**DRAFT Technical Building Codes and Standards Board Meeting Minutes**

**May 20, 2016**

**9:00 a.m. Champlain Conference Room, Dept. of Public Safety**

Meeting opened at 9:10 a.m.

**BOARD MEMBERS PRESENT**: Bob Ellis, Mike Pullen, Jeff Ohler, Eric Dube, Dick Lambert, Russ Martin and Roger Rossignol

**EXCUSED**: Barry Chase, Dick Tarr, Marc Veilleux and Steve Wintle

**STAFF MEMBERS PRESENT**: Chair Rich McCarthy and Secretary Kathy Robitaille

**REVIEW OF THE APRIL 8, 2016 MINUTES**

**Motion**: Mike Pullen motioned to accept the minutes with one typo to be fixed.

**Seconded**: Bob Ellis

**Vote**: unanimous vote with two abstentions

**FINANCIAL UPDATE:** $315,555.00 in the Building Codes account as of today.

**REPORT FROM BOARD CHAIR/LEGISLATIVE UPDATE** – Rich McCarthy

In reference to the funding received by the State of Maine initially from the Department of Energy, there doesn’t seem to be any states who are complying with the initial requirements that were part of receiving the monies. Many states are getting pushback on the Energy Code. Rich spoke recently to the NH Building Codes Chair and they are having the same issues with pushback. Rich also spoke to Rob Drexler, ICC and he is seeing the same thing across the country like it’s all moving too fast for these energy requirements.

**Date of Adoption** – originally set at July 1, 2016. Because discussion on the IECC has taken so much longer than anticipated, it’s put us behind. Discussion on a new date of adoption ensued. Once the Rule-Making Chapters are finalized by the Board, then Rich will be sending them to the AG’s office for Review. Unknown how long that will take. When we get them back, we can set the Public Hearing date and then they have to go to the Governor’s office for Final Review before becoming law. Unknown how long this process will all take.

**The Adoption will include the Codes 2015 IRC, IBC, IEBC and Commercial only of the IECC. The 2009 IECC will remain in effect for Residential structures, to also make mandatory 2013 ASHRAE 62.1 for commercial ventilation. Standards adopted will be 2013 ASHRAE 62.2 and ASHRAE 90.1 as well as Radon ASTM E-1465-08A.**

**Motion**: Dick Lambert motioned to have Oct 1, 2016 as the new adoption date.

**Seconded**: by Mike Pullen

**Unanimous Vote**

**FINAL REVIEW ON 2015 ICC CODES/STANDARDS ADOPTION**

**Chapter 1 - Rules - Administration**

***Insert* - Definition of Seasonal Dwellings.**

*To be considered a seasonal dwelling, a building must meet a minimum of three of the requirements listed below and not be occupied more than 180 days within any calendar year. If the building meets the minimum requirements, then the building would meet the requirements set forth by the State of Maine to be considered a seasonal dwelling for the requirements of the Maine Uniform Building and Energy Code (MUBEC) and the Maine Uniform Energy code (MUEC).*

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*1. The maximum area of the structure shall be limited to 750 sq. ft. of interior space.*

*2. There shall be no central heating system installed in the building.*

*3. Any heating appliance shall not have a fuel supply attached capable of heating the*

*structure for more than 24 hours.*

*4. There shall not be a year round sub surface wastewater system installed.*

*5. The electrical service shall be limited to 100 amp. system.*

*6. The structure shall be owner occupied.*

*7. Any water supply shall be limited to 180 days of use per calendar year.*

**Section 6 - 1D**. Change in language in the IECC to split the 2015 IECC to cover commercial energy and the 2009 for residential energy. IRC – leave Chapter 15 Exhaust Systems in to cover residential ventilation.

**Chapter 2 - Third-Party Inspector (TPI) Rules**

All set with minor name changes.

