

Meeting on Sept. 11, 2007

Jody Hilton welcomed everyone to Uniformity meeting and everyone attending introduced themselves.

Jody informed those attending that the Utah Chapter had submitted a code change would require a parking structure/office to have a one hour separation. Currently, under the 2006 IBC there are no requirements for a separation using the non-separated use.

Item One: Swimming pools and protective fences. Have you adopted the appendix in the IRC on swimming pools?

Those attending had not. Some of those attending had city ordinances regarding protection/requirements for swimming pools. The Salt Lake County Board of Health governs public pools only. The IBC does address and you may be able to use those requirements. Public swimming pools and hot tubs must meet accessibility. Everyone has been requiring approval from the Board of Health before issuing the permit. This can be time consuming and sometimes there are so many changes we have to redo the plan review. Jody is going to speak with the Board of Health about a generic list of requirements that we could look at and make suggestions to the designer if we noted a problem. The approval from the Board of Health would still be required before issuing the permit.

Item Two: Short term rentals. We discussed “ski rental” type of properties. Those who have ski rental type of properties have treated them like a residential property. There is also an exception in the state amendments that addresses this type of occupancy and if the occupant load is less than ten it could be classified as an R-3. “In addition to the R-3 that is rented for less than 30 days, what is being done with cabins or Yurts which are being rented as a transient occupancy? State Parks wants to build cabins with and without bathrooms to rent nightly or weekly. They are not happy with the R-1 classification and the requirement for sprinklers, since some of these cabins are located in remote areas without water. Some of these proposed cabins just have four walls, windows and a door and do not have running water, heat or meet any energy code requirements.

This subject was discussed at one of the Bonneville Chapter meetings and it was agreed that these types of cabins are classified as R-1 and are required to be sprinkled. Can we actually require parks to build cabins as full blown hotel rooms with sprinklers, running water, and bathrooms and meet all energy code requirements? Any constructive comments or ideas would be appreciated.”

We really did not find an answer for this question. The exception in the state amendments for the occupant load less than ten was for boarding houses and congregate residences, not transient. It appears it should be an R-1 as it does not really fit any other classification. You could possibly call it an R-3 and require a smoke detector and fire extinguisher.

Item Three: Unlimited area buildings of B, F, M, S or A-4 as allowed by 2006 IBC section 507.3, 507.4 or 507.6 Are you concerned about occupancies considered accessory use

because they area less than 10 % of the floor area ? In all these occupancies small restaurants are provided Are they allowed ?

Occupancies of less than 10% of the floor area can use the accessory use. Jody is going to get an opinion from Doug Thornberg on this.

Item Four: IBC Fire Partitions Continuity 708.4 The first sentence states that partitions shall extend from the foundation states where partitions are not continuous to the sheathing , slab or deck and where construction is combustible material fire stopping or draft stopping shall be installed in line with the partition The second sentence appears to be in conflict with the first sentence as this would allow such fire partitions to terminated at the ceiling line of non fire rated assemblies when fire blocking or draft stopping was installed. It appears that fire partitions are not required to extend to the bottom of roof sheathing slab or deck if fire stopping or draft stopping are installed in line with the partitions and in attic spaces with fire sprinkler systems draft stopping and fire blocking can be eliminated all together . Agree ? Disagree ? Should this be re-written for clarity and intent ?

We all agreed with this.

Other Items:

Back draft dampers on intake and exhaust openings in the building envelope. Are you requiring them ? At what duct intake and exhaust openings in the building envelope are you requiring them?

Bath fans require a back draft thru thermal envelope. It is not allowed to place just a grill on the end, Also outside combustion air should be insulated. Cantilevers also allow a huge amount of outside air into house. These should be insulated and properly sealed to prevent outside air into the house.

P2713.3 Mixing valves are required for whirlpools and bathtubs and they must remain accessible.

R602.9 Discussion on cripple walls 14” or less which are required to have either sheathing or be blocked.

We also discussed the new proposed state amendments. These will come before the UBCC on Friday September 21, 2007.

1. The sign companies have proposed an amendment to go back to the UBC for wind load. Those attending were not in favor of this amendment.
2. Proposed to exempt accessory structures built under the IRC to 200 square feet. Approximately half of those attending were in favor of this amendment.
3. Chemical waste systems exception on vent.

4. **Air admittance valve tested to ASTM and “certified by ANSI ASSE”. 917.9
Further review these two items.**

(Numbers 3 and 4 have been submitted by Studor Inc of Florida.)

The Uniformity Council would encourage you to take a look at these proposed amendments and be at the meeting on September 21, 2007.

No meeting in October-----Next meeting on November 13, 2007.

Meeting adjourned