

MINUTES
BUILDING DEVELOPMENT APPEALS BOARD
AUDITORIUM OF LAWTON CITY HALL
September 29, 2022, at 10:00 A.M.

Meeting called to order by Chairman Barry Ezerski.

MEMBERS PRESENT: Mike Cornish
 Barry Ezerski
 Michael Merritt
 Mark Mitchell
 Barbara Ellis*
 Arthur Patrick

MEMBERS ABSENT: Joshua Dickson
 Bryan Jones
 Mark Pippin
 Charlie Wright

ALSO PRESENT: Charlotte Brown, Supervisor License and Permits
 Dennis (Kyle) Stevens, Inspection Services
 Marvin (Sonny) Grant, Inspection Services
 Dudley Teeter, Inspection Services
 Tammy Anderson, Record Secretary
 Brandon (Heath) Want, Deputy Fire Marshall

*Entered at 10:02 A.M.

3. Approval of minutes from July 28, 2022.

Motion by Mitchell, Second by Cornish, to approve the minutes of September 29, 2022 as written. **Aye:** Ellis, Ezerski, Merritt, Mitchell, Patrick, Cornish. **Nay:** None. **Motion Passed.**

New Business

4. Continue discussion about moving forward with the adoption of the 2018 International Building Code, 2015 International Residential Code, 2018 International Existing Building Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Mechanical Code, 2018 International Fire Code, and the 2017 National Electric Code as amended by the Oklahoma Uniform Building Code Commission.

Brown said the State of Oklahoma has adopted the 2018 Residential Code and the 2020 Electrical Code as of September 14th. She said the Board can either move forward with adopting the Code changes as prepared by staff, or direct staff to research the new codes adopted by the State on September 14th and present them to the Board at a future meeting.

Ezerski suggested the Board move forward with what staff has brought before them today, and the codes adopted by the State on September 14th can be examined by staff later.

Dudley Teeter discussed the 2018 International Plumbing Code. He said many of these code changes involve language or word clarifications. Teeter said he did not see significant changes that would add additional costs to any type of building project, but he did see some changes that would involve cost savings on the plumbing side. Teeter said the 2018 Code includes new sanitation requirements for commercial dishwashers, but most of these requirements will have to be met by the manufacturers going forward. However, City inspectors will still have to ensure these requirements are being fulfilled.

Dennis (Kyle) Stephens discussed the various updates found in the 2017 National Electric Code. He said many of these changes had to do with wording. He said some of the updates will involve additional cost for contractors. However, Stephens said it's necessary to keep up with these things to ensure safety. He said there are some areas that would equate to cost savings as well. Stephens said significant changes have been made to increase various requirements for solar panels. Stephens said there will be an influx in solar system inspections over the next few months because of this. He said the code changes involving solar panels in the 2017 version corrects some issues that surfaced surrounding the 2014 version. Stephens said he also noticed there will be additional requirements for commercial kitchens under the 2017 code (and even more so in the 2020 code). Because there are so many changes involved with the adoption of these newer versions of code, Stephens said he expects there to be about a 3–6-month period learning curve. He said staff will take an incremental approach to implementing these changes. Stephens said overall, the new code changes will bring about a 4-5% increase in cost for a given commercial job.

Mark Mitchell asked Stephens if he anticipates confusion for contractors seeing as how the State has adopted the 2020 National Electrical Code, but staff is recommending the adoption of the 2017 National Electrical Code. He said he's particularly concerned about the contractors from out of town.

Stephens said the changes in the 2020 Electrical Code are mainly going to affect new food establishments - primarily in commercial kitchens. He said the 2020 Electrical Code is calling for new equipment in commercial kitchens. He said while this new equipment will be pricey at first, the cost should come down as the years go by as manufacturers get more competitive.

Brown noted that she's not seen any other municipalities adopt the 2020 Electrical Code thus far.

Ezerski asked if electricians also receive a new code book so they are clear on the new changes that must be adhered to.

Stephens said they are required to have continuing education courses on these code updates. He said many contractors he's spoken with have already had their training on the 2020 code update.

Ezerski asked if there have been any significant changes for residential construction with the 2018 Residential Code update.

Stephens said there are quite a few. He said there will be an increase in the requirement for arc fault and ground fault circuit interrupters with the adoption of the 2015 Residential Code as well. Stephens said this cost would likely be more expensive for remodels than it would for new

construction, but this could cost an additional \$1,400 - \$1,500 per home. Stephens said the goal is to get entire homes protected with these types of circuit interrupters, and it appears they're upping the requirements on these more and more with each code update.

Ezerski asked what version of residential code the City of Lawton currently follows.

Brown said the City of Lawton currently follows the 2009 Residential Code. She said staff brought the 2015 International Residential Code to Council last year, but Council did not approve the code adoption.

Stephens noted that compliance with these newer codes should help lower insurance costs.

Marvin (Sonny) Grant discussed the code updates that come with the 2018 International Mechanical Code. He said these changes were minimal, and they mainly reverting to manufacturer's instructions. Grant also noted the confusion that breeds from working with various versions of code. He said it's difficult to switch back between the various versions – especially for the contractors. He said education will be crucial moving forward with these newer versions.

Dudley Teeter noted that when municipalities adopt these newer codes incrementally, the cost is more manageable.

Brandon (Heath) Want noted that as the Fire Marshall's Office reviews plans, they've noticed a lot of architects are already following the State's adopted version of code. He says their office generally only deals with developments and commercial properties – not so much residential. He noted said there will be significant changes for food trucks. Want said staff will likely work with contractors to do a phased approach to achieve compliance to the various new code requirements.

Mitchell asked if a fire suppression system is required for all mini storage facilities.

Want said the 2015 code the City of Lawton currently follows already requires this.

Motion by Mitchell, Second by Patrick, to adopt the 2018 International Building Code, 2015 International Residential Code, 2018 International Existing Building Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Mechanical Code, 2018 International Fire Code, and the 2017 National Electric Code as amended by the Oklahoma Uniform Building Code Commission. **Aye:** Ellis, Ezerski, Merritt, Mitchell, Patrick, Cornish. **Nay:** None. **Motion Passed.**

5. Discussion

Brown said staff has revoked the contracting license for Jones Construction. Mr. Jones stated that he will be filing an appeal, but he has not done so yet.

Brown said as of October 31st, Ray Howard will be taking over her position as Chief Building Official. Brown aid Howard is currently an electrical inspector for the State of Oklahoma.

6. Adjournment.

There being no further business the meeting adjourned at 10:32 a.m.

Motion by Cornish, **Second** by Merritt, to approve the minutes of September 29, 2022 as written. **Aye:** Ellis, Ezerski, Merritt, Mitchell, Patrick, Cornish. **Nay:** None. **Motion Passed.**