

2012 CODE AMENDMENT STEERING COMMITTEE REPORT

June 7, 2012

Present: Ky Karlson, ABC; Jess Traver, BANN; Kevin Gattis, Carson City; Eric Simonson, City of Reno; Mark Meranda, City of Sparks; Don Jeppson, Washoe County; Shenna Shrum, BAWN; Shannon Gardner, Storey County; Mike McCullogh, NNICC

Meeting notes from June 7, 2012:

1: *Approval of May 31 meeting notes.*

There were no corrections or additions to the meeting notes.

2: *Voting on revised amendments as time permits.*

It was proposed that any late amendments, regardless of which code they amended would be voted on at any meeting time permitting. This was passed unanimously.

3: *Review IRC Comparison spread sheet.*

The following items were discussed at length.

If residential fire sprinklers are not adopted it affects several requirements in the IRC. Townhomes now have a 1 Hour separation wall reduced from 2 Hour in the 2006 IRC. The elimination of sprinklers would require the 2 Hour wall to be required. There is a BANN amendment revising the separation distance table from property lines that does not include sprinklers. It was discussed that regardless of the requirement for sprinklers the reductions allowed for sprinklers should be maintained. This might include keeping P2904, the fire sprinkler how to section.

A whole house mechanical system is required in two instances. One, when insufficient natural ventilation is provided a whole house system, rather than a specific room ventilation system, must be provided. Two, when the building has less than 5 air changes per hour a whole house ventilation system is required. It was thought that the energy code was driving this requirement but the IRC has the charging language in section R303.4. BANN will review.

The new requirement for measuring riser height to the threshold at doors would impose knowledge of the type of threshold at the foundation or framing stage. There was discussion about an amendment returning the measurement method back to finish floor.

The section requiring smoke alarms for existing buildings has been modified. It was pointed out that the BANN amendment for carbon monoxide detectors has a different matrix for when they are required for work in an existing structure. These requirements should be coordinated. Additionally the requirement for carbon monoxide detectors will be discussed after a report is provided by BAWN detailing the cost and number of deaths.

Commercial cooking appliances are no longer allowed in the 2012 IRC. It was suggested that this could be at the discretion of the building official or could be handled as an alternative means and method submittal. The prescriptive clearances could not be used with commercial appliances.

The increased gas test pressure and required licensed manometer testing was introduced in the 2007 code amendment package. There was a brief discussion on the merits and problems associated with manometer testing. An amendment would be required to keep these requirements.

4: *Discuss BANN/NAHB IRC amendments.*

The following items were discussed at length.

Fire separation distance was discussed with the builder's group wanting a return to the 2003 IRC minimum 3' distance to property lines without fire resistive construction. The intent is to keep the reduced separation distances when fire sprinklers are used. BANN will rewrite the amendment.

Measurement to grade for required guards now must be made to any point within 3' horizontally to the walking surface. The builders would like the elimination of the 3' surrounding grade method. There was a suggestion to perhaps reduce the horizontal distance to less than 3'. The other issue was the locations specified that require guards. Other than the proposed amendment there were no other solutions offered.

Carbon monoxide detectors were discussed earlier but a further discussion regarding installation, communicating garages and the exceptions for required detectors in existing buildings. Don Jeppson volunteered to get installation instructions. As earlier stated Sheena Shrum will provide costs and statistics regarding CO detectors.

The foundation anchorage and cripple wall amendments from the builders were concerned about expanded requirements for low seismic areas. Since we are in a D1 at the minimum in the area the amendments are not a concern.

Window and door flashing was discussed with Jess Traver to review and find out what the builder's concerns are.

The seismic reinforcing amendment was declared not applicable to the area.

Range hoods require make up when the hood is larger than 400 cfm. The builder's proposal is to increase the cfm to 600 before make up air is required. There were differing opinions of the normal cfm is for residential hoods. BANN has a contractor researching this.

5: *Discuss residential fire sprinklers time permitting.*

There was a general discussion regarding the upcoming IRC requirement in the 2012 IRC to make residential fire sprinklers mandatory for all newly constructed townhomes and 1 and 2 family dwellings. The general consensus was to leave the requirement for sprinklers to the local fire districts. The builders would prefer that the charging language be deleted or that a modified requirement be included in the code.