

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 December 06, 2018. The meeting was called to order at 1:38 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	

3. Agenda Approval
 - a. Motion to accept agenda as submitted
 - 1) Motion by Rod VanGenderen
 - 2) Second by Dave Kuhn
 - 3) Discussion – None
 - 4) Motion carries 6-0
4. Approve Minutes from Previous Meeting.
 - a. Motion to approve minutes as posted.
 - 1) Motion by Rod VanGenderen
 - 2) Second by Dave Kuhn
 - 3) Discussion – None
 - 4) Motion carries 6-0
5. Public Comment
 - a. Attendees:
 - 1) Jonathan Lund
 - 2) Cody Christensen
 - 3) Clayton Garcia
 - b. No public commentss
6. Executive Liaison Update
 - a. Brian Bishop – Executive meeting was last week.
 - 1) Still looking for a contractor for this committee and a mechanical engineer for the mechanical and plumbing committee. Brian is looking for suggestions for volunteers.
 - 2) Committee members can sponsor code proposal. They need to be on the agenda. Ties in votes cannot pass.

7. Agenda

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

1) 2018 IBC Section 419 – Live/Work Units

a) Change Summary – Revise Section 419 to clarify that Live/work units located within detached one and two-family dwellings and townhomes that comply with Sections 419.1 through 419.9 may be constructed in accordance with the IRC.

b) Justification – This code change reduces confusion surrounding overlapping IRC and IBC code requirements for live/work units located within one and two-family dwellings and townhouses. The goal of this proposal is to make the code path more understandable and allow greater use of the IRC to regulate these structures.

c) Committee Discussion:

(1) Cody Christenson explained thought process behind proposed code amendment.

(2) Committee member questioned if the amendment only uses offices for the accessory space rather than B occupancies. Cody's intent was all B occupancies be included as accessory occupancies. The intent is to address single family houses or townhomes that have small accessory occupancies similar to type B occupancies.

(3) 419.1.1. Limitations number 3. Section could be interpreted to allow nonresidential use to be at a level higher than grade with exiting discharging at grade. Cody's intent was to allow non-residential use to either a basement or grade level. To provide more clarity recommend revising "exit to grade" to "exit at the 1st story or a basement walkout".

(4) 419.2 Exception 2 – Cody's goal was to prevent every live/work unit to be classified as R-2. When in an IRC structure, the structure will not be classified as R-2.

(5) Committee member pointed out that TABLE 1004.1.2 under 419.3.1 should be revised to 1004.5 and 419.9 section reference 1103.2.13 should be revised to 1107.6.2.1.

d) Dave Kuhn motioned to approve the proposed amendment with the editorial changes described in (5). 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		

- e) Recommend to above the motion as stated.
- 2) 2018 IBC Section 503 – Add new section for Type V Construction.
- a) Change Summary – Add additional section 503.1.5. that requires Type V buildings to be separate by public ways or yards. Minimum distance of public ways or yards varies based on building story height and square footage.
- b) Justification – Large scale wood frame conflagrations are well documented; the probability and severity has increased recently. The size and height of Type V construction allowed by the IBC increases this risk. These large-scale wood frame buildings pose an exposure risk to other buildings nearby and instituting clear yards and corresponding story limitations will reduce this risk.
- A comparative analysis between wildland fire risk exposure risk can provide scientific evidence for this proposed code requirement. Below is a table of data with points that were reasonably attained from the research report written by Cohen, J.D., and Butler, B.W. titled “Modeling potential structure ignitions from flame radiation exposure with implications for Wildland/urban interface fire management.” The final recommendations of the study was to clear vegetation 40m (131ft) to avoid ignition from 20m (98ft) flame front.

Study Description	Analogous # of Stories	Flame Height/Width		Flame Width		Radiant Heat Flux at 50 ft	Time to Ignition @ 50ft
		m	ft	m	ft		
Small tree	1	5	16.4	15	49.2	7	Unlikely Ignition
Medium tree	2	10	32.8	15	49.2	20	337
Large tree	>3	30	98.4	15	49.5	50	16

Based upon the table above it is reasonable to expect ignition of a wood structure 50ft from a 2-story building within 5 minutes of steady state due to radiation. Adding another 10ft, 60 ft total would get close to 10kw/m² and a more reasonable expectation that adjacent structures could be saved. However, for anything larger they study suggested basically twice the proposed clear yard. So, this would support a code amendment that the clear yard be instituted on any wood construction and could be a tiered approach based on building height.

- c) Committee Discussion:
- (1) Jonathan Lund explained the thought process behind the code amendment. Jonathan provided slides and the study cited above.

- (2) Jonathan stated Exception 2 should read 20 feet instead of 60 feet.
 - (3) Committee member expressed their hesitance to implement a change that could have wide spread implications to the building code and numerous other stakeholders outside of those interested in building code requirements (zoning, economic development, etc.).
 - (4) Committee member recommended that a subcommittee of stakeholders consisting of a broad range of members to discuss the implications of code adoption within the metro area. The timeframe of two months would be difficult to meet.
 - (5) Jonathan requested that the committee table the item in lieu of rejecting it outright.
 - (6) Jonathan asked who the committee thought we appropriate stakeholders. Committee responded that property owners, developers, economic developers, architects, among others.
- d) Dave Kuhn motioned to table the agenda item and ask the chairperson to assemble a subcommittee of stakeholders to investigate the amendment further. Seconded by Jay Mattas. Approval/Denial of motion is as follows:

Member	YEA	NAY	ABSTAIN
Jeff Harden		X	
Dave Kuhn	X		
Blake O'Brien	X		
Rod VanGenderen	X		
Jay Mattas	X		
David Voss	X		

- e) Motions carries 5-1.

8. Other Business

- a. Future meeting dates beyond what is already been discussed.
 - a) January 16, 2019
 - b) January 30, 2019
 - c) February (Date TBD)
 - d) March (Date TBD)
- b. Jeff discussed letterhead for letters to be sent to school superintendents for storm shelters.
- c. Jeff proposed changing the date of the storm shelter meeting from the January 16th meeting to a future date. Recommend meeting 2 weeks after January 16 meeting to January 30th.

9. Adjourn Meeting

- a. Motion to adjourn by Blake O'Brien. Seconded by David Voss.

b. Motion carries 6-0

10. Next meeting is January 16, 2018 at 1:30 p.m. at Urbandale City Hall.

Secretary - Blake O'Brien

Date of approval