

MEETING MINUTES
Central Iowa Code Consortium - IBC/IEBC Committee

1. A meeting of the Central Iowa Code Consortium was held at Urbandale City Hall on February 27, 2019. The meeting was called to order at 1:40 p.m. by Chairman Jeff Harden.
2. Roll Call - Attendees Included:

Member	PRESENT	ABSENT
Jeff Harden, Chair	X	
Dave Kuhn, Vice Chair	X	
Blake O'Brien, Secretary	X	
Rod VanGenderen	X	
Jay Mattas	X	
David Voss	X	
Jeff Mertz	X	

3. Agenda Approval
 - a. Motion to approve.
 - 1) Motion by Rod VanGenderen
 - 2) Second by Blake O'Brien
 - 3) Discussion – None
 - 4) Motion carries 7-0
4. Approve Minutes from Previous Meeting.
 - a. Motion to
 - 1) Motion by Dave Kuhn
 - 2) Second by Rod VanGenderen
 - 3) Discussion – None
 - 4) Motion carries 7-0
5. Public Comment
 - a. Attendees: Patrick Phelan, Cody Christensen.
 - b. Public Comments: None
6. Executive Liaison Update
 - a. Brian Bishop – Executive met last Wednesday
 - 1) Representative from the Department of Public Health updated committee on State Code adoption. They are in the process of adopting the 2015 UPC and 2015 IMC for the State.
 - 2) Public hearings were set for recommendations stemming from CICC process.
 - 3) Brian gave updates on the status of the various committees. Each committee needs to write up recommendations and provide to Executive Committee at the public hearings. The public can then provide comments.
 - 4) Executive committee to next meet in March. Public Hearings will follow. Brian will follow up with dates for the public hearings.

7. Agenda

a. The following Code Change Proposals was reviewed by the committee:

1) 2015 CICC Amendment to IBC Section 308.6.4 – Five or fewer persons receiving care in a dwelling unit.

a) Change Summary – IBC has changed the section number from 308.6.4 to 308.5.4. Proposals seeks to delete this reference.

b) Justification – IBC has changed the section number from 308.6.4 to 308.5.4.

c) Committee Discussion:

(1) Proponent withdrew the proposal.

2) 2015 CICC Amendment to IBC Sections 310.5 and 310.5.1

a) Change Summary –

Section 310.5 Residential Group R-3 Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two dwelling units

Boarding houses (nontransient) with 16 or fewer occupants

Boarding houses (transient) with 10 or fewer occupants

Care facilities as identified in Sections 308.3.4 or 308.3.2 that provide accommodations

for five or fewer persons receiving care

Day care facilities as identified in section 308.6.4 located within single family dwellings with 8 or fewer persons receiving custodial care

Congregate living facilities (nontransient) with 16 or fewer occupants

Congregate living facilities (transient) with 10 or fewer occupants

Lodging houses with five or fewer guest rooms

310.5.1 Care facilities within a dwelling. Care facilities that are located within a single-family dwelling are permitted to comply with the International Residential Code in accordance with this section.

310.5.1.1 24-hour care facilities within a dwelling unit. Care facilities as identified in sections 308.3.4 or 308.4.2 that provide accommodations for 5 or fewer persons receiving custodial care in a single-family dwelling for 24-hours per day are permitted to comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential code.

310.5.1.2 Day Care facilities within a dwelling. Day care facilities as identified in section 308.6.4 that provide custodial care for 8 or fewer

persons for less than 24-hours per day in a single-family dwelling are permitted to comply with the International Residential Code.

Exception: Day care facilities as identified in section 308.6.4 that provide custodial care for 16 or fewer person for less than 24-hours per day in a single-family dwelling, and are registered with the State of Iowa Department of Human Services as child development homes on or before January 1, 2017, are permitted to comply with the International Residential Code.”

b) Justification – The 2018 IBC has changed all of the section numbers that are referenced in the approved CICC amendment. In addition, the formatting of section 310.5 has been changed.

c) Committee Discussion:

(1) Proponent withdrew the proposal.

3) 2018 IBC Section 308.5.4 – Five or fewer persons receiving care in a dwelling unit:

a) Change Summary – Propose to amend section 308.5.4 as described below:

“Eight or fewer persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having eight or fewer persons receiving custodial care shall be classified as a group R-3 occupancy or shall comply with the International Residential Code.

Exception: Day care facilities that provide custodial care for 16 or fewer persons for less than 24-hours per day in a single-family dwelling, and where registered with the State of Iowa Department of Human Services as child development homes on or before January 1, 2017, are permitted to comply with the International Residential Code.”

b) Justification – This allows new in-home daycares that care for up to 8 people to be regulated by the IRC and carries through the previous amendment to allow existing licensed daycares to continue to be regulated by the IRC.

c) Committee Discussion:

(1) Cody C. provided updated proposal language that matches the language approved in the IRC committee meeting.

