



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

February 28, 2018

5:00 PM

Juneau Fire Station

I. Roll Call

Committee members present: Doug Murray, Joann Lott., Chris Gianotti
CBJ staff present: Charlie Ford, John Young
Others present: Armando DeGuzman

II. Approval of Minutes

Minutes from February 7, 2018 meeting – Approved.

III. Public Participation of Non-Agenda Items

None

IV. Completed Action Items

Charlie Completed review of 2015 IPMC

19.11.Chapter 1 Administration – **Keep**

107.2 Notices and Orders; Form; #5 – Changed “owner” to “owner or owner’s authorized agent”

108.2.1 Unsafe Structures and Equipment; Closing of vacant structures – Changed “owner” to “owner
or

owner’s authorized agent” in two places

108.3 Unsafe Structures and Equipment; Notice - Changed “owner” to “owner or owner’s authorized
agent”

108.6 Unsafe Structures and Equipment; Abatement methods - Changed “owner” to “owner or owner’s
authorized agent”

109.5 Emergency Measures; Costs of emergency repairs - Changed “owner” to “owner or owner’s
authorized agent”

110.1 Demolition; General - Changed “owner” to “owner or
owner’s authorized agent” in two places

110.3 Demolition; Failure to comply - Changed “owner” to “owner or owner’s authorized agent”

19.11.201.3 Definitions: Terms defined in other codes. - **Delete**

19.11.202 Definitions; General Definitions

(B) Change date to (new adoption date) – **Keep**

202 Definitions; General Definitions; **Cost of Such Demolition or Emergency Repairs** - New
Definition

Historic Building - New Definition

Infestation – New Definition

19.11.302.4 Exterior property areas; Weeds – **Keep**

19.11.503.3 Toilet rooms; Location of employee toilet facilities – **Keep**

19.11.602.3 Heating facilities; Heat supply – **Keep**

19.11.702.4 Means of Egress; Emergency escape openings – **Keep**

704.1.2 thru 704.2.4 – New Sections or rewording.

19.11.705.1 Fire Safety Requirements; Carbon monoxide detectors - **Keep**

19.06.1.312.1 – Protection of piping, materials, and structures. – **Keep**

Charlie Begins Review of 2015 IEBC

19.05.010 International Existing Building Code (IEBC) adopted. – Capitalize the e in the second existing in

the section body.

19.05.100 Administration – **Keep**

19.05.202 Definitions – Change (B) to reflect ne effective date.

New Definitions - Approved

Change of Occupancy

Deferred Submittal

Historic Building – Reworded, same meaning.

Relocatable Building

Repair

Reroofing

Roof Recover

Roof Replacement

Chapter 3 – Changed title from “Compliance Methods” to “Provisions for All Compliance Methods”.

301.1 Administration; General – Reworded, same meaning.

301.1.4 Administration; General; Seismic Evaluation and Design Procedures – Dropped reference to ASCE 31.

301.1.4.1 Administration; General; Compliance with IBC level seismic forces – No change – accordance

broken with a hyphen.

301.1.4.1 Administration; General; Compliance with IBC level seismic forces - #2 – Reworded, same meaning.

301.1.4.2 Administration; General; Compliance with reduced IBC level seismic forces – No change - levels broken with a hyphen.

Tables 301.1.4.1 and 301.1.4.2 – Changed to coincide with ASCE 41 changes. (I think)

301.1.4.2 Administration; General; Compliance with reduced IBC level seismic forces

2.5 – Specific reference to Risk Categories.

3. – Dropped reference to ASCE 31.

Chapter 4 Prescriptive Compliance Method

402.2 Prescriptive Compliance Method ; Additions; Flood hazard areas – Added reference to IRC Section

R322 in two places.

402.4 Prescriptive Compliance Method; Additions; Existing structural elements carrying lateral loads - Added reference to ASCE 41 and Table 301.1.4.1.

403.2 Prescriptive Compliance Method; Alterations; Flood hazard areas – Added reference to IRC Section R322 in two places.

403.4 Prescriptive Compliance Method; Alterations; Existing structural elements carrying lateral loads -

Added reference to ASCE 41 and Table 301.1.4.1.

403.4.1 Prescriptive Compliance Method; Alterations; Existing structural elements carrying lateral loads;

Seismic design category F – New section. We don’t deal with category F.

403.5 Prescriptive Compliance Method; Alterations; Bracing for unreinforced masonry parapets upon reroofing - New section.

403.6 Prescriptive Compliance Method; Alterations; Wall anchorage for unreinforced masonry walls in major alterations – New section.

403.7 Prescriptive Compliance Method; Alterations; Bracing for unreinforced masonry parapets in major

alterations – New section.

