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

**February 25, 2016**

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

Meeting opened at 9:10 a.m.

**BOARD MEMBERS PRESENT**: Eric Dube, Roger Rossignol, Jeff Ohler, Mike Pullen, Marc Veilleux, Barry Chase, Russ Martin and Bob Ellis. **EXCUSED**: Steve Wintle, Dick Tarr and Dick Lambert

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

**REVIEW OF THE JANUARY 7 2016 MINUTES**

**Motion**: Mike Pullen motioned to accept the minutes as amended.

**Seconded**: Bob Ellis and Barry Chase

**Vote**: unanimous vote with three abstentions

**FINANCIAL UPDATE** $324,784 in the Building Codes account as of today.

**REPORT FROM BOARD CHAIR** – Rich McCarthy

As far as any building code related legislation – there is nothing going on. Rich advised that the Fire Marshal’s Office is hopping with projects being reviewed – 6 apartment complexes, 5 hotels and those were all received in one day!

**ADOPTION OF 2015 ICC CODES REVIEW**

**IRC - REVIEW OF CHANGES BETWEEN THE 2009 AND 2015**

**R101.2/R 202 Accessory Structures** – increased from two to three stories above grade plane. Now permitted to be unlimited in area. \*No changes needed to be made by the Board in Rule-making.

**R302.1 Exterior Walls - \***No changes needed to be made by the Board in Rule-making.

**R302.2 Townhouse Separation –** common walls separating townhouses must NOW be rated for two hours when an automatic fire sprinkler system is not installed in the townhouse dwelling units. Still have a conflict between NFPA & IBC. This Conflict was discussed at the April 2015 Board meeting with three options decided upon to address the Conflict:

1. Option 1- provide two hour separation wall in compliance with section 302.2 of the 2009 IRC. If the wall is compliant with this section of the code then a 13-D sprinkler system could be installed in the structure. If this form of code compliance is used all units within the building would need to be protected with a sprinkler system meeting the standard.
2. Option 2- Provide a two hour fire wall in compliance with NFPA 221 if this done then the building will be considered a 1 & 2 family dwellings and if so, no sprinkler system required.
3. Option 3-Provide one hour separation between units then the building would be considered an apartment building and a sprinkler system complying with 13-R Sprinkler standard is required.

**\*Motion** made by Marc Veilleux to retain the original three options established into the new Code.

**Seconded** by Roger Rossignol

**Vote** : Unanimous

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**R501.3 now 302.13 Fire Protection of Floors -** New language clarifies that the code does not regulate penetrations or openings in the fire protection membrane. \*No changes for the Board to make in Rule-making.

**R304.1 Minimum Habitable Room Area -** Requirement for one habitable room with a minimum floor area of 120 sq ft has been removed from the Code. This addresses the new tiny house movement. Still has to be built to Fire Safety Code i.e. second egress whether a 2nd door or window. \*No change for the Board to make in Rule-making.

**R305 Ceiling Height –** The minimum ceiling height for bathrooms, toilet rooms and laundry rooms has been reduced to 6 feet 8 inches. The exception for allowing beams, girders, ducts or other obstructions to project to within 6 feet 4 inches of the finished floor has been expanded to include basements with habitable space.

\*No change for the Board to make in Rule-making.

**R311.1 Means of Egress** – Means of Egress – the required egress door of a dwelling unit must open directly into a public way or to a yard or court that opens to a public way. Language was put in that will get people directly outside. \*No change for the Board to make in Rule-making.

**R314 Smoke Alarms** – New provisions address smoke alarms installed near bathrooms and cooking appliances (have to be photoelectric). \*No change for the Board to make in Rule-making.

**R315 Carbon Monoxide Alarms** – clarification language that it must be tied to a building’s electrical system. \*No change for the Board to make in Rule-making.

**IRC - Chapter 4 Foundations -** For clarification - the tables have been split to be more specific to bearing types. Easier to explain and understand. \*No change for the Board to make in Rule-making.

