

## MINUTES

Special Meeting of the  
Nichols Hills Building Code Committee  
Wednesday, January 24, 2018 at 5:30 PM  
City Hall, 6407 Avondale Drive  
Nichols Hills, OK 73116

**Original Agenda Filed in the Office of the City Clerk at 12:10  
PM on the 19<sup>th</sup> day of January, 2018.**

1. Call to Order

2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel		Present	
Sam Gresham		Present	
Tom Krone		Present	
Corbyn Roberts		Present	
Larry Hinton		Present	
Tom King		Present	
Kelly Hurley		Absent	

3. Citizens Desiring to be Heard

4. Minutes

a. December 20, 2017

**MOTION:** Gresham moved to approve the December 20, 2017 minutes as presented. Hinton seconded the motion.

**RESULT:**           **APPROVED [UNANIMOUS]**  
**MOVER:**           Sam Gresham  
**SECONDER:**       Larry Hinton  
**AYES:**            Herzel, Gresham, Krone, Roberts, Hinton, King  
**ABSENT:**          Hurley

b. January 10, 2018

**MOTION:** Hinton moved to approve the January 10, 2018 minutes as presented. Gresham seconded the motion.

**RESULT:**           **APPROVED [UNANIMOUS]**  
**MOVER:**           Larry Hinton  
**SECONDER:**       Sam Gresham  
**AYES:**            Herzel, Gresham, Krone, Roberts, Hinton, King  
**ABSENT:**          Hurley

5. Items for Separate Vote

a. International Residential Code, 2015 Edition, and possible amendments thereto;

Committee members continued their review of the Uniform Building Code Committees amendments to the 2015 International Residential Code.

Discussion, consideration, and possible acceptance of formal written comments submitted by members of the Building Code Committee or public.

Members discussed Committee Comment Code Form #1, which was submitted by Sam Gresham, regarding the 2015 International Residential Code, Section 401.4. The committee had an in depth discussion of the recommendation to require Geotechnical reports for foundations on a house of 3000 square feet or more in size. Members tabled the Comment form #1 which is attached to these minutes as Exhibit A.

The committee also had an in depth discussion of the Committee

Comment Form #2, which is attached to these minutes as Exhibit B. This form was submitted by Larry Herzel, regarding the 2015 International Residential Code, Section R301.

**MOTION:** Krone moved to approve items one (1) through ten (10) on Committee Comment Form #2, which is provided and attached to these minutes as Exhibit B, and take no action at this time regarding item #11. Roberts seconded the motion.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Tom Krone
<b>SECONDER:</b>	Corbyn Roberts
<b>AYES:</b>	Herzel, Gresham, Krone, Roberts, Hinton, King
<b>ABSENT:</b>	Hurley

- b. International Building Code, 2015 Edition, and possible amendments thereto;

Discussion, consideration, and possible acceptance of formal written comments submitted by members of the Building Code Committee or public.

- c. International Existing Building code, 2015 Edition, and possible amendments thereto;

No action taken.

Discussion, consideration, and possible acceptance of formal written comments submitted by members of the Building Code Committee or public.

No action taken.

- d. International Fire Code, 2015 Edition, and possible amendments thereto;

No action taken.

Discussion, consideration, and possible acceptance of formal written comments submitted by members of the Building Code Committee or public.

No action taken.

- e. International Mechanical Code, 2015 Edition, and possible amendments thereto;

No action taken.

Discussion, consideration, and possible acceptance of formal written comments submitted by members of the Building Code Committee or public.

No action taken.

- f. International Plumbing Code, 2015 Edition, and possible amendments thereto;

No action taken.

Discussion, consideration, and possible acceptance of formal written comments submitted by members of the Building Code Committee or public.

No action taken.

- g. National Electrical Code, 2014 Edition (or alternatively, the 2015 Edition), and possible amendments thereto;

No action taken.

Discussion, consideration, and possible acceptance of formal written comments submitted by members of the Building Code Committee or public.

No action taken.

- h. International Fuel Gas Code, 2015 Edition, and possible amendments thereto;

No action taken.

Discussion, consideration, and possible acceptance of formal written comments submitted by members of the Building Code Committee or public.

No action taken.

- i. International Energy Conservation Code, and possible amendments thereto:

No action taken.

Discussion, consideration, and possible acceptance of formal written comments submitted by members of the Building Code Committee or public.

No action taken.

j. Exterior building material standards

No action taken.

k. Discussion, consideration, and possible acceptance of formal written comments submitted by members of the Building Code Committee or public.

No action taken.

6. Adjournment

MOTION: There being no further business, Gresham moved to adjourn the meeting. King seconded the motion.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Sam Gresham
<b>SECONDER:</b>	Tom King
<b>AYES:</b>	Herzel, Gresham, Krone, Roberts, Hinton, King
<b>ABSENT:</b>	Hurley



\_\_\_\_\_  
Chairman  
Building Code Committee  
City of Nichols Hills, Oklahoma



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City Manager  
City of Nichols Hills, Oklahoma



\_\_\_\_\_  
City Clerk  
City of Nichols Hills, Oklahoma

Exhibit "A"



BCC CCF #1

### City of Nichols Hills Building Code Committee

#### Committee Comment Form

**Committee Contact Information:**

Submitter's Name: SAM GRESHAM Date: 12/20/17

Email: SAM@SAMGRESHAMARCHITECT.COM

To which building code does this comment pertain? CHAPTER 4

**Which area of the code needs revision?**

Section: 401.4 Table: \_\_\_\_\_ Figure: \_\_\_\_\_ Page Number: 79

**Please check the action to be taken for this proposed change:**

Revise as follows  Delete as follows  Add new text as follows  Delete with substitute

Show the proposed NEW, REVISED, OR DELETED TEXT in legislative format. Line through text to be deleted and underline text to be added or revised.