403.8 Prescriptive Compliance Method; Alterations; Roof diaphragms resisting wind loads in high wind areas – New section.

403.11 Prescriptive Compliance Method; Alterations; Refuge areas – New section and subsections

dealing with refuge area requirements.

404.2.1 Prescriptive Compliance Method; Repairs; Evaluation – New reference to ASCE 41 and Table 301.1.4.2 for evaluation of earthquake loads.

404.2.2 Prescriptive Compliance Method; Repairs; Extent of repair for compliant buildings – Reworded

same meaning.

404.2.3 Prescriptive Compliance Method; Repairs; Extent of repair for noncompliant buildings – New reference to ASCE 41 and Table 301.1.4.2 for evaluation of earthquake loads.

404.4 Prescriptive Compliance Method; Repairs; Less than substantial structural damage – Reworded same meaning.

404.5 Prescriptive Compliance Method; Repairs; Flood hazard areas – Added reference to IRC Section R322 in two places. Removed reference to IBC Section 202.

404.5.1.3 Prescriptive Compliance Method; Fire Escapes; New fire escapes – Added lot lines to the list of

limiting features.

405.4 Prescriptive Compliance Method; Fire Escapes; Dimensions – Changed “stairs” to “stairways”.

406 Prescriptive Compliance Method; Glass Replacement and Replacement Windows – Changed title from “Glass Replacement” and added Sections 406.2 and 406.3 detailing replacement requirements.

407.1 Prescriptive Compliance Method; Change of Occupancy; Conformance – Reworded same meaning.

Added an exception referencing Section 407.4 relating to seismic requirements.

407.1.1 Prescriptive Compliance Method; Change of Occupancy; Conformance – New subsection detailing requirements for a change in the character of use.

407.4 Prescriptive Compliance Method; Change of Occupancy; Structural – Added reference to ASCE 41

and Table 301.1.4.1 for seismic evaluations.

408.1 Prescriptive Compliance Method; Historic Buildings – Reworded same meaning.

408.2 Prescriptive Compliance Method; Life safety hazards – Reworded same meaning.

408.3 Prescriptive Compliance Method; Flood hazard areas – Added reference to IRC Section R322 in two places.

410.7 Prescriptive Compliance Method; Accessibility for Existing Structures; Alterations affecting an area containing a primary function – 2nd “accessible no longer italicized.

410.8.4 Prescriptive Compliance Method; Accessibility for Existing Structures; Stairways and escalators

in existing buildings – Changed “stairs” to “stairways” in two places and dropped reference to

Section 1104.5.

410.8.10 Prescriptive Compliance Method; Accessibility for Existing Structures; Toilet rooms – Added wording requiring signage at inaccessible toilet and bathing rooms indicating location of accessible facilities.

410.8.14 Prescriptive Compliance Method; Accessibility for Existing Structures; Amusement rides – New

Section.

Chapter 5 Classification of Work

Section 505.1 Alteration-Level 3; Scope – dropped “aggregate area of the building” now states “50% of

the building area”.

Chapter 6 Repairs

601.3 Repairs; General; Flood hazard areas – Added reference to Section R322 of the IRC.

606.2.4 Repairs; Structural; Flood hazard areas – Added reference to Section 1612 of the IBC and Section

R322 of the IRC.

Chapter 7 Alterations-Level 1

702.4 Alterations-Level 1; Building Element and Materials; Window opening control devices – New Section.

702.5 Alterations-Level 1; Building Element and Materials; Emergency escape and rescue openings –

New Section.
705.1.7 Alterations-Level 1; Accessibility; Accessible dwelling or sleeping units – Was 705.1.8 –
Dropped
reference to Chapter 9 of the IBC.
705.1.9 Alterations-Level 1; Toilet rooms – Was 705.1.10 – Added wording requiring signage at
inaccessible toilet and bathing rooms indicating location of accessible facilities.
706 Alterations-Level 1; Reroofing – New Section.

V. Remaining Action Items

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

VI. New Action Items

- **John to research '97 UBC versus 2015 IBC and 2015 UPC on minimum number of required fixtures.**
- **Charlie announced the two new Committee members.**
Heidi Ceruto – has some Code experience.
Alan Wilson – Local General Contractor.
- **Charlie announced the date for the joint meeting with JCOS - 4/18/2018**
He mistakenly announced the date as 3/28/2018.

VII. Old Business

- **Progress on 2015 Code Review:**
Doug completed review of the 2015 Uniform Plumbing Code
Charlie completed review of the 2015 IPMC
- 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

- 3/14/2018
- **Adjournment**
5:50 PM