

**BUILDING TRADES BOARD
CITY OF STILLWATER, OKLAHOMA
January 26, 2016 Meeting Minutes**

Members Present:

Daryl Krehbiel Kyle Kelty Ken Baker

Members Absent:

Cade Pearson Waylon Shields

Staff Present:

Paula Dennison Dennis McGrath Cindy Gibson

Guests:

Craig Higley Ron Layes Jim Watson
Dan Siebert Ron Walker Roger Gose

1. CALL MEETING TO ORDER.

Mr. Krehbiel called the meeting to order at 5:34 PM.

2. MISCELLANEOUS ITEMS FROM THE BOARD:

- a. Elect representative to Property Maintenance Hearing Board.

Mrs. Cindy Gibson, Clerk explains that the Building Trades Board nominates a representative to the Property Maintenance Hearing Board on a quarterly basis; last nomination was in August 2015; Mr. Kelty currently serves the board; and asks for a nomination. Mr. Kelty states that he has been attending this board and can continue to serve if no one else is interested; none respond.

Mr. Baker nominates Mr. Kyle Kelty, Mr. Krehbiel seconds.

D. Krehbiel	W. Shields	K. Kelty	C. Pearson	K. Baker
Yes	Absent	Yes	Absent	Yes

3. MISCELLANEOUS ITEMS FROM STAFF:

- a. Determination of Sediment Trap Installation Method, 2009 IRC G2419.4 (408.4).

Paula J. Dennison, Development Services presents staff's report.

Mr. Kelty states that he has had experience in this area and find either work well; the inspector has been going about it with the "best" method, however, its not always the case as it can't always been done that way; and when speaking with inspection staff, was notified that the determination must come before this board for recommendation.

Mr. Kelty stated that when he reviewed the Carrier method of installation, it was shown both ways; states that the G2419.4(1) diagram is what is seen on most drawings and the G2419(2) is not as well but what is seen on most package units; and as long as there is a sediment trap installed there shouldn't be an issue.

Mrs. Dennison presents alternatives, which are:

1. Find that both installation methods remain viable and take no action.
2. Find that the staff recommended installation method is preferred and recommend that single installation method as a text amendment to the City Council.

Mrs. Dennison explains that alternative #1 would be in keeping with what is currently done and alternative #2 would be a recommendation that would have to go before the City Council for adoption in the City Code.

Mr. Kelty moved to approve Alternative #1, Mr. Baker seconded.

D. Krehbiel	W. Shields	K. Kelty	C. Pearson	K. Baker
Yes	Absent	Yes	Absent	Yes

- b. Request for Consideration of Local Amendment to Bathroom Ventilation Requirements, 2009 IRC R303.3.

Paula J. Dennison, Development Services presents staff's report and alternatives.

Mrs. Gibson asked if there are any questions for staff; none respond. Floor is opened for discussion.

Mr. Craig Higley, comes to speak on the following:

- As a citizen, would like to see this code changed.
- It is not a good building practice.
- Currently, the amendment states that a bathroom fan can be ventilated directly into an attic space.

- Based upon information provided, the bathroom fans should be ventilated outside of the dwelling structure.
- Concerned that the moisture from the bathroom ventilation fan into the attic then attic ventilation not being able to handle that moisture.
- Believes that any attic ventilation was setup to meet minimum standards for heated moisture that would be gathering in the attic through means of natural ventilation from the house or outdoors.
- The minimum standards are only applicable to what the attic will collect.
- By introducing moisture from a bathroom fan into the attic creates situations where it is above and beyond for what the attic ventilation is not intended to handle.
- Some of the issues that arise is mold growth, structural damage from water, the OSB sheathing and rafters themselves.
- Moistures, when coming in contact with insulation, reduces the insulation's ability to maintain a conditioned space from an unconditioned space.
- Conditions such as this time of year, when moist warm air goes into an attic space where it's cold, then you can create a "snow" affect in the attic or condensation onto the structure members.
- There is no way that the attic ventilation will be able to handle the moisture in this situation, properly.
- Believes that the IRC has been put together by multiple parties, building officials from around the country and they will aware of the situations that are created in these instances.
- Contacted vendors to confirm their recommendation.
- Wasn't able to locate any other codes where this practice is allowed.

Mr. Krehbiel asks if there is any one else that wishes to speak.

Mr. Ron Walker, comes to speak on the following:

- Concern is not to debate this particular issue as there are lot of pros and cons.
- Concern is that there is no building official at this time.
- There is a new code being adopted at the state level, probably this fall, and with that will come a lot of discussion and amendments.
- Basically, current amendments will be mute as the new code comes in.
- That will be an opportunity for a larger group to have input on amendments that are needed or can have.
- Would be more appropriate when a full time building official is in place.
- Doesn't see this as an emergency.
- Have not had any reports of imminent problems.
- Other issue is trying to keep the builders up-to-date on amendments and code changes and this, at times, is difficult to do.