**Chapter 3 – IBC Rules**

**Section 4 - 1B. –** *change Chapters 12-27 to 12-28 (to include mechanical systems as the IMC is not adopted in Maine).*

**Section 4 – 2B** – *delete* *Chapter 28 mechanical systems as is now included in 1B.*

*change – IBC M2801.1 Scope – strike all and add “in accordance with 62.1-2013”*

**Chapter 4 – IEBC Rules**

No changes.

**Chapter 5 – IRC Rules**

**Section 5. 3. IRC Section R101.2**

***Delete*** *exception 1 in its entirety*

***Insert***. *Live work units as defined in the International Building Code shall be permitted and constructed in accordance with The International Residential Code for One and Two Family Dwellings.*

***Delete*** *Exception 2 in its entirety*

***Insert***. *One and two family dwellings that house more than 3 outsiders in rented rooms shall be considered an R-1 use group. One and two family dwellings housing 3 or less outsiders in rented rooms shall be permitted and constructed in accordance with The International Residential Code for One and Two Family Dwellings.*

**17. Section 302.2**

***Delete*** *Section 302.2 in its entirety*

***Insert*** *Section 302.2 as follows:*

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***Townhouses****. Common walls separating townhouses shall be assigned a fire resistance rating in accordance with section R302.2, item 1, 2 or 3. The common wall shared by two townhouses shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing.*

1. *Where a fire sprinkler in accordance with NFPA 13D is provided the common wall shall be not less than a 2- hour fire resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263.*
2. *Where a fire sprinkler is not provided the common wall shall not be less than a 2-hour fire resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 and meeting the requirements of NFPA 221 as a fire wall.*
3. *Where a fire sprinkler in accordance with section NFPA 13R is provided the common wall shall be not less than a 1- hour fire resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263.*

**Chapter 6 – IECC Rules**

*Add in Chapters 1-6 for the adoption of the 2015 IECC Commercial portion only.*

*Add in Chapters 1-5 for the adoption of the 2009 IECC Residential portion only.*

**Section 6 – Additional Requirements**

*The following requirements for buildings built under the IRC with effective dates are as follows:*

1. *Mandatory blower door tests @ 5 ACH (air changes per hour) effective July 1, 2017*
2. *Wall R-value: R-20+5 cavity and R 13 + 10 continuous effective January 2018*
3. *Mandatory ventilation when building is tested below 5 ACH effective July 1, 2018*

**Motion**: by Mike Pullen to adopt the changes for Chapters 1-6 as discussed and concluded with Rich making

the final version and submitting it to the AG’s Office for Rule-Making.

**Seconded**: Roger Rossignol

**Unanimous Vote**

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

**PROPOSED AMENDMENT FILED BY CARL CHRETIEN, CHRETIEN CONSTRUCTION**

2015 IRC R308.4.2 Glazing adjacent to doors.

Item #2 – Where the glazing is on a wall ~~perpendicular to~~ not in the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

In order to clarify this language and make it clearer, the proposal states “the current language creates the potential of creating a condition where safety glazing is required if the requirements are read literally. The way that the section is written, it only applies to glass that is within the same plane as the door and perpendicular to plan of the door. If it is anything other than those two locations, it is unclear what is required. For example, if the glazing is in a wall that is 45 degrees from the face of the door, neither requirement would

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apply. This proposal attempts to clear up this confusion. It changes the perpendicular wall to any wall not in the same plane as the door. Therefore, the example discussed above would require that it comply with item #2. Cost Impact – will not increase the cost of construction. This proposal is a clarification only.

**Motion** by Eric Dube to accept the Amendment as presented.

**Seconded** by Roger Rossignol

**Unanimous** **vote**

**Question:** adopting the Radon Standard ASTM E-1465-08A. Leave as a standard? Yes.

**PUBLIC COMMENTS**

None.

Respectfully submitted,

Kathy Robitaille, Secretary

Next meeting: No meeting will be held for the month of June.