

MINUTES

Special Meeting of the
Nichols Hills Building Code Committee
Thursday, February 15, 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 4 PM
on the 13th day of February, 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		Present	

3. Citizens Desiring to be Heard

4. Minutes
 - a. January 24, 2018

MOTION: King moved to approve the January 24, 2018 minutes as presented. Gresham seconded the motion.

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

5. Items for Separate Vote

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

Committee members finalized their review of the 2015 International Residential Code.

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

At the January 24, 2018 meeting, Committee Comment Code #2 was discussed and items one (1) through item ten (10) was approved. Committee members resumed discussion of item eleven (11) on the form pertaining to Section 101.11 Garage doors. Following a thorough discussion of the various garage door styles in Nichols Hills, along with the importance of requiring wind rated and labeled garage doors.

MOTION: Herzel moved to approve item 11 of Committee Comment Code #2, which is attached to these minutes as Exhibit B, be modified to state "Section 101.11 Garage doors. Garage doors are to be wind rated and labeled to 135 mph. King seconded the motion.

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

Committee members resumed the discussions of Committee Comment Code Form #1, submitted by Sam Gresham regarding Section 401.4 of the 2015 Residential Code.

MOTION: Gresham moved to approve Committee Comment Form #1, which is attached to these minutes as Exhibit A, be modified to include "Require geotechnical report for foundations on new additions or new constructions of conditioned space of 3000 square feet or more in size" and the comments as modified by Sam Gresham be incorporated into the building code to be adopted. Herzel seconded the motion.

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

Committee members discussed Committee Comment Code Form #3, submitted by Kelly Hurley, regarding the 2015 International Residential Code, Section P3008.1 (3).

MOTION: Hinton moved to approve Committee Comment Form #3, which is provided and attached to these minutes as Exhibit C, as submitted. Gresham seconded the motion.

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

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

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

No action taken.

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

No action taken.

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

No action taken.

- I. 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.

I. 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.

I. 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.

I. 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.

I. 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.

- I. 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.

- I. 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.

- I. 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. Hinton seconded the motion

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



Chairman
Building Code Committee
City of Nichols Hills, Oklahoma



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: 29

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*

Exhibit "B" Page 1 of 3



BCC FORM #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

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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.

Exhibit "C" Page 1 of 2



BCC CCF # 3

City of Nichols Hills Building Code Committee

Committee Comment Form

Committee Contact Information:

Submitter's Name: Kelly Hurley Date: 1/30/18

Email: khurley@nicholshills.net

To which building code does this comment pertain? IRC Plumbing

Which area of the code needs revision?

Section: P3008.1 (3) Table: _____ Figure: _____ Page Number: _____

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 111**

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.

All new and replacement (sanitary) sewers shall have backflow protection.

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

During large rain events sanitary sewers may overflow.

Signature: 

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section has been modified to read: P2906.4 Water service pipe. Water service pipe shall conform to NSF 61 and shall conform to one of the standards indicated in Table P2906.4. Water service pipe or tubing, installed underground and outside of the structure, shall have a minimum working pressure rating of not less than 160 pounds per square inch at 73 degrees Fahrenheit (1103 kPa at 23 degrees Celsius). Where the water pressure exceeds 160 pounds per square inch, (1103 kPa), piping material shall have a rated working pressure equal to or greater than the highest available pressure. Water service piping materials not third-party certified for water distribution shall terminate at least 30 inches outside the exterior wall. Ductile iron water service piping shall be cement mortar lined in accordance with AWWA C104/A21.4.

[Source: Added at 28 Ok Reg 2122, eff 7-15-11; Amended at 33 Ok Reg 1852, eff 11-1-16]

748:20-5-20. IRC® 2015 Chapter 30 Sanitary Drainage

Chapter 30 of the IRC® 2015 is adopted with the following modifications:

(1) Section P3003.2 Prohibited joints. This section has been modified to include an exception: for "Saddle-type" fittings. This section has been modified to read: P3003.2 Prohibited joints. Running threads and bands shall not be used in the drainage system. Drainage and vent piping shall not be drilled, tapped, burned, or welded. The following types of joints and connections shall be prohibited:

- (A) Cement or concrete.
- (B) Mastic or hot-pour bituminous joints.
- (C) Joints made with fittings not approved for the specific installation.
- (D) Joints between different diameter pipes made with elastomeric rolling O-rings.
- (E) Solvent-cement joints between different types of plastic pipe.
- (F) Saddle-type fittings. Exception: Where approved by the jurisdiction, saddle-type fittings shall be permitted to connect the building sewer to a public sewer.

(2) Section P3003.9.2 Solvent cementing. This section has been modified to delete the exception that allows for primer to not be used under certain conditions. This section has been modified to read: P3003.9.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B 137.3 or CSA B181.2 shall be applied to all joint surfaces. The joint shall be made while the cement is wet, and shall be in accordance with ASTM D 2855. Solvent-cement joints shall be installed above or below ground.

(3) Section P3008.1 Sewage backflow. This section has been modified by striking the requirements of plumbing fixtures having flood level rims above the elevation of the next upstream manhole cover in the public sewer system and by deleting the exception. This section has been modified to read: P3008.1 Sewage backflow. Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch servicing such fixtures.

[Source: Added at 28 Ok Reg 2122, eff 7-15-11; Amended at 33 Ok Reg 1852, eff 11-1-16]

748:20-5-21. IRC 2009 Chapter 31 Vents [REVOKED]

[Source: Added at 28 Ok Reg 2122, eff 7-15-11; Revoked at 33 Ok Reg 1852, eff 11-1-16]

748:20-5-22. IRC® 2015 Chapter 34 General Requirements (Electrical)

Chapter 34 of the IRC® 2015 is adopted with the following modifications: