outside lighting; and not being allowed to depend on city streetlights.

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

VOTING AYE:	Cal Cornwell	Sam Stropes
	Larry Curtis	Bryant VanFossen
	Marcia Gallant	Brandon Wilkerson
	Paul Gunderson	Cary Williamson
	Bob Kolibas	Joe Williford
	Jesse Stockley	

VOTING NAY: None

ABSTAIN: None

ABSENT:	Brad Latham	Scott Wise
	Kyle Lombardo	Donny Williamson

Discussion and possible action on comment form BEBF-144 related to Section 1010.2.4 (3) Locks and latches (also addressed in Section 1010.2.4 (3) of the IFC®)

Mr. Williford noted Mr. Wise submitted the form but was not at the meeting and asked if anyone knew what he was trying to accomplish with the change.

MR. CARY WILLIAMSON MADE A MOTION WITH A SECOND BY MR. PAUL GUNDERSON TO DENY THE PROPOSED CHANGE

The committee discussed the provision struck the option to have a key-operated locking device, that the rest of the language would not be needed if they did away with the key part; and that ICC was limited on when they would allow key-operated locking devices from the egress side; and that item 3.3 allowed the device to be revoked by the building official. There was discussion on which doors the section applied to; that the change seemed more about security than

means of egress; fire safety and locked doors in a fire; accessibility issues with the proposed change; and liability.

MR. WILLIAMSON AND MR. GUNDERSON WITHDREW THEIR MOTION

MR. BRANDON WILKERSON MADE A MOTION WITH A SECOND BY MR. PAUL GUNDERSON TO DENY THE PROPOSED CHANGE

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

Discussion and possible action on comment form BEBF-34 relating to Section 101.2.8 Panic and fire exit hardware (also addressed in Section 1010.2.8 of the IFC®)

Ms. Hehnly noted the 2024 code the section number had changed, and it contained similar language to the previous change. She recommended the committee review both to determine if the change should be kept or removed from the agency's rules.

MR. BRANDON WILKERSON MADE A MOTION WITH A SECOND BY MR. BRYANT VANFOSSEN TO STRIKE THE LANGUAGE FROM THE AGENCY'S RULES

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

Discussion and possible action on comment form BEBF-35 related to Section 105.6 Mechanical equipment, systems and devices, Section 1015.6.1 Roof edge, Section 1015.6.2 Skylights, Section 1015.6.3 Roof hatch, and 1015.7 Roof access (also addressed in Sections 1015.6, 1015.6.1, 1015.6.2, 1015.6.3, and 1015.7 of the IFC®)

Ms. Hehnly explained how the language was originally created and that the same language was in the International Mechanical Code® (IMC®). She added the FGMP committee had reviewed

and approved the language with the understanding that if the BEBF committee proposed something different, that change would be submitted back to the FGMP committee. There was some discussion to clarify the language was to protect workers on a roof from falling over the roof or through skylights or roof hatches and that the last item was talking about a permanent-fall arrest devices and not where equipment could be installed on the roof. Mr. Williamson stepped out the meeting room during the discussion.

MR. BRYANT VANFOSSEN MADE A MOTION WITH A SECOND BY MR. JESSE STOCKLEY TO KEEP THE LANGUAGE IN THE AGENCY'S RULES

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

Mr. Williamson returned to the meeting room after the vote.

Discussion and possible action on comment form BEBF-137 adding Section 1016.2.2 Shared common use areas (if approved will be addressed in the same section in the IFC®)

There was some discussion on the form and what the submitter was proposing to change. The committee discussed shared space common areas; language in the code section that might already address the issue; and examples that may meet the reason for the change. At the end of the discussion the comment form was tabled until the submitter could explain his proposed change.

Discussion and possible action on comment form BEBF-138 related to adding Section 1019.3 Occupancies other than Groups I-2 and I-3 (also addressed in Section 1019.3 of the IFC®)

The comment form was tabled as the submitter was not at the meeting to explain his proposed change.

Discussion and possible action on comment form BEBF-109 related to section 1031.2 Where required (also addressed in Section 1031.2 of the IFC®)

Mr. VanFossen noted the change dealt with emergency escape and rescue openings. He added he didn't know anyone who would not provide an emergency escape and rescue in an apartment, but it was not required. He added striking out that additional language would require one in every R-2 occupancy. He addressed the second part of his change allowed the local Fire Code Official to increase the height of the emergency escape and rescue openings based on the fire department's ability to reach to higher floors. He noted an example of how

this could help was currently a four-story apartment building with two emergency exits was not required to provide emergency escape and rescue openings. The committee discussed if the windows had to be operable; emergency escape and rescue openings; if there was a fire suppression systems in an R-2 the code did not require an operable window; issues with non-operable windows in dormitories; and when an operable window was required. There was further discussion on the impact to construction costs; individual jurisdiction fire department capabilities; fixed glazing; and that exception 5 to the section related only to sleeping rooms in basements. There was further discussion on the number of R2s that would trigger the change; that the code did not require an operable window if there were two ways out of the building so long as mechanical ventilation was provided; and other safety requirements for higher floors.

MR. BRYANT VANFOSSEN MADE A MOTION WITH A SECOND BY MR. CARY WILLIAMSON TO APPROVE FORM BEBF-109

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

There was some discussion on staying just a bit longer to finish the items for Chapter 10. After confirming there would still be a quorum, Mr. Cornwell left for another appointment.

Discussion and possible action on comment form BEBF-110 related to adding Section 1031.7 Openings, Section 1031.7.1 Minimum size, and Section 1031.7.2 Minimum dimensions (if approved will be addressed in the same sections of the IFC®)

Mr. VanFossen noted the change dealt with R1 structures. He explained it required a window of the same size as an emergency escape and rescue opening. He noted in his change, he listed up to the 6th story in the first added section 1031.7 which he felt should be amended to a story as approved by the fire code official. There was discussion to clarify if the window had to be operable or fixed; if it would prevent interior sleeping rooms with no windows; what the dimension would be; and if there was a conceptual reason for an architect to have a smaller window. There was further discussion that the requirement would not be required for floors that were higher than what was in the code and the reason for that was that the firefighter would not be able to reach someone to rescue them; risks for people at higher floors; and an increase in life safety risk perspectives over what was in the ICC code. During the discussion, Mr. Wilson and Mr. Bainbridge left the meeting.

MS. MARCIA GALLANT MADE A MOTION WITH A SECOND BY MR. BRYANT VANFOSSEN TO APPROVE COMMENT FORM BEBF-110 AS AMENDED IN THE PROPOSED SECTION 1031.7 OPENINGS TO CHANGE THE WORD "SIXTH" TO "FORTH"

There was some discussion on modifying the heading title if the amendment was passed or if the section should be located somewhere else within the code and if the committee needed to amend Section 1031 to clarify there were additional sections under the header to comply with.

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

Discussion and call for any further comments regarding Chapter 10

There was no further discussion regarding Chapter 10 of the IBC®

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

Approval of the chapter was tabled until all tabled items could be addressed.

PUBLIC COMMENT:

There were no public comments.

ADJOURNMENT: (12:19 P.M.)

MR. JOE WILLIFORD MADE A MOTION WITH A SECOND BY MR. BRANDON WILKERSON TO ADJOURN

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

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

JOE WILLIFORD

Joe Williford, Chairman

Building, Existing Building, and Fire Technical Committee

PREPARED BY: KATHY HEHNLY

Kathy Hehnly, Secretary

Building, Existing Building, and Fire Technical Committee

Official Copy: Original with signatures in agency file.