

**City of Owatonna Building Inspection Division  
Office Uniformity Minutes April 2<sup>nd</sup> and April 9<sup>th</sup>, 2008**

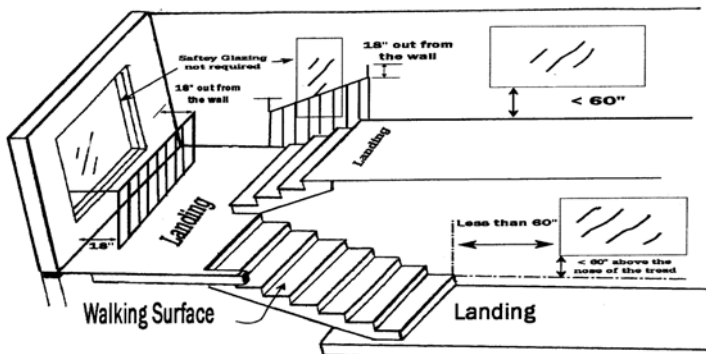
**April 2<sup>nd</sup> 2008**

**Discussion:** Contractors not obtaining permits prior to work starting at job site. Past efforts to double fee work starting without permits has not resulted in a reduction of this practice. Minnesota Department of Labor and Industry, Contractors Licensing Division is beginning to track these occurrences and assist building departments with enforcement and consequences for violations of the building code.

A letter will be sent to the State Department of Labor and Industry, Contractors Licensing Division requesting assistance and review of the contractor's license status for repeat offences in which the contractor has received double fees in the past and continues this practice.

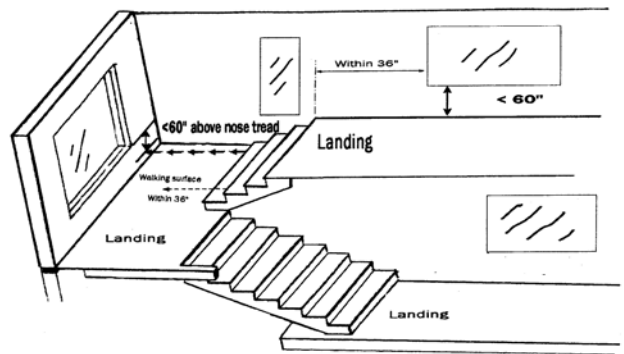
**Discussion:** Continued discussion and review of IRC code section R308.4 (9), (10), (11): hazardous locations at top and bottom of stairs and adjacent to stairs.

**Hazardous Locations**



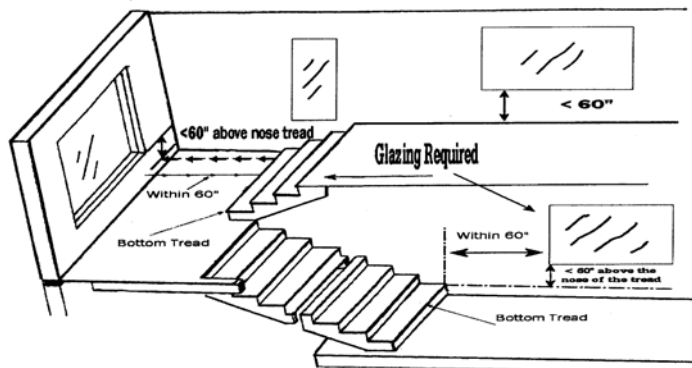
**R308.4 except. 9. Safety glazing in Section R308.4, Items 10 and 11 is not required where:**  
 9.1. The side of a stairway, landing or ramp has a guardrail or handrail, including balusters or infill panels, complying with the provisions of Sections 1012 and 1607.7 of the International Building Code; and  
 9.2. The plane of the glass is greater than 18 inches from the railing.

**Hazardous Locations**



**R308.4 (10) Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.**

**Hazardous Locations**



**R308.4 (11) Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.**

**Discussion:** IRC code section 308.4 #6: glazing within 24 inches of doors. A requested opinion from ICC has been received. Glass within 24 inches of patio doors including fixed panels shall be safety glazed or tempered. Measured from either side door jam. {This is a change from the 1997 building code interpretation and is in line with current interpretation manuals and building code language}.

[http://www2.iccsafe.org/cs/interps/pdf/RE\\_00\\_09\\_05.pdf](http://www2.iccsafe.org/cs/interps/pdf/RE_00_09_05.pdf)

**Q:** Do the hazardous location provisions of Section R308.4, Item 6 apply to sliding door assemblies?

**A:** Yes. Item 6 applies to all doors. A sliding door assembly is a "door"; the 24-inch distance (arc) is measured from the vertical edge of both the fixed and sliding panels of sliding door assemblies.

