

State of Oregon
Final

Residential Structures Board

Regular board meeting minutes

January 7, 2009

- Members present:** David DeHarpport, Vice-chair
Phil Damiano *teleconference*
Mike Goodrich
Kathryn Gray
Douglas Lethin
John Mills *new member*
- Members absent:** Ray Miller, Chairman
Scott Caufield
- Staff present:** Mark Long, administrator
Chris Huntington, policy and technical services manager
Richard Rogers, structural program chief
Aeron Teverbaugh, policy analyst
Matthew Barber, policy analyst
Shauna Parker, rules coordinator
Debi Barnes-Woods, division boards coordinator
- Guests present:** Johnathan Balkema, Oregon Home Builders Association (OHBA)
Chuck Day, Adair Homes
John Caul, Oregon State Fire Marshal's Office
James Bela, Oregon Earthquake Awareness
Don Miner, Oregon Manufactured Housing Association
Steve Strawn, JELD-WEN

I. Board business

A. Call to order

Vice-chair David DeHarpport called the Residential Structures Board meeting to order at 9:30 a.m. The meeting was held at the Building Codes Division, Conference Room A, 1535 Edgewater Street NW, Salem, Oregon.

B. Roll call

Chairman Ray Miller and Scott Caufield were absent excused. Phil Damiano was connected by teleconference.

C. Approval of agenda and order of business

Vice-chair David DeHarpport **RULED** the agenda and order of business approved.

D. Approval of the board meeting minutes of October 1 and November 6, 2008

Vice-chair DeHarpport **RULED** the regular meeting minutes of October 1, 2008 approved and the special teleconference meeting minutes of November 6, 2008 approved as written.

E. Date of the next meeting

April 1, 2009

F. Welcome new board member John Mills representing the residential building trade sub-contractor

II. Public comment - None

III. Reports

A. Building Codes Division report

Chris Huntington, manager of policy and technical services, reviewed the content of the BCD Update packet of information. He noted that the division began accepting state building code amendment proposals relating to increasing energy efficiency in commercial buildings through construction practices or methods, for possible adoption on April 1, 2010. A commercial energy conservation group will be gathered to review submittals for the new energy code not only to the structural specialty code but will also look for opportunities to increase energy efficiency in the mechanical, electrical, plumbing, and boiler specialty codes. This group will be separate from the commercial code committee and the mechanical code committee groups. The division is proposing "robust" changes to the current state building code to increase energy efficiency of commercial buildings by significant margins over the current requirements.

Manager Huntington briefly discussed the governor's climate change legislative package for the 2009 Legislative Session. He noted that the package would make key investments in greenhouse gas reduction, energy efficiency and conservation, renewable energy, and sustainable transportation.

The governor's proposal also includes a concept for energy performance certificates, which would serve a function similar to miles per gallon ratings for vehicles. Certificates would be generated at little cost and be a great benefit to potential building owners and tenants.

The division is taking the lead for energy efficiency in buildings. The goal is for buildings to have net-zero energy consumption by the year 2030. Legislation has been introduced to require commercial structures, between now and the year 2012, be significantly more energy efficient than current standards. This would be the first step in creating a schedule between 2012 and 2030 to meet the goal of zero emissions in commercial as well as residential buildings. This goal would be achieved by providing both a standard code and a “reach” code for each code cycle. The reach code would consist of optional requirements exceeding the energy standards in the building code. Financial incentives would be available for builders meeting reach code requirements. These same requirements would then be added to the code as standard in the next code cycle.

B. Program update

This item was discussed under the division update.

IV. Communications

A. Update on Section R703.1 of the 2008 Oregon Residential Specialty Code – Means of draining water that enters the siding assembly

Manager Huntington noted that at the board’s October meeting, the division agreed to convene a task force to discuss issues surrounding new code language in the Oregon Residential Specialty Code Section R703.1, requiring a means of draining water that enters the wall assembly. The task force agreed that taking a statewide approach rather than a regional approach would be a better way to deal with the issue.

Manager Huntington pointed out issues of concern:

- What is the minimum requirement for providing drainage under ORSC 703.1? What methods/materials will meet the standard?
- Should the requirements be implemented through interpretation or administrative rule?
- How should the standard apply to single-wall construction?
- When will the requirement become effective and will training be provided?

