



Minutes
BUILDING CODE ADVISORY COMMITTEE
CITY AND BOROUGH OF JUNEAU
COMMITTEE MEETING

March 28, 2018
5:00 PM
Juneau Fire Station

I. Roll Call

Committee members present: Doug Murray, Chris Gianotti and Alan Wilson
CBJ staff present: Charlie Ford, John Young
Others present: Armando DeGuzman

II. Approval of Minutes

Minutes from February 28, 2018 meeting – Approved.

III. Public Participation of Non-Agenda Items

None

IV. Completed Action Items

Charlie Completed review of 2015 IEBC

706 Alterations-Level 1; Reroofing – New Section.

19.05.707 Alterations-Level1; Energy Conservation. – Change Section number to 708 – **Delete from Title 19.**

808.3 Alterations-Level2; Building Elements and Materials – Removed 803.3.1 Compartmentation and 803.3.2 Fire resistance rating and replace with Smoke compartments with reference to Section 407.5 of the IBC.

803.6 Alterations-Level2; Building Elements and Materials; Fire-resistance rating – New section dealing with sprinkler retrofits for existing buildings.

804.4.1.3 Alterations-Level2; Fire Protection; Group I-2 – Reworded same meaning.

805.3.1.1 Alterations-Level2; Means of Egress; Minimum number of exits; Single-exit buildings #4 – Changed from “community residences for the developmentally disabled” to Group R-4. Increased occupant load from 12 to 16. Changed “stair” to “stairway.”

805.3.1.2 Alterations-Level2; Means of Egress; Minimum number of exits; Fire escapes required – Added “For other than Group I-2”.

805.3.1.2.1 Alterations-Level2; Means of Egress; Minimum number of exits; Fire escapes required; Fire escape access and details - #3 Changed “stairs” to “stairways” in two places. #4 Changed “stairs” to “stairways”.

805.3.1.2.3 Alterations-Level2; Means of Egress; Minimum number of exits; Fire escapes required; Fire escape access and details; Dimensions – Changed “stairs” to “stairways” in two places.

805.4.5 Alterations-Level2; Means of Egress; Egress doorways; Emergency power source in Group-I-3 – Reworded same meaning. Added exception for remote operating releases.

805.5.2 Alterations-Level2; Means of Egress; Transoms – Added Group I-2 to the list.

805.10 Alterations-Level2; Means of Egress; Refuge areas – New section regarding Refuge Areas.

805.11.1 Alterations-Level2; Means of Egress; Guards; Minimum requirement – was 805.10.1 – changed “stairs” to “stairways”.

806.2 Alterations-Level2; Accessibility; Stairways and escalators in existing buildings – Changed “stairs”

- to “stairways” in the title and in the body.
- 807.5 Alterations-Level2; Structural; Existing structural elements resisting lateral loads; - Added exception allowing 10% rule if demand/capacity ratio with the alteration is not more than 10% greater.
- 808.1 Alterations-Level2; Electrical; New installations – Changed requirements reference from Chapter 7 to NFPA 70.
- 19.05.810.1 IPC reference – **Keep deletion.**
- 19.05.811 IECC reference – **Delete from Title 19.**
- 902.2 Alterations-Level3; Special Use and Occupancy; Boiler and furnace equipment rooms – Changed references from actual facilities to Occupancy Groups. Changed maximum BTU requirement from R-3 – 200,000 or less to all Occupancies – 400,000 or less.
- 904.1 Alterations-Level3; Fire Protection; Automatic sprinkler systems – Changed “all work areas” to “a work area”.
- 904.1.1 Alterations-Level3; Fire Protection; Automatic sprinkler systems; High rise buildings – Dropped reference to 50% of floor area requirement.
- 904.1.3 Alterations-Level3; Fire Protection; Automatic sprinkler systems; Upholstered furniture or mattresses – New subsection requiring sprinklers in work areas for certain F-1, M, and S-1 that deal with upholstered furniture and mattresses.
- 904.2 Alterations-Level3; Fire Protection; Automatic sprinkler systems; Fire alarm and detection systems -Changed references from 804.1.1 and 804.1.3 to Section 907 of the IBC.
- 906.2 Alterations-Level3; Accessibility; Type B dwelling or sleeping units – Dropped “added” from first and Last sentences. Added an exception exempting occupancies issued a CO before 3/15/91.
- 907.4.2 Alterations-Level3; Structural; Substantial structural alteration – Added reference to 301.1.4.2 of the IBC.
- 907.4.3 Alterations-Level3; Structural; Seismic design Category F – New subsection dealing with structural alterations in Seismic design Category F.
- 907.4.4 Alterations-Level3; Structural; Limited structural alteration – added reference to Seismic design category F.
- 907.4.5 Alterations-Level3; Structural; Wall anchors for concrete and masonry buildings – Added reference to 301.1.4.2 of the IBC.
- 907.4.6 Alterations-Level3; Structural; Bracing for unreinforced masonry parapets – Added reference to 301.1.4.2 of the IBC.
- 19.05.908 Alterations-Level3; Energy Conservation – Delete from Title 19.
- 1001.2 Change of Occupancy; General; Certificate of occupancy – Section and subsection reworded. Same meaning.
- 1002.1 Change of Occupancy; Special Use and Occupancy; Compliance with the building code – Added
Group I-2 Occupancies to the list of special uses which kick in compliance to all applicable requirements of the IBC.
- 1004.1 Change of Occupancy; Fire Protection; General – More specific on fire protection system threshold requirements.
- 1007.3.1 Change of Occupancy; Structural; Seismic loads; Compliance with IBC level seismic forces - Reworded same meaning.
- 1009.1 Change of Occupancy; Mechanical; mechanical requirements – No noticeable changes.
- 19.05.1010.1 Change of Occupancy; plumbing; increased demand – **Keep (John’s Action Item)**
- 1012.1.1.1 Change of Occupancy; Change of Occupancy Classification; Change of occupancy classification without separation – more specific same meaning.
- 1012.1.1.2 Change of Occupancy; Change of Occupancy Classification; Change of occupancy classification with separation – more specific same meaning.
- 1012.2.1 Change of Occupancy; Change of Occupancy Classification; Fire protection systems; Fire sprinkler system – more specific same meaning.
- 1012.2.2 Change of Occupancy; Change of Occupancy Classification; Fire protection systems; Fire alarm and detection system – more specific same meaning.
- 1012.5.1 Change of Occupancy; Change of Occupancy Classification; Heights and areas; Height and area
for change to higher hazard category – Added exception for high rise buildings as long as they’re equipped with NFPA 13 sprinkler system.