**Discussion:** A new foundation anchorage detail was reviewed. See IRC code section R602.10.5 footnote c:

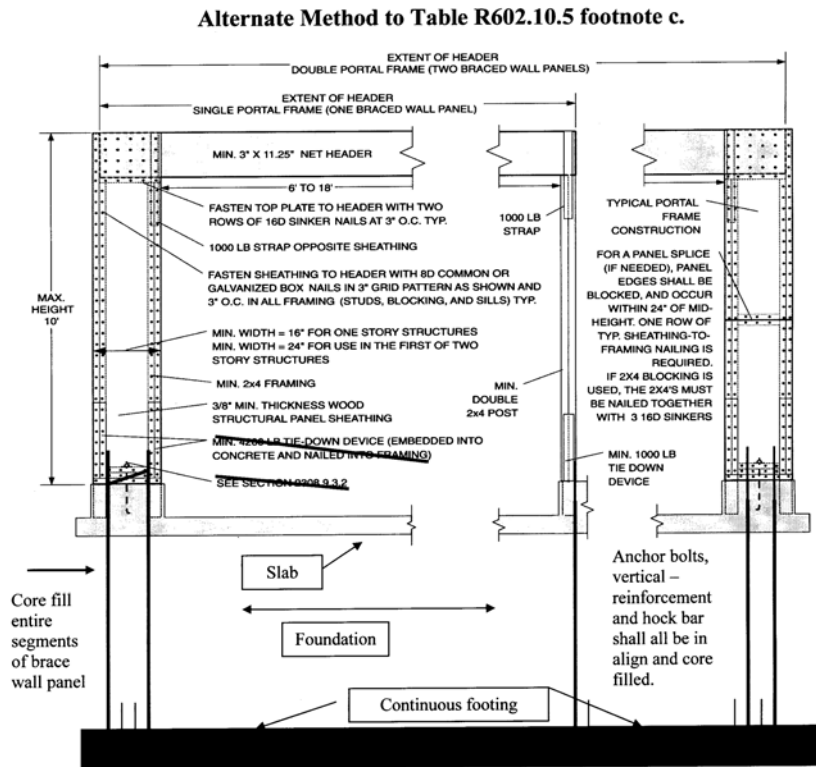


TABLE R602.10.5  
LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL, a, b, c

Walls on either or both sides of openings in garages attached to fully sheathed dwellings shall be permitted to be built in accordance with <sup>4</sup>Section R602.10.6.2 and Figure R602.10.6.2 except that a <sup>1</sup> single bottom plate shall be permitted and <sup>2</sup> two anchor bolts shall be placed at 1/3 points. <sup>3</sup>In addition, tie-down devices shall not be required and the vertical wall segment shall have a maximum 6:1 height-to-width ratio (with height being measured from top of header to the bottom of the sill plate). This option shall be permitted for the first story of two-story applications in Seismic Design Categories A through C.

**Discussion:** Attic Access detail was re-evaluated for additional information and clarification. February / March uniformity minutes include drawings. "NEW" drawings have been included that detail the provisions with additional information.



**ATTIC ACCESS IN GARAGE: POLICY AND INTERPRETATION**

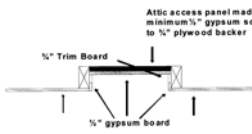
**R309.1 Opening protection.** Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches thick, or 20-minute fire-rated doors.

**R309.2 Separation required.** The garage shall be separated from the residence and its attic area by not less than 5/8-inch gypsum board applied to the garage side.

**Interpretation:** This includes the horizontal attic space located in the ceiling of garages when the ceiling is used as the fire separation and a common attic is shared by both occupancies. This requirement means that the attic access must be constructed of 1) a 2x framed access hatch with 5/8-inch gypsum applied to the bottom side or 2) 1/2" plywood drop-in hatch/door with 5/8" gypsum board applied to the garage side. Hatched door shall be supported by 1/2" wood shelf/ledge.

If a folding Stairway is installed, a framed enclosure shall be constructed as above and around the folding stair rough opening. Minimum 1/2" gypsum board shall be installed on the garage side of the enclosure. An access hatch as described above shall be mounted at the top of the enclosure. Supported by 1/2" shelf/ledge around the stairway with gypsum covering shall be tight to the surrounding ceiling.

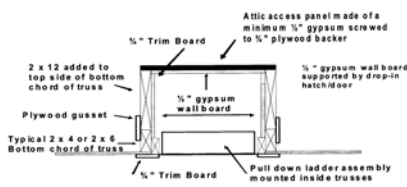
**ATTIC ACCESS IN GARAGE**



**TABLE R702.3.1 MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD**

On ceiling applications to ensure a water-based resin material, either hard or epoxy, applied to the gypsum board shall be applied perpendicular to framing. When applying a water-based resin material, the minimum gypsum board thickness shall be increased from 3/8 inch to 1/2 inch for 10-foot or greater spans and from 1/2 inch to 5/8 inch for 24-foot or greater spans, or through top-mounted support ceiling board shall be used.