**IRC** - **Chapter 5 Floors - \***Clarifications not requiring any changes for the Board to make in Rule-making**:**

**Tables** 502.3.1 (1) and 502.3.1 (2) Floor Joist Spans for Common Lumber Species

**R507.1 and 507.4** Decking

**R507.2.4** Alternate Decking

**R507.5** Deck Joists and Beams

**IRC - Chapter 6 Wall Construction - \***Clarifications not requiring any changes for the Board to make in Rule-making.

**IRC - Chapter 7 Wall Covering**

**R703.3 and Table R703.4** - Siding material thickness and attachment – language is simplified and some new language added to Section 703 to clarify limitations of use of the table and to describe fastener type, length and penetration. \*No changes for the Board to make in Rule-making.

**Chapter 8 Roof Ceiling Construction**

**R806.1 – Attic Ventilation –** “code official” has been deleted from the language. \*No changes for the Board to make in Rule-making.

**Chapter 9 Roof Assemblies –**

**R905.1, 905.75, R905.8.6, R905.16 and R907 -** reorganized for clarification. \*No change for the Board to make in Rule-making.

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**Chapter 15 – Exhaust Systems**

\*Rich will look at NFPA 211 & NFPA 54 when he gets a new copy to see if there’s any conflict there.

**IBC - REVIEW OF CHANGES BETWEEN THE 2009 AND 2015**

**308.3 Institutional Group I-1**

\*Rich has asked for clarification from the ICC on this re: healthcare facilities

**Chapter 6 Types of Construction**

**602.4.2 Cross-Laminated Timber in Exterior Walls –** is now permitted within exterior walls with a two hour rating in Type IV buildings provided the exterior is protected by one of three specified materials: fire-retardent treated wood sheathing, gypsum board or a noncombustible material.

\*No changes for the Board to make in Rule-making.

**903.2.8 Sprinkler Group R Occupancies - the language now matches NFPA.**

\*No changes for the Board to make in Rule-making.

**IEBC - REVIEW OF CHANGES BETWEEN THE 2009 AND 2015**

Not a lot of changes – but some changes in use/change of occupancy.

\*No changes for the Board to make in Rule-making.

**UNFINISHED BUSINESS**

IECC TAG Meeting recommendations tabled until the next Board meeting. Russ passed out a chart he generated that shows an overview of the current Codes and Statutes, as well as the Codes and Standards being reviewed to be adopted this year that includes IRC 2015, IBC 2015, IEBC 2015, IECC 2015 and Standards ASHRAE 62.1-2013, ASHRAE 62.2-2013, ASHRAE 90.1 – 2013 and Radon ASTM E1465-08.

Question: do we make ASHRAE mandatory? Should be considered before Rule-making. IECC allows ASHRAE 90.1 as an option, but must be used in its entirety. If a contractor uses the IECC and/or the IBC then ASHRAE can’t be used by engineers. 2015 IECC is a lot closer in language to ASHRAE 2013.

**NEW BUSINESS**

Blower Door Tests/HERS raters/Dept of Financial and Professional Regulations Limited Energy Auditor Technicians……discussion tabled until the next Board meeting so more information can be gathered.

**PUBLIC COMMENTS**

David Gordon, from Katahdin Log Homes, addressed the Board to inquire why there is an exception to the Building Codes Statutes on Log Homes. He and some others in the industry don’t want it as an exception – it is unnecessary and is hurting the industry. People think that if log cabins are exempt from the building codes, they must not be very energy efficient so they don’t consider buying one. Nothing could be further from the truth from the homes his company builds. The carbon footprint is easy to maintain, they have between R-20 to R-50 in the walls. They are drying the logs longer now so there is less shrinkage. The Board thanked Mr. Gordon for coming to the meeting today. Dick Dolby advised that the IRC sets energy standards for log cabins and there is also a Timber Log Frame code book from ICC.

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Nick Adams, CEO, addressed the Board as well in reference to the 2015 IECC….perhaps it can be adopted if some of the numbers (requirements) are tweaked back to the 2009 version on insulation and R-values.

Meeting adjourned at 11:40 a.m. Next Meeting date March 17th? All Board members will be polled.

Respectfully submitted,

Kathy Robitaille, Secretary