

Office Uniformity Minutes July 11/2007

Note: Previous 2-3 weeks uniformity meetings were not held due to vacations/holidays etc.

Discussion: New code adoption.

The State of Minnesota adopted the 2006 IBC and IRC effective July 10th, 2007. **However, due to incomplete related documents and lack of printing.** Owatonna Building Inspection Division will give contractors sufficient notice before enforcement. **No enforcement date is set yet.** Tabled for further discussion with the contractor group.

Note: If a situation develops that the 2006 code language will benefit; use the new language. However, make sure the MN amendments and related documents have been read and the official language is correct for the situation.

Discussion: Existing condition identified, glass within 24 inches of stairs and landings.

A deck undergoing guardrail and stair alterations has been identified as having an existing window within the 60 inch height/distance requirement of the reconstructed/updated stairs. (A portion of the window in the adjacent wall, parallel to the stairs, is within 24 inches of the bottom rise and less than 60 inches above the landing surface.)

Question: Does the glass within the existing window need to be changed to safety glazing?

Notes: consideration of the existing condition is noted, however, because the stairs are oversized (width) and the customer has the option of downsizing the stairs and bringing the glass into compliance (more than 60 inches from 1st rise/nosing), this is the best avenue to be consistent with the code provisions. Other results could have included: guardrail and 18 inch clearance; replacement of sash with safety glass; relocate stairs to another area of deck.

Answer: Customer will be directed to downsize the stair width or replace sash with safety glass. (Customer understands situation and is agreeable).

Discussion: Front stoops (Frost Protection).

2000 & 2006 IRC R311

SECTION R311: MEANS OF EGRESS

R311.1 General. Stairways, ramps, exterior egress balconies, hallways and doors shall comply with this section.

R311.2 Construction.

*R311.2.1 Attachment. Required exterior egress balconies, exterior exit stairways and similar means of egress components shall be positively anchored to the primary structure to resist both vertical and lateral forces. Such attachment **shall not** be accomplished by use of toenails or nails subject to withdrawal.*

R311.4 Doors.

R311.4.1 Exit door required. *Not less than one exit door conforming to this section shall be provided for each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by a ramp in accordance with Section R311.6 or a stairway in accordance with Section R311.5.*

R311.4.2 Door type and size. *The required exit door shall be a side-hinged door not less than 3 feet (914 mm) in width and 6 feet 8 inches (2032 mm) in height. Other doors shall not be required to comply with these minimum dimensions.*

Question: Is frost protection required at all entry doors?

(Russell will send an e-mail to ICC to clarify the commentary notes which indicate that these requirements shall apply to all entry doors not just the main entry door.)

Answer: Frost protection or equivalent provisions will be enforced.

Note: Inspectors are to inquire with contractors and home owners when repairs are observed within the city limits on dwelling steps and stoops.

** Permits are required: rise, run, landings and handrails/guardrails will be regulated.

Discussion: Sill Seal & non-treated wood requirements.

Question: Can sill seal serve as an alternative to treated plates when grade is less than 8-inches of separation?

Agreement was unanimous that the sill seal does not alleviate the requirement for treated lumber within 8 inches of grade. The sill seal creates an air seal at the plate & creates a separation from masonry to wood contact but does not eliminate the need to comply with 2006 IRC R319

SECTION R319 PROTECTION AGAINST DECAY

R319.1 Location required. *Protection from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.*

1. *Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.*

2. *All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.*

Answer: Treated lumber plates and sheathing are required when within 8 inches of grade.

July 18th, 2007

Discussion: Venting water heaters / furnace replacement.

Question: Can an existing water heater continue to use a 5" vent stack once a new direct vent furnace is installed?

Answer: Yes, provided the existing chimney lining is of approved materials. Note: is it recommended that a reduced in size liner be installed but not required.

Discussion: Continued discussion of new language related to safety glazing adjacent to stair walls and guard requirements etc. Note: new language in 2006 codes 308.4 (9.3).

Discussion : Window replacement 2006 code language.

Question: What are we allowing for installation criteria in window replacements?

Notes: The new language with amendments will allow for the manufacturer's largest standard size window that will fit within the existing window frame or existing rough opening. The replacement shall be permitted to be of the same operating style as the existing window or a style that provides for a greater window opening area than the existing window.

*** The department needs to meet with the fire department to determine rental housing applications based on the new language? ***

Answer: The new language is easier to understand and does not rely on local policy interpretation based on manufacturer's product lines. Use new language and enforce accordingly.

Discussion: New / Revised handouts based on new codes.

Note: Russell is working on new handouts for various code sections including decks, landings, windows, etc.

Discussion: Footings for exterior stair stringers.

Question: Is a footing required at the base of exterior stair stringers.

Answer: No. MN State Building Codes Division has interpreted this issue and has determined that no frost protection is required at base of stairs. O'k to set on grass or concrete patio, assuming rise is correct.

Discussion: Rim joist blocking below header cripples and point loads.

Question: Does bearing blocking need to be installed in the rim joist area below point loads?

Note: Mike contacted various individuals within the I-joist industries and reported back. Yes. Blocking is required in the rim area for all point loads. Rule of thumb is headers over 3' in width and point loads around 3000 lbs or more need the blocking to transfer the loads to the foundation.

Answer: Yes, all inspectors will be enforcing this blocking the same way.