- This change has been in effect since 2004.
- Doesn't believe that this is the proper procedure for this board to go into because is this board going to have a monthly meeting for citizens to bring things they aren't happy with or will it be better to wait for the process to come to review the new code for amendments.
- Doesn't know what the new code will bring, on this issue or any issue.
- Hope this isn't going to be a laundry list of changes when it can't be shown that there have been serious issues or consequences.
- Many builders are following the code as written, not amended, as what is seen in the field.

Mr. Jim Watson, comes to speak on the following:

- Believes that the appropriate method is to vent outside of the attic.
- Believes that this should wait until a new building official is in place to review methods.
- Only instances of emergencies should come before the board at this time and doesn't believe this is an issue of emergency.

Mr. Dan Seibert, comes to speak on the following:

- Speaking on behalf of the Home Builders and as a builder.
- There is a process as it should go before the building official for resolution.
- Coming before this board only if a satisfactory resolution cannot be determined.
- Need to make the transition to the new code as manageable as possible as it is going to difficult enough.

Mrs. Gibson asked if there is anyone else that wishes to speak.

Mr. Higley asked for clarification as to why the contracted building official was not brought into this conversation.

Mr. Walker responds that the procedure is that the applicant first go to the building official. Mr. Higley responds that he is following the procedure he was told to. Mr. Walker comments that the charter of this board is to hear appeals that are directed to the building official and if the building official is not happy with the interpretation received then it will proceed to the board. Mr. Walker asked if he appealed it to the contracted building official; Mr. Higley responded that he was not directed to and that is why he questioned what the contracted building official's responsibility is.

Mrs. Dennison responds that the charge of the City Manager under charter and code is to make any determination and interpretation, directions for any

type of action at the staff level; legally the City Manager will act as all department heads, all city officials, etc.; the City Manager has authorized the position of city employment for building official then when that position is filled, which it is not currently, then the default is back to the department head, which is Mrs. Dennison; as department head for the function of the building safety in the city and when the request came to her, believed that this body – as the recommending body of consideration of code adoption, changes, local amendments or anything, that this body was the proper place to take the request because the City of Stillwater wants citizens, if they have concerns with any law, to bring it to the appropriate body through staff; it come through Mrs. Dennison, therefore, it is here before this board for consideration.

Mr. Dennis McGrath, Assistant City Attorney, states that Mrs. Dennison is correct in her advice to you and explanation to you on how the process works; Mrs. Dennison is the default; it is now before the board to make a recommendation, or not, to go to City Council as that is what the board is tasked with; to take information from all parties and the department head who is acting as the building official's supervisor and the board can make a recommendation as seen fit.

Mr. Kelty comments that this topic has been an issue for as long as he can recall; not worth arguing about it now; might look at making it tighter in the 2015 code, if needed; and most attic ventilation is designed to handle it.

Mr. Baker asks for clarification as to whether or not these amendments will be mute when the new code is adopted; Mr. Kelty responds yes.

Mr. Kelty moves to accept Alternative #1, Mr. Ken Baker seconds.

D. Krehbiel Yes	W. Shields Absent	K. Kelty Yes	C. Pearson Absent	K. Baker Yes
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c. Update on Oklahoma's NEC 2014 adoption.

Paula J. Dennison, Development Services advises the Board that Les Currie, Electrical Inspector, wanted to let the Board know that the State of Oklahoma is preparing to adopt the NEC 2016 code and the Board should prepare to review the code and amendments later in 2016 for the State of Oklahoma.

No action required.

d. Approval of Minutes of November 25, 2014 Meeting.

Mrs. Gibson states that these minutes could not be approved at the last meeting due to lack of current members having been attendance at this meeting. Mrs. Gibson asks for changes and/or corrections; none respond.

Mr. Krehbiel moved, Mr. Kelty seconded to approve the November 25, 2014 minutes as presented.

D. Krehbiel Yes	W. Shields Absent	K. Kelty Yes	C. Pearson Absent	K. Baker Yes
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e. Approval of Minutes of August 25, 2015 Meeting.

Mrs. Gibson asks if there are changes and/or corrections; none respond.

Mr. Baker moved, Mr. Kelty seconded to approve the August 25, 2015 minutes as presented.

D. Krehbiel Yes	W. Shields Absent	K. Kelty Yes	C. Pearson Absent	K. Baker Yes
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f. Next regular scheduled meeting is Tuesday, February 23, 2016.

No action required.

4. ADJOURNMENT.

Meeting is adjournment at 6:06 PM.