

Building/Fire Code Board of Appeals  
Meeting Minutes  
March 3, 2015

Board Members Present:

Gary Landhauser, Chairman  
Matt O'Neal, Vice Chairman  
Sarah Coleman  
Bill Knapp  
Richard Good  
Carol Hustad

Board Members Absent:

Dave Hogan

Also Present:

Kevin Ciabatti, BSD Director  
Duncan McCallum, Building Services Manager  
Dawn Kolosik, Recording Secretary

Vance McKinnon, Fire Marshall  
Steve Dunham, Fire Captain  
Scott Olson, City Council Representative

Chairman Landhauser brought the meeting to order at 3:31 pm. Minutes from the February 4, 2014; September 8, 2014; and February 17, 2015, meetings were reviewed. Sarah Coleman made a motion to approve the listed meeting minutes; Carol seconded. All approved. Minutes approved as submitted.

Vance McKinnon began the discussion by highlighting the Fire Code amendments that will remain unchanged. Vance and Steve Dunham have been in discussions with Cari Pauli (PW-Engineering) regarding the changes in street dimensions, turnarounds and width of streets as the City has gone to different standards. The Fire Dept would like to be as close to these standards as possible yet stay within Fire Code. These discussions are ongoing. Group-R (37.22) will be discussed in depth. They will also be looking at locks/latches (thumb locks, double-keyed cylinders, etc.). Currently, double-keyed cylinders can only be on the main exterior doors. Now you can have double-keyed cylinders on multiple doors. He stated these types of locks are a safety issue; they would like to only have panic or lever-type hardware on all doors. The Fire Code amendments that were removed from the amendments are: 37.06-Stop Uses Evacuation and 37.26-Overcrowding (both are redundant amendments).

Duncan McCallum showed a slide detailing the current Building Code amendments as currently written. He would like to formalize the wording on the sprinkler section. Currently, an exception to this is if it is existing construction. Duncan is working on the verbiage. Chairperson Olson stated a lot of this type of building projects are forthcoming and will have an impact on the area.

- Section 33.31 (R313 in IRC; 903 in IBC): An automatic residential fire sprinkler system shall be installed throughout all attached townhouses, one- and two-family dwellings when any one of the following conditions exists:
  - Townhouses are constructed in a group of more than 4 attached units
  - Any individual townhouse unit or structure with 4 or fewer attached townhouse or one- and two-family dwellings that has a floor area greater than 4,000 sq ft on anyone story or greater than 8,000 sq ft of total floor area for all stories excluding non-habitable area separated from the rest of the building by a minimum of 1-hour fire resistive construction and containing smoke or heat detection interconnected with the dwelling unit smoke alarms.

- EXCEPTION: an automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses and one- or two-family dwellings that do not have an automatic residential fire sprinkler system installed.
- Section 313.3 – Alternate Methods: maximum floor area square footage of the original Section 313.1 may be increased by 25% for buildings or floors containing more than one egress door as specified in Section 311.2.
- 903.2.8 – Group-R (refers to a commercial building in conjunction with a residential building): Automatic sprinkler system shall be provided throughout buildings that have Group-R fire area where any of the following conditions exist:
  - The Group-R fire area is located in a building more than two stories in height above grade, or
  - The buildings include a Group-R for fire area, or
  - Any change of use where a new Group-R fire area is located in a building with any other occupancy, excluding private garages.

Kevin Ciabatti stated because there is a trend to utilizing this footprint in small structures, which makes sprinkling the entire building unfeasible. If this building was already residential in nature and that part's not changing, the footprint of the residential area is cut in half. Building Services believes if the building is currently zoned R and is not changing, that would not automatically trigger for the R. Comment made requiring the owner of the building and the resident to be the same person if this is the path we go down; otherwise, the tenant is at risk in an unsprinkled building. This would ultimately provide protection to the tenant. With these restraints being placed on the consumer, would the Fire Dept take a cut in pay since their risk for injury has decreased? Potential condition where someone constructs building as a residence and then decides they want to place a business inside. The Code might indicate if there are two residences, there is no required separation; however, if there is a residence and a business below, there might be a 1- or 2-hour separation required, and if you exempt that, doesn't that put someone at risk? Duncan stated if someone starts a remodel project on a townhouse, then sprinklers will now be required. Concern was voiced regarding a builder purposely building a 2-unit townhome (to bypass the sprinkler requirement) and then later decides to add the other 2-units thereby making this a 4-unit townhouse. This issue has already been discussed; Duncan is working on verbiage to clarify that this cannot be done. Suggestion made to state that if the building was originally built under the 2015 Code, then you cannot add the additional units.

