

**BUILDING TRADES BOARD
CITY OF STILLWATER, OKLAHOMA
August 7, 2017 Special Meeting Minutes**

Members Present:

Daryl Krehbiel Kyle Kelty Cade Pearson
Waylon Shields

Members Absent:

Staff Present:

Melissa Higgins Dennis McGrath Kirk Crisp

Guests:

Charles Snyder Roger Gose

1. CALL MEETING TO ORDER.

Mr. Krehbiel called the meeting to order at 5:41 PM.

2. MISCELLANEOUS ITEMS FROM THE BOARD:

Mrs. Higgins announces that Mr. Pearson was reappointed to the board by the City Council and there is still a remaining vacant seat for residential building should anyone know of someone willing to serve.

3. MISCELLANEOUS ITEMS FROM STAFF:

- a. Discussion and possible action regarding draft Ordinance 3414 to Chapter 10 adoption of 2015 I-Codes and 2014 NEC code.

Kirk Crisp, Development Services presents staff's report.

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

Mr. Kelty asks Mr. Krehbiel if he had seen anything that caused concern.

Mr. Krehbiel states that he has no issues other than one grammatical error that was noted.

Mr. Snyder states that he would like to comment and make note regarding Table N1102.1.4, addressing requirements for energy efficiency, has some verbiage that was left out regarding the insulation requirements with slabs that include heating systems such as radiant heating or duct work. Mr. Snyder would like it noted and/or corrected to insure City of Stillwater is meeting the state minimum requirements.

Mr. Kelty states that in those instances the current practice is to insulate to those standards when radiant heating systems are placed in slabs.

Mrs. Higgins asks Mr. Snyder where the corrected table is available. Mr. Snyder responds that it is available on the publisher's website.

Mr. Crisp states to clarify his intention and reasoning in this matter to the board he is taking into consideration the current practice and possible termite infestation he didn't intend to enforce that as required. He understands Mr. Snyder's stance on the matter but his opinion is to take the small loss in heat value as opposed to increasing possibility of termite damage.

Mr. Kelty states he believes radiant heating slabs should be insulated.

Mr. Crisp asks how he would protect from termites and other issues coming from below grade.

Mr. Snyder states it's possible to insulate on the inside of the footing but the slab would have to be designed/built a little differently to meet that requirement.

Mr. Kelty states he believes that wouldn't see how that would gain anything.

Mr. Crisp states you would still have loss from the slab.

Mr. Gose asks about insulating on the perimeter as his current practice is to insulate the outside of the footing and stem.

Mr. Crisp states if he does insulate from below grade and will still have the 6-8 inches of concrete above there will still be loss.

Mr. Gose states that he insulates all the way up and protects it by using seal flashing over the seal flashing to have no loss and protect from termites.

Mr. Snyder states that there are other products and methods to meet the standard and protect from termites and would have to also argue that if this

is not put in the code it will not meet the state minimum requirements for chapter 11 for energy efficiency and would not be able to have an energy rating.

Mr. Kelty states he only sees this being an issue if they are installing a radiant heating floor.

Mr. Snyder states if they are installing a generic slab with no heating or cooling system in it like 95% of the houses built in Stillwater the current table drafted would apply and there would be no issue.

Mr. Kelty states he doesn't feel it would be much loss by only insulating the footing and leaving the 6-8 inches of stem wall uninsulated. He recommends to builders that the stem wall be insulated but that is not always the practice. He states Mr. Snyder is looking at it more from an energy code standpoint whereas Mr. Crisp is looking at the building aspect of it.

Mr. Crisp states they're debating one chapter of code versus another.

Mr. Gose asks if Mr. Crisp would allow the insulation to be installed completely over the perimeter.

Mr. Crisp states he would allow it but he is trying to avoid completely changing the current practice in insulating that edge.

Mr. Gose reiterates to clarify what Mr. Snyder is asking of the board that in the instances that a slab has any kind of heated floor that perimeter insulation is required to meet the minimum state code requirement. Mr. Snyder confirms.

Mr. Kelty states that it doesn't seem like a major issue since the 1% of people installing those types of floors for the energy rating would be installing extra insulation regardless. It doesn't make sense to require Mr. Crisp to enforce that when so few are installing that type of slab.

Mr. Gose states that it would be another inspection for Mr. Crisp.

Mr. Crisp states that this is just the minimum. We can do over and above.

Mr. Pearson states his understanding is that everyone is fine with the draft ordinance as is.

Mr. Gose states yes as long as the perimeter insulation is allowed. Mr. Crisp confirms.

Mr. Pearson moves to approve draft Ordinance 3414, Mr. Kelty seconded.

D. Krehbiel	W. Shields	K. Kelty	C. Pearson	Vacant
Yes	Yes	Yes	Yes	

b. Discussion and possible action regarding draft Ordinance 3415 to Chapter 20 adoption of the 2015 fire codes.

Kirk Crisp, Development Services presents staff's report.

Mrs. Higgins asked if there are any questions for staff.

Mr. Pearson asks if the Fire Department had any comments regarding this draft ordinance. Staff responded that no comments were received.

Mr. Gose asks why there are two different ordinances since fire is part of the I-codes.

Mrs. Higgins states that since they are in different chapters of the City code it is required to separate them for adoption.

Mr. Kelty asks if there any major changes the board should be aware of.

Mr. Crisp states it's a pretty standard update. Staff is being more stringent on outdoor cooking on balconies and wood decks. The water pressure requirements are the same as the City has previously had. The code update is very specific on the Fire department handling the maintenance and code enforcement after occupancy. There is more detailed information regarding exiting and signage requirements since it's not in the electric code.

Mr. Pearson states he didn't see anything that would be an issue.

Mr. Crisp states that the state code amended out the voice alarm and emergency requirement for the fire alarm systems and the City has put that section back in to the code adoption.

Mr. Kelty asks for clarification on what that requirement is. Staff explains the voice alarm notification.

Mrs. Higgins asks if there are any other questions or comments; none respond.

Mr. Kelty moves to approve draft Ordinance 3415, Mr. Pearson seconds.

D. Krehbiel Yes	W. Shields Yes	K. Kelty Yes	C. Pearson Yes	Vacant
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- a. Next regular scheduled meeting is Tuesday, August 28, 2018.

No action required.

4. ADJOURNMENT.

Mr. Pearson moves to adjourn, Mr. Shields seconds.

D. Krehbiel Yes	W. Shields Yes	K. Kelty Yes	C. Pearson Yes	Vacant
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Meeting is adjourned at 6:03 PM.