

Dec. 11, 2007 Uniformity Discussion Meeting

1. Hold downs and anchor bolts and the requirement for being tied in and in place prior to the pouring of concrete.
This requirement is not being enforced by most of the jurisdictions that were present. It was discussed as to how important these items are in being tied in place. Should we not accept letting the contractors stab them after concrete is poured? Chris Kimball was going to get opinions from the Engineer Organization and reply back.
2. Sediment traps are they required for gas fire places? Drip legs why we should or should not use that terminology.
After a lengthy discussion Jody agreed to get an opinion from ICC (Greg Gress).
3. Signs and Billboards. How are they going to comply with the structural requirements of the 2006 IBC and ASCE 705?
We should be requiring the engineering that complies with the 2006 IBC and to the ASCE standard, NOT the outdated engineering that they say they have permission to use.
4. Soils Reports. When are you requiring them? When can you not require them?
Can an engineer provide a competent structural design without a soils report?
A commercial project should have a soils report. Residential projects are usually required for questionable soils. Engineers should not assume soil bearing conditions.
5. Are you requiring current ICC Evaluation reports?
Should be. How are all the old reports being updated when there are no organizations available (ICBO, BOCA, etc.) to do so?
6. What is the maximum height for masonry veneer in the IBC and can it exceed that maximum height if engineered?
7. Are you allowing detached residential accessory buildings over 3000 square feet in area in your city or county? How are you doing it?
The majority are allowing them under the IBC and classifying them as S Occupancy.
8. 2006 IBC 706.5 Fire Barrier Wall Continuity, 704.6 Exterior Wall Structural Stability. Is anyone enforcing these provisions?

Some Jurisdictions were. There is a good article on this subject in October 07 Edition of the Building Safety magazine.

9. Elevator shafts and equipment rooms. Are you requiring one hour fire barrier shafts and the same for elevator equipment rooms in two story buildings? If you are not please justify?

10. Employee work rooms or work areas used only by employees are not required to be accessible. An accessible route to and accessible door and access space on each side of the doors are required. What do you think?

This was a surprise to everyone. The way to fix it, if necessary, was a code change.

11. Home builders and contractors who move people into new homes or a business without a final inspection, C of O or approval from the Building Official. Is this a violation of their professional license? What is the difference in this and an inspector being investigated for a rules or conduct violation?

DOPL was called and Mr. Holman stated that they would not cite or prosecute. The jurisdiction would be the one to handle that.

12. Portable structures for boats or what ever, you know the ones. Where is portable or temporary structures found in the IRC?

Section R107 Temporary Structures and Used allows 180 days for a temporary structure. It was determined that most of these wouldn't meet the building code and the big concern was with Zoning. It was decided that each jurisdiction would address if needed.

13. Radon Gas Potential problems because of the lack of enforcement. Is it time that jurisdictions with radon gas enforce the radon gas appendix or should we adopt it state wide?

It was felt, by those in attendance, it should be left in the appendix.

14. January 1, 2008 will you be requiring ACCA Manual D for duct design and ACCA Manual J for sizing and deign of heating and cooling equipment?

Every one agreed to shoot for Jan. 1, 08.

15. As per the 2006 Rescheck:

a. Can you average the U values of windows in a certain wall or walls of homes?

OK if the lowest window value is at leased the minimum acceptable value.

- b. If desired insulate the floor above an unfinished basement and insulate the duct work instead of insulated exterior basement walls.

If this option is chosen the ducts have to be insulated.

- c. Are ducts in any unfinished basement (non-conditioned space) required to be insulated?

Yes

- 16. When is a 16 unit assisted living facility an I-1 and when is it an R-4?

The State needs to classify.

- 17. When do you require an egress window in a basement sports court?

It depends upon if it meets the “ story” requirement.

- 18. Do all 2’0 x 6’0 single hung windows meet egress requirements?

You have to meet the opening requirement. Some do and some don’t.

New business; The question was asked: Do we need a written policy for this Committee?

It will be checked into with the Chapter.

The comment was made that it would be nice if the Code Sections were listed with each topic.

Good Idea and will start.

Note: We are still looking for a warm body to take minutes and get them posted on the Chapter website. We really do appreciate all of the attendance and input from each of you that take time out of your day to help this Committee function.

THANK YOU