19.05.1012.8 Change of Occupancy; Change of Occupancy Classification; Accessibility – **Keep**
 1102.2 Additions; Heights and areas; Area limitations – In exception changed stair shat to stairway shaft.
 1103.3 Additions; Structural; Lateral force-resisting system #2 - More specific.
 1103.3.1 Additions; Structural; Lateral force-resisting system; Vertical addition – Changed “IBC” at end
 of the section to “International Building Code”.
 1103.5 Additions; Structural; Flood hazard areas – Added references to Section R322 of the IRC in 7 places.
 1201.4 Historic Buildings; General; Flood hazard areas – Added reference to Section R322 of the IRC.
 1203.9 Historic Buildings; Fire safety; Stairway railings – Changed “stairs” to “stairways”.
 1204.4.1 Historic Buildings; Alterations; Site arrival points – Added requirement for access route to the
 accessible entrance.
 1205.5 Historic Buildings; Change of Occupancy; Roof covering – Added reference to ASTM E 108 or UL
 790.
 1205.9 Historic Buildings; Change of Occupancy; Finishes – Added reference to ASTM E 84 or UL 723.
 1205.11 Historic Buildings; Change of Occupancy; Stairways and guards – Changed “stairs” to
 “stairways and “railings” to “guards” in the title and railing to guards in the body and the exception.
 19.05.1401.2 Performance compliance methods; Applicability – **Keep**
 19.05.Appendix A Guidelines for the seismic retrofit of existing buildings – **Keep**
 19.05.Appendix B Supplementary accessibility requirements for existing buildings and facilities.
 19.05.Resource A Guidelines on fire ratings of archaic materials and assemblies – **Keep**

- **Charlie announced the date for the joint meeting with JCOS - 4/18/2018**
 He mistakenly announced the date as 3/28/2018.

V. Remaining Action Items

- Pat to begin review of 2014 NEC
- John to complete research '97 UBC versus 2015 IBC and 2015 UPC on minimum number of required fixtures.

VI. New Action Items

- **Chris to review Appendix C of the IEBC.**

VII. Old Business

- **Progress on 2015 Code Review:**
Doug completed review of the 2015 Uniform Plumbing Code
Charlie completed review of the 2015 IPMC
Charlie completed review of 2015 IEBC
- CBJ Commission on Sustainability – IECC Adoption. – Coordinate a date for joint meeting with JCOS.
- Discussion on thermal standard modification – exterior walls.
 Charlie presented Code Modification allowing a minimum R-23 stud bay insulation
 As an acceptable option to the R-19 stud bay insulation + R-5 continuous insulation requirement in the 2012 International Residential Code. The Committee approved with a mention that JCOS may have a different opinion once we meet with them to discuss the adoption of the IECC.
- Joann informed the Committee that she will not be seeking reappointment. She said that one of her associates, Armando DeGuzman was going to apply.

VIII. New Business

None

IX. Schedule for Next Committee Meeting

- TBD
- **Adjournment**
6:20PM