(2) Committee discussed whether the updated proposal language was a substantial change compared to original proposal.

d) Jay Mattas motioned to approve updated proposal language submitted by Cody C and provided as attachment. Seconded by Blake O’Brien.

(1) Discussion: Dave Kuhn stated opposition to the revised text provided under CICC 2015.

(2) Updated code language is attached to the meeting minutes.

(3) Approval/Denial of motion is as follows:

Member	YEA	NAY	ABSTAIN
Jeff Harden, Chair	x		
Dave Kuhn, Vice Chair		x	
Blake O'Brien, Secretary	x		
Rod VanGenderen	x		
Jay Mattas	x		
David Voss	x		
Jeff Mertz	x		

e) Motions carries 6-1.

4) 2018 IBC Section 310.4.1 – Care facilities within a dwelling:

a) Change Summary – Propose to amend section 310.4.1 as described below:

“Care facilities within a dwelling. Care facilities within detached one- and two- family dwellings and townhomes with eight or fewer persons receiving care who have the ability to respond to emergency situations and evacuate are permitted to be constructed in accordance with the International Residential Code. Care facilities within detached one- and two- family dwellings and townhouses that are provided with a residential fire sprinkler system complying with Section P2904 or NFPA 13D with eight or fewer persons receiving care who have impairments that prevent them from responding to emergency situations and evacuating are permitted to be constructed in accordance with the International Residential Code.”

b) Justification – This matches the proposed scoping provisions for the IRC, increases the number of individuals receiving care from 5 to 8, and triggers fire sprinkler requirements based on the care recipient’s capacity for self-preservation.

c) Committee Discussion:

(1) Dave K asked if section P2904 should be removed from part 4 of the proposal because the State prohibits jurisdictions from recognizing P2904 for fire sprinkler design. Cody C. thought it should remain.

d) Blake O'Brien motioned to revise the proposal to read “310.4.1. Care Facilities within a dwelling: Refer to 308.5.4” Seconded by Rod VanGenderen. Approval/Denial of motion is as follows:

Member	YEA	NAY	ABSTAIN
Jeff Harden, Chair	x		
Dave Kuhn, Vice Chair		x	
Blake O'Brien, Secretary	x		
Rod VanGenderen	x		
Jay Mattas	x		

David Voss	x		
Jeff Mertz	x		

e) Motions carries 6-1.

8. Other Business

- a. Discussion on proposal for 503.1.5. Type V Construction
 - 1) Patrick Phelan discussed Jonathan Lund's revised proposal 503.1.5.
 - 2) Jeff H. will place this revised proposal 503.1.5 on the next agenda for the committee to vote on.
 - 3) Storm shelters threshold will also be discussed.
- b. Future meeting dates beyond what is already been discussed.
 - a) March 6, 2019
 - b) March 27, 2019

9. Adjourn Meeting

- a. Motion to adjourn Jay Mattas. Seconded by Rod VanGenderen.
- b. Motion carries 7-0.

10. Next meeting is March 6, 2019 at 1:30 p.m. at Urbandale City Hall.

Secretary - Blake O'Brien

Date of approval

IBC Proposed Language- Revised to correlate with IRC section R101.2

New Definitions:

CARE FACILITY. A building or structure where care is provided to persons who need some level of assistance or supervision.

IN-HOME CHILD CARE. A dwelling where care is provided to children by a person other than the child's parent, guardian, or custodian for periods of less than twenty-four hours per day per child on a regular basis.

2018 IBC Section 308.5.4

308.5.4 Persons receiving care in a dwelling unit. The following shall be classified as a group R-3 occupancy or shall comply with the International Residential Code.

1. Care facilities within detached one- and two-family dwellings and townhouses with eight or fewer persons receiving care who have the ability to respond to emergency situations and evacuate.
2. In-home child care facilities within detached one- and two-family dwellings and townhouses where in-home child care is provided to no more than eight children, and of these eight children no more than six are five years old or younger, no more than four are twenty-four months old or younger, and no more than three are eighteen months old or younger.
3. In-home child care facilities that provide custodial care for 16 or fewer persons in detached one- and two-family dwellings and townhouses that were registered with the State of Iowa Department of Human Services as child development homes on or before January 1, 2017.
4. Care facilities within detached one- and two-family dwellings and townhouses that are provided with a residential fire sprinkler system complying with Section P2904 or NFPA 13D with eight or fewer persons receiving care who have impairments that prevent them from responding to emergency situations and evacuating.