

**Minutes
Board of Appeals
Council Chambers
Wednesday, November 14, 2012, 8 a.m.**

Members Present

Dave Van Neiuwenhuizen, Tim Fonder, Liz Squyer and Jarod Smart

Members Absent

Daryl Christensen

Guests Present

Ron Bell, Dean Lanier and Mike Top

New Business

The 2012 *International Fire Code*, *International Building Code*, *International Residential Code*, and *International Existing Building Code* were presented to the Board for their review and input prior to being submitted to the City Council for the proposed adoption of the respective codes. The Board was provided with an "Ordinance Submittal and Synopsis" which defined the scope of each of the national model codes and provided for a basis of discussion for the major changes made at the national level and any local modifications that are included in each of the ordinances.

An overview of the changes to the 2012 *International Fire Code* was provided by Dean Lanier of the Fire Prevention Bureau. Those topics of discussion were:

- Floor level exit signs in Group R occupancies
- Construction requirements for existing buildings
- Fire escape evaluations
- LP gas cylinder exchanges for resale
- Automated cylinder exchange stations
- Flammable finish spraying operations

The discussions resulted in a motion By Mr. Fonder and a second by Mr. Smart to recommend the adoption of the 2012 *International Fire Code* to the City Council. The motion passed unanimously.

Ron Bell of Building Services provided discussions for the remaining codes. With reference to the 2012 *International Building Code*, the major code changes made at the national level and those changes made at the local level were presented per the following:

- Through penetration fire stop systems
- Sprinkling Group R occupancies, specifically apartments
- Heat detectors in attics in residential occupancies
- Egress widths of stairways and other exit components
- Exterior deck egress locking mechanisms
- Eliminating blower door testing in apartment units

The discussions resulted in a motion made by Mr. Fonder and a second by Ms. Squyer to recommend the adoption of the 2012 *International Building Code* to the City Council. The motion passed unanimously.

The next code up for discussion was the 2012 *International Residential Code*. The major changes made at the national level and the local amendments were discussed per the following:

- Whole house ventilation
- Elimination of sprinklers in garages to accommodate to accommodate close proximity to property lines
- Elimination of fire protection on floors of light frame construction
- Simplified wall bracing provisions for wind loading
- Uplift resistance for roof framing elements
- Modifying mandatory energy efficiency for additions, alterations, renovations and repairs
- Energy efficiency changes
 - Window and skylight fenestration reductions
 - Ceiling R-value remains the same
 - R-value for above grade and basement wall insulation Remains the same
- Requiring basement walls to be insulated to complete the thermal envelope, with the exception of a mechanical room

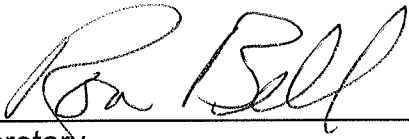
The discussions resulted in a motion made by Mr. Smart and a second by Mr. Fonder to recommend the adoption of the 2012 *International Residential Code* to the City Council. The motion passed unanimously.

The last code up for discussion was the 2012 *International Existing Building Code*. It was noted that the same local amendments are carried over from the 2009 to the 2012 codes and that the following changes at the national level were discussed.

- The provision that relates to the ability of the building official to address a dangerous condition had been relocated

- A residential change in occupancy of a historic building does not require Type B dwelling units
- Specific accessibility provisions are added to this code Instead referencing back to the building code
- Type B dwelling units are required in residential Alteration Level 3 renovations, only in the quantities of the spaces altered
- An alternative to substitute fire barriers for fire wall has been added to provide for greater flexibility in existing buildings

A motion was made by Ms. Squyer and a second was made by Mr. Fonder to recommend adoption of the 2012 *International Existing Building Code*. The motion passed unanimously.


Secretary