James Bela, president and founder of Earthquake Awareness, noted that the board memo states that in the 2008 ORSC included new model code language requiring an exterior wall to be constructed in such a manner that it prevents the accumulation of water in the wall and provides a means of draining water that enters the assembly to the exterior. Mr. Bela said that most water gets into the wall from the exterior through the vented rain screen from the siding. He noted that a gap is required between the siding and the exterior wall.

He said that the memo was confusing and wanted clarification of what kind of “water” is being talked about in the board memo.

Manager Huntington explained that the board memo is a communication item before the board in keeping the board informed of what took place at the task force meeting. The division is not asking the board to make any type of motion at this time on the issue.

B. Final fire sprinkler report and local amendment rules

Manager Huntington reminded the board of all the discussions and meetings that occurred relating to fire sprinklers in residential homes. He noted that because the division is not adopting a statewide requirement for residential fire sprinklers, the option left open to municipalities wishing to adopt residential fire sprinkler requirements as part of an overall community fire protection plan, is to request the director to approve a local amendment under ORS 455.040.

Don Miner, Manufactured Housing Association, (OMHA) discussed the industry’s proposal to amend the code adding fire sprinklers to be inspected in another way besides during a cover inspection. Mr. Miner noted that with “cover inspections” the process is subject to waiting for the inspector to inspect the fire sprinkler system before the home can go through its complete process. The proposal details a quality assurance process verifying a fire sprinkler is properly installed and all requirements are met. Mr. Miner noted that he is looking for input from the board on the proposal.

James Bela, president and founder of Earthquake Awareness, noted that the proposed document needs more detailed information on cost for sprinkler heads.

V. Appeals – None

VI. Unfinished business

Board concurrence on Oregon Residential Specialty Code R613.2 – Window Sill Height

Structural Program Chief Richard Rogers said that the division is requesting the board pass a motion concurring with the hearing officer’s recommendation to further modify ORSC Section R613.2 and the referenced standard in accordance with the 2009 International Residential Code. The changes that are being proposed to Section R613.2, noted below, reflect the differences between the 2006 IRC and the 2009 edition:

- Glazing below the 24-inch threshold is a hazard only where the glazing includes an operable section. The change to R613.2 clarifies the application of this section to only operable sections.
- Adding a new Section R613.2.1 clarifying that the minimum net clear opening for emergency escape windows cannot be reduced by the opening fall protection device.
- The reference standard; ASTM F 2006, is being deleted because it is only applicable to windows not designated for emergency escape or rescue in installations more than 75 feet above ground level in multiple family dwellings. ASTM F 2090-08 is being retained because it is the specification for “Window Fall Prevention Devices with Emergency Escape Release Mechanisms.”

Manager Huntington added that the board passed a motion at its October 1, 2008 meeting approving the proposed code amendment for adoption as a temporary rule. Testimony received at the public hearing conveyed that this section has been significantly modified in the 2009 IRC to provide needed clarification and to delete an inappropriate standard. The hearing officer recommended that the 2009 IRC modifications be adopted now to minimize hazards associated with persons falling from windows and the administrator agreed.

Steve Strawn, JELD-WEN, suggested that the board follow the division’s recommendation and approve the proposal. He did note however, that industry needs time to incorporate an ASTM approved device into existing products.

James Bela, president and founder of Earthquake Awareness, suggested that the language in R613.2.1 Operation for Emergency Escape, not have the words fall prevention device “shall not” reduce the minimum... His suggested language was; fall prevention device “shall provide a net clear opening of X inches as required by Section R310.1.1 of the code.”

Steve Strawn, JELD-WEN, noted that the language Mr. Bela is suggesting to change is language that has been adopted by the International Residential Code. Mr. Strawn is not in favor of Mr. Bela’s suggested change.

Motion by Kathryn Gray to concur with the administrator and the hearings officer’s findings to adopt the proposed changes based on the 2009 IRC and to proceed with the filing of the permanent rules with the finding that the added cost, if any, is necessary to the health and safety of the occupants or the public or necessary to conserve scarce resources.

Roll call vote taken:

***Yea: John Mills, Douglas Lethin, Kathryn Gray, Mike Goodrich, Phil
Damiano, Vice-chair DeHarpport***

Nay: None

Motion carried unanimously

VII. New business - None

VIII. Announcements – None

IX. Adjournment

Vice-chair DeHarpport adjourned the board meeting at 11:15 a.m.

Respectfully transcribed and submitted by,
Debi Barnes-Woods

Division Boards Coordinator