- Smoke alarms: matches the 2012 language; there is no change.
- Section 3.8.33 – Footings: The current provision in the Zoning Ordinance (residential) is that you must have a continuous frost-protected footing for the main body of the structure. There has been a lot of discussion concerning the difference with regards to this issue between the Building Code and the Zoning Code; the Building Code never had this language. There is a desire to have exact same language in both ordinances to eliminate any potential build issues. This definition still allows for small additions (no more than 1/3 of finished 1<sup>st</sup> floor excluding attached accessory structures, unfinished spaces and unconditioned spaces shall have anything

other than continuous frost protected perimeter foundation). If you attach something to the structure, frost-protected footings will be required on a continuous foundation.

- 33.33 – R403.1.4.1 Frost Protection Exception 4: Slab on-grade foundation designs for wood or metal frame, detached buildings of Group U occupancy or accessory to buildings constructed under the provisions of the IRC and under 1,250 square feet: added detached buildings of Group U occupancy (ie: church or apartment building where a utility shed is desired). This small structure will not require a frost-protected footing.
- 33.27: Foundation Drainage System: this Code addition is a result of the June 2014 flash flooding. Change made stating a sump pit is required; a sump pump may also be required if the Building Official deems it necessary. We want to make sure the pit is being installed and being drained; the Building Official may require additional drainage methods be installed if he deems it necessary. If there is an issue where there is high ground water, we want to enforce the requirement of a sump pump. Sump will discharge a minimum of two feet from the outside foundation wall and a minimum 10 feet from the lot line. No sump discharge may cause a hazard.
- 33.30 Frost Protection of Landings at Doors: added verbiage that small decks (less than 6'x6' and supported by the dwelling need not be provided with footings that extend below the frost line. This cannot be the main path of egress from the structure. If it is a big deck, frost protection will be required.
- 33.33 Exception Backwater Valve: Currently covered under the Plumbing Code. It currently reads that anywhere where the manhole is lower than the house floor drain, you've met Code; any other condition requires a backwater valve. Basically, if the City Engineer or Building Official determines a backwater valve is required, one will need to be installed.
- 33.34 Subsurface Landscape Irrigation Systems: Scope has been changed and will not be enforcing this in the 2015 Code.
- 33.35 Fuel Gas Piping: this section is being adopted with a verbiage change. Currently in a townhouse, a gas line can run through one townhouse and continue through the entire structure. If each townhouse requires a gas meter, a utility easement will be required for each townhouse; this is not feasible. Other municipalities put a meter bank at the end of the building and run a line underground to each unit. This creates an issue of running across another individual's property. The recommendation for the Code is to remove the option of running the gas line through the townhouse.
- 33.36 Swimming Pools and Spas: This Code is being adopted.
- 33.38 Emergency Escape and Rescue Required: we will still be requiring the box be available for existing remodels. If you don't have the ability to install an emergency escape in a basement

that would meet the minimum requirements, the room cannot be used for sleeping and an affidavit will need to be filed.

- 33.36 – Floor Surface, Crawl Space and Sub-basements: requirement for a 6” vapor barrier; this remains unchanged.

Duncan McCallum thanked the Board for their input and stated he would provide all Board members with Code changes, highlighting areas of contention, by March 13th. Decision was made to start voting on each line individually, and not the Code as a whole, so no items are omitted and any one item will not impede the entire approval process. Kevin Ciabatti requested all Board members to forward any input on these Code changes to he or Duncan.

Next scheduled meeting is March 31, 2015, at 3:30p in the Five Seasons Conference Room.

Bill Knapp made a motion to adjourn the meeting; Rich Good seconded. All in favor. Motion carried. Meeting adjourned at 4:51 pm.

Respectfully submitted,  
Dawn Kolosik, Recording Secretary