

BOARD OF APPEALS

November 5, 2015

Members Present: Chairperson Wayne Larson, Harold Thompsen, Terry Welle

Others Present: Ron Strand, Ryan Erickson

Chairperson Larson called the meeting to order. Mr. Thompsen moved to approve the minutes of the October 15, 2015 meeting and Mr. Welle seconded the motion. All members present voted aye and the motion was declared carried. Mr. Larson reviewed the rules for the code hearings and introduced Mr. Strand. Mr. Strand noted that issues that needed further discussion would be revisited at the end of the entire code review process.

Item 1 – Review of Changes to the 2015 International Building Code, Chapters 24-35 and Appendices

Chapter 24 Glass and Glazing

Section 2404.1 The ultimate design wind speed of 115 mph, when converted using Table 1609.3.1, reverts to what is more tradition speed of 90 mph.

Section 2406.4.7 The change, which occurred in the 2012 code regulating glazing within 36 inches above the bottom landing, has reverted to the 60” requirement contained in the 2009 IBC. This more closely matches the International Residential Code (IRC) requirements.

Section 2409.1 is a new section covering glass walkways where the glass is installed as a part of a floor/ceiling assembly as a walking surface using laminated glass. Such assemblies must have a fire-resistance rating when required to do so.

Chapter 25 Gypsum Board, Gypsum Panel Products and Plaster

Section 2501.1 includes the new general term of gypsum panel product which show up in several subsequent sections.

Tables 2506.2 and 2507.2 now both have added entries for cold-formed steel studs and track for both structural and non structural standards.

Section 2508 Extensive sidebars indicate the addition of the term gypsum panel products.

Section 2509 The title was changed to “Showers and Water Closets”.

Section 2509.2 Revised and Table 2509.2 added to clarify which standard pertained to which material. ISO standard 8336 Category C was also added for non-asbestos fiber-cement backer board for installation as tile base in showers and at water closets.

Section 2509.3 Limitation number 3, which dealt with backing under ceilings, has been deleted.

Section 2510.6 The revision changes “at least equivalent to two layers of Grade D paper” to “equivalent to two layers of water-resistive barrier complying with ASTM E 2556 Type I.”

Section 2514 is a new section dealing with reinforced gypsum concrete and establishing limitations on use, i.e. the design live load is limited to 40 psf and a maximum span between supports of 33”.

Chapter 26 Plastic

Section 2601.1 The sidebar denotes the inclusion the new term “plastic composite”, which includes members that are wood/plastic composites or plastic lumber.

Section 2603.3, Exception 3 Standard NFPA 276 replaces standard FM4450.

Section 2603.4.1.5 includes the same standard change with a general rewording of the section.

Section 2603.4.1.6 Foam plastic in attic may now also be protected by a 1½” thick, self-supported, spray-applied cellulose insulation. This approval does not extend to foam plastic within a crawlspace.

Section 2603.4.1.8 Exterior doors in R-2 and R-3 occupancies may have foam-filled exterior doors faced with aluminum, steel, fiberglass, and wood.

Section 2603.5.5 Exception 2 A second exception was added for fire propagation under the specified circumstances.

Section 2603.5.7 A new exception 6 has been included to add fiber-cement siding as a protection against ignition for foam plastics used in exterior walls.

Sections 2603.11, 2603.12 and Tables 2603.12.1 and 2603.12.2 are new sections and tables addressing the requirements for cladding attachment over foam on masonry and concrete wall construction and cladding attachment over foam sheathing on cold-formed steel framing.

Section 2612 is a new section on plastic composites and plastic lumber construction materials. These sections provide guidance on where the materials can be used and the standards that would apply. They allow these commonly used materials to be used without the building official accepting them as alternate materials under the provisions of Chapter 1.

Chapter 27 Electrical

The International Electrical Code (IEC) is not adopted by the City of Fargo and NFPA 70 is adopted by the City, but through the North Dakota State Electrical Board. Thus, Chapter 27 was not reviewed.

Chapter 28 Mechanical Systems

No review of this chapter of the International Building Code (IBC) was undertaken as the International Mechanical Code (IMC) and the International Fuel Gas Code (IFGC) will be reviewed later.

Chapter 29 Plumbing Systems

Mr. Strand noted that the local amendments to this code were made to coordinate with the North Dakota State Plumbing Code and that staff would be verifying that any changes to the state code were reflected in the local amendments.

Section 2901.1 Staff recommends continuing the existing local **AMENDMENT** as follows: “Scope. The provisions of this chapter and the ~~International Plumbing Code~~ North Dakota State Plumbing Code shall govern the erection, installation, alteration, repairs, relocation, replacement, and addition to, use or maintenance of plumbing equipment and systems. Toilet and bathing rooms shall be constructed in accordance with Section 1210. Plumbing systems and equipment shall be constructed, installed and maintained in accordance with the ~~International Plumbing Code~~ North Dakota State Plumbing Code. Private sewage disposal systems shall conform to the ~~International Plumbing Code~~ North Dakota State Plumbing Code.”

Section 2902.2, Exception 3 Staff recommends adding a **NEW AMENDMENT** to change “100 or less” to “50 or less” to be equivalent to a 3,000 square foot mercantile occupancy.

Section 2902.3 A second exception was added to allow “quick transaction” locations such as those for takeout, drop off, or pick up that have a public area of less than 300 square feet.

Section 2902.3.6 is a new section that prohibits toilet rooms from opening directly into a room used for preparation of food for service to the public.

Section 2902.6 is a new section that allows occupancies with an occupant load of 15 or fewer to provide no drinking fountain.

Chapter 30 Elevators and Conveying Systems

Section 3002.9 A new subsection requires that plumbing and mechanical systems not be located within the elevator hoistway enclosure.

Section 3004 Elevator hoistway venting requirements have been removed from the code as well as from the applicable standards. Mr. Thompsen asked if they had been removed from the chapter or whether they had been eliminated entirely. Mr. Strand responded that the ventilation requirements had been removed but that other requirements that would require the introduction and removal of air would still be in place via things like smoke control systems.

Section 3006 The requirements for elevator hoistway opening protection and lobby requirements were relocated to chapter 30 from Section 713. The resulting better organization should allow the user to determine more quickly the sections with which compliance must be achieved.

Chapter 31 Special Construction

Section 3109 Staff recommends continuing the existing local **AMENDMENT** which deleted swimming pools from this code out of deference to the Fargo Health Department rules.

Chapter 32 Encroachments into the Public Right-of-Way

There were no changes in this chapter and staff recommends neither existing nor proposed amendments.

Chapter 33 Safeguards During Construction

Section 3313 Staff recommends eliminating the existing local **AMENDMENT** deleting this section.

Chapter 34 Existing Structures

Section 3410.1 Staff recommends eliminating the existing local **AMENDMENT** as the chapter was deleted. The subject is now covered by new Section 101.4.7 which effectively adopts the International Existing Building Code (IEBC) by reference. The Board must decide whether to recommend adoption of Section 101.4.7 or to recommend deletion of that section and have a full review of, and recommendation for any local amendments to, the IEBC.

Appendix Chapters

None of the appendices were reviewed nor will any be recommended for adoption in Fargo. Mr. Strand noted that these sections contained possible future inclusions in the body of the code.

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

Ron C. Strand
Board Secretary