REQUIRE GEOTECHNICAL REPORTS FOR FOUNDATIONS ON HOUSE 3000 SQ. OR MORE IN SIZE

**Supporting information:** State purpose and reason for the change and provide substantiation to support proposed change.

CONCERN OVER SOILS CONDITIONS IN NICHOLS HILLS AREA

Signature: *Sam Gresham*

12.5.17-2.1

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BCC CCF #2

### City of Nichols Hills Building Code Committee

#### Technical Committee Comment Form

**Committee Contact Information:**

Submitter's Name: Larry Herzel Date: Jan. 19, 2018

Email: larry@hsearchitects.com

To which building code does this comment pertain? 2015 International Residential Code

**Which area of the code needs revision?**

Section: R301 Table: \_\_\_\_\_ Figure: \_\_\_\_\_ Page Number: 27

**Please check the action to be taken for this proposed change:**

Revise as follows  Delete as follows  Add new text as follows  Delete with substitute

Show the proposed NEW, REVISED, OR DELETED TEXT in legislative format. Line through text to be deleted and underline text to be added or revised.

See attached.

**Supporting information:** State purpose and reason for the change and provide substantiation to support proposed change.

The purpose for these additional requirements are to help make new residences in Nichols Hills more resistant to tornado and other high wind events.

Signature: Larry Herzel

## Exhibit "B" Page 2 of 3

**R301.1.4 Residential Tornado Provisions**

- (1) Section 101.1 General. These provisions shall be applicable for all new residential construction. This section provides prescriptive based requirements for construction of a residential structure meeting or exceeding a 135 mph wind event corresponding to an EF-2 tornado rating. The single most important objective in protecting a structure against high wind is achieving a continuous load path from the roof to the foundation. Based on the findings of studies and failures associated with various construction types, a group of 11 building practices (each associated with a different aspect of the structure) are summarized in this section.
- (2) Section 101.2 Application. In addition to the general administration requirements of Chapter 1, the administrative provisions of this section shall also apply to the building planning and construction requirements of Chapters 1 through 10.
- (3) Section 101.3 Wind design criteria. Modifying section R301.2.1 buildings and portions thereof shall be constructed in accordance with the wind provisions of this code using the ultimate design wind speed 135 mph.
- (4) Section 101.4 Lumber sheathing. Only OSB or plywood sheathing is permitted. Dimensional lumber sheathing may not be used. Allowable spans and attachment for lumber used as roof or exterior wall sheathing shall conform to the following:
- (A) Section 101.4.1 Sixteen Inch Framing. For rafter, stud, or beam spacing of 16 inches, the minimum nominal sheathing panel thickness will be 7/16 inch, the minimum wood structural panel span rating 24/16, to be nailed with 8d ring shank (0.131 inch x 2.5 inch) or 10d (0.148 inch x 3 inch) nails on 4 inches on center along the edges and 6 inches on center in the field.
  - (B) 101.4.2 Section Twenty-four Inch Framing. For rafter, stud or beam spacing of 24 inches, the minimum nominal sheathing panel thickness will be 23/32 inch, the minimum wood structural panel span rating 24/16 to be nailed with 8d ring shank (0.131 inch x 2.5 inch) or 10d (0.148 inch x 3 inch) nails on 4 inches on center along the edges and 4 inches on center in the field.
- (5) Section 101.5 Ceiling joist and rafter connections. In addition to the provisions of Chapter 8, ceiling joists and rafters shall be nailed to each other in a manner to achieve a connection that can transfer a 500 pound force in both compression and tension across the connection.
- (6) Section 101.6 Rafter uplift resistance. Individual rafters shall be attached to supporting wall assemblies by connections capable of resisting uplift forces of 500 pounds.
- (7) Section 101.7 Gable end walls. Gable end walls will be sheathed per 101.4 and will have connections to both a.) supporting wall assemblies and b.) roof framing by connections capable of resisting uplift forces of 500 pounds in both compression and tension across the connection.

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(8) Section 101.8 Exterior wall bracing. Only continuous sheathing methods per R602.10.4.2 may be used to brace exterior walls. Frame garage doors using the sheathed portal frame method CS-PF. Lumber sheathing and attachment per 101.4. Any form of intermittent bracing is not allowed on an exterior wall. Intermittent bracing may only be used for interior braced wall lines.

(9) Section 101.9 Multi story construction. Nail upper and lower story wall sheathing to common rim board in order to maintain continuity between stories.

(10) Section 101.10 Wood floor above crawl space construction. Extend structural wood sheathing to lap the sill plate. Nail to sill plate at 4 inches on center along the edges. Nail to rim board if present with 8d ring shank (0.131 inch x 2.5 inch) or 10d (0.148 inch x 3 inch) nails at 4 inches on center along both the top and bottom edges of the rim board.

(11) Section 101.11 Garage doors. Garage doors are to be wind rated to 135 mph.