**ATTIC ACCESS IN GARAGE**

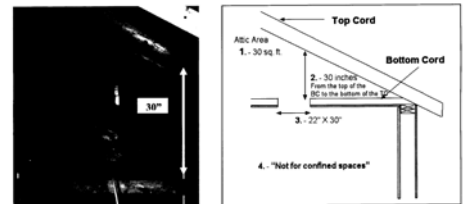


**Pull down garage attic ladder installation requirements to maintain fire resistive separation**

**TABLE R702.3.1 MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD**

THICKNESS OF GYPSUM BOARD (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)		MAXIMUM SPACING OF FASTENERS (inches)	SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING*
			Walls	Ceilings		
1/2	Ceiling	Perpendicular	16	7	12	13 gage, 1 1/2" long, 3/16" head, 0.086" diameter, 1 1/2" long, annular-embedded, 5-coaster nail, 0.086" diameter, 1 1/2" long, 3/16" head
		Wall	Either direction	16	8	16
3/8	Ceiling	Perpendicular	14	7	12	13 gage, 1 1/2" long, 3/16" head, 0.086" diameter, 1 1/2" long, annular-embedded, 5-coaster nail, 0.086" diameter, 1 1/2" long, 3/16" head or gypsum board nail, 0.086" diameter, 1 1/2" long, 3/16" head
		Wall	Either direction	24	8	12
5/8	Ceiling	Perpendicular	16	7	12	13 gage, 1 1/2" long, 3/16" head, 0.086" diameter, 1 1/2" long, annular-embedded, 5-coaster nail, 0.086" diameter, 1 1/2" long, 3/16" head or gypsum board nail, 0.086" diameter, 1 1/2" long, 3/16" head
		Wall	Either direction	24	8	12
5/8	Ceiling	Perpendicular	24	7	12	13 gage, 1 1/2" long, 3/16" head, 0.086" diameter, 1 1/2" long, annular-embedded, 5-coaster nail, 0.086" diameter, 1 1/2" long, 3/16" head or gypsum board nail, 0.086" diameter, 1 1/2" long, 3/16" head
		Wall	Either direction	24	8	16

**R807.1 Attic access.** Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or more. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location. A 30-inch minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.



1. An attic access opening shall be provided to attic area that exceed 30 square feet and
2. that has a 30-inch minimum unobstructed headroom in the attic space.
3. Rough-framed opening shall not be less than 22 inches by 30 inches.
4. Shall located in a hallway or other readily accessible location as approved by the building inspection department.

**April 9<sup>th</sup> 2008**

**Discussion:** Gas Piping Repairs. When is a permit required? \*All Gas piping shall have a mechanical permit. \* Residential gas piping shall be air tested at 25 lbs for 30 minutes. Exception would be new or extended gas piping less than 6 foot in length would require only a soap test of the connections. (Note: non-corrosive gas testing solutions shall be used for soap testing procedures). "CSS2" gas piping shall be grounded per the manufactures instructions.

**Discussion:** Guards at the side(s) of residential stairs. Guards may have a 4 3/8" spindle spacing alongside the run of the stair. (Top nosing to bottom nosing) Landings shall not exceed 4" spindle spacing. IRC R312.2 excpt. #2

**Discussion:** Guards at the sides of attic truss storage spaces. \*Guards will not be required at the sides of attic spaces unless the truss cords are designed as floor loading or have fixed stair access to the space. \* *Access by ladder, including pull down ladders, to these spaces defines the space as potentially dangerous and attic storage only. Therefore, it is assumed the occupant will take precautions while utilizing the space. The building code governs floors, balconies and raised platforms only when the space meets the definition of floor, balcony or platform etc. Ref: IRC R301.7 footnote (H) & IRC R 312.1*

**Discussion:** Deck handouts: the deck handout is being revised to update code language and include additional details and information. Review of lumber sizes, connections, and cantilevers will be included.

**Discussion:** Nail plates will increase in size when the new 2007 MN Mechanical Code & MN Fuel Gas Code is completed and adopted. This was discussed and tabled for future discussions when the actual code language becomes available and enforcement/adoption is complete. (Below is a preliminary glimpse).

**CHANGE TYPE.** Modification and Addition

**CHANGE SUMMARY.** A new section has been added to outline the protection from physical damage for gas vent pipes, and the 2003 code provisions for protection of gas piping from driven nails has been increased from 1 inch to 1.5 inches.

**2006 CODE: G2415.5 Protection against Physical Damage.** In concealed locations, where piping other than black or galvanized steel is installed through holes or notches in wood studs, joists, rafters, or similar members less than 4 1.5 inches (25 38 mm) from the nearest edge of the member, the pipe shall be protected by shield plates. Shield plates shall be a minimum of 1/16-inch-thick (1.6 mm) steel, shall cover the area of the pipe where the member is notched or bored, and shall extend a minimum of 4 inches (102 mm) above sole plates, below top plates and to each side of a stud, joist, or rafter.

**G2426.7 Protection Against Physical Damage.** In concealed locations, where a vent is installed through holes or notches in studs, joists, rafters, or similar members less than 1.5 inches (38 mm) from the nearest edge of the member, the vent shall be protected by shield plates. Shield plates shall be a minimum of 1/16-inch-thick (1.6 mm) steel, shall cover the area of the vent where the member is notched or bored, and shall extend a minimum of 4 inches (102 mm) above sole plates, below top plates and to each side of a stud, joist, or rafter.

*G2415.5 and G2426.7 continues*

# G2415.5 and G2426.7

## Protection against Physical Damage

