

Minutes

Code Forum Committee Meeting

June 9, 2009 @ 1:00 PM - Sandy City Hall- City Council Overflow Room

1. Chris Kimball is preparing a retaining wall handout. He would like to discuss this subject with the group.

Chris discussed a prescriptive handout he is working on. This will be for CMU and concrete, with specific limitations/exclusions. All in attendance expressed interest.

2. Chris is also working on an accessory structure handout that he would like to discuss with the group.

This will be similar to previous garage handouts with updates. The design is based on 5600'- 63 lbs/sq. ft. Everyone attending was interested in this one also.

3. What problems are we encounter with energy compliance. Is the submitted REScheck, prescriptive tables or performance document used to perform inspection? Still seeing an large number of windows with a 0.48+ U factor.

Energy compliance begins with plan review. Consistency in all documents is key- insulation R-values, window U-factors etc must be the same on the Plans, Energy Compliance Documents and Load Calculations.

4. Is a tutoring business for children below the 12th grade an E or a B?

6 or more- it's an E

5. Does the hand rail extension at the top and the bottom of the stairs need to parallel with the stair flight or the floor at the top and bottom?

1012.5- does it matter?

6. Question: Is it personal property or real property? Given: 1) Manufactured office unit commonly used as construction site offices, measures 26' X 66' (two halves 13' x66'.) 2) This "Trailer or building" is going to house a golf course clubhouse for 3-5 years. 3) Interior has walls added to create restrooms, kitchen, offices, and sales space typical of golf clubhouses.

Problem: If the structure is real property (a building sold as real estate) then it is governed by the building codes and the "units" don't meet snow load, wind, or seismic loads. If the structure is personal property (a trailer) then it doesn't have to meet the building codes, or does it? See definition of "structure" in IBC Commentary where it mentions real property.

It is understood that the plumbing, mechanical, framing, and electrical added will meet code.

Concluded that 'manufactured' buildings should be regulated, by the IBC, HUD or others. The AHJ has the authority and responsibility to insure that the requirements for that building at the location it will be located are met.

7. Do we want to meet in July and August?

No for July- maybe for August.