



STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

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BUILDING, FIRE AND PLUMBING COMMITTEE SUMMARY MEETING MINUTES

LOCATION: DES Building
1500 Jefferson Street
Olympia, WA 98501

MEETING DATE: October 29, 2014

Agenda Items	Committee Actions/Discussion
1. Welcome and Introductions	Meeting called to order at 10:11 a.m. by Dave Peden. <u>Members in Attendance:</u> Dave Peden, Chair; Dave Kokot; Rod Bault; Steve Simpson <u>Staff In Attendance:</u> Tim Nogler, Managing Director; Krista Braaksma; Peggy Bryden <u>Visitors Present:</u> Bob Eugene, Al Audette, Heather Troutman, Mari-Pat Corrigan, Chris Edmark, David Spencer, Robert Spencer, Annie O'Rourke
2. Review and Approve Agenda	The agenda was approved as written.
3. Review and Approve Minutes: September 11, 2014 and October 10, 2014	The minutes were approved as written.
4. Proposed Emergency Rule <ul style="list-style-type: none">• Sprinklers in Lodging Houses <p style="text-align: right;">Public Comment</p>	<p>Tim Nogler summarized the request from the City of Spokane asking for an emergency rule to the 2012 IRC regarding exempting requirements for sprinklers in lodging houses with one or two guestrooms..</p> <p>Dave Kokot stated he received more information since the Council meeting. He has reconsidered his earlier recommendation, and now does not support this request.</p> <p>Steve Simpson asked how long ago this had been discussed. Dave Kokot responded that it had been exempted as a state amendment in the 2009 code cycle; he also noted that the 2015 IRC language regarding this has already been approved by the state of Washington as a state amendment to the 2012 IRC.</p> <p>Heather Troutman, City of Spokane, provided background on the request. She said Washington is unique in regard to the model code with this type of</p>

industry (B&Bs). In working with stakeholders if there is no remediation, many in the industry will go 'underground'.

Dave Kokot asked if these B&Bs/Lodging Houses would be considered commercial or residential. The state allows for in-home businesses; however live/work businesses where the person comes into the residence are required to have sprinklers. **Tim Nogler** stated this amendment was put in the code years ago and is often called the "barber shop" amendment. These businesses are under the dwelling/office mercantile and they must not exceed 500 sq. ft.

Robert Spencer, Washington Bed & Breakfast Guild, spoke to his written comments previously sent to Dave Peden. He stated that traditional B&Bs are regulated by transient state laws. They come into existence from a residential property and are a retirement occupation for many. Robert noted that to burden this community with this requirement will drive people underground with this business. There are thousands within Washington like this and those that want to follow the guidelines will find it too expensive. They need to have this exception to keep them above board. His group has not found any information that indicates these are less safe because they are residences. There is no evidence that B&Bs have more fire incidents than other residences. **Dave Kokot** stated the insurance companies do not track this type of dwelling, making the stats given incorrect. **Spencer** understands the code treats their businesses as hotels, but they are not. There is a difference as it is a residence with a limited number of rooms. **Dave Kokot** said the biggest concern is allowing people to be housed in an unsafe and unregulated environment.

Chris Edmark, Thurston County, commented this issue is not an emergency. It was discussed when this code was new. Shouldn't this be addressed in the next code cycle?

Dave Peden said that was an option in this meeting.

Annie O'Rourke asked why SBCC is looking at this out of the ordinary timeframe. **Tim Nogler** responded that requests come to SBCC and there is a process to follow. Under the APA SBCC has 60 days to accept or deny the request. **Chris Edmark** concurred with Annie's comments, noting this shouldn't be masked as an emergency, as lodging houses have been around forever.

Bob Eugene, UL, talked about the purpose of sprinklers and these systems are to provide adequate time to egress the building. The interior fire environment has changed significantly with the new materials used inside the building. Now the flashover has been reduced to three minutes, allowing very little egress time. Bob also stated that the change from a residential home to a B&B is a change of use, which requires a different permit. He feels this is not an emergency; it should go through the regular code adoption and amendment cycle. Washington is not in a unique situation. This information is only from Spokane and thus could be viewed as a local amendment request. However, Bob cannot support this amendment.

Heather Troutman questioned what the distinction was between the B&B and a single family residence and what is the driving factor with these requirements?

Dave Kokot stated there was no testimony on this during the public hearings and it has been in effect for 18 months. Also, the model code is more restrictive than this. This is primarily a commercial business that needs regulation..

Mari-Pat Corrigan, B&B Owner, commented they would like a path of compliance. They would like to continue safety and hospitality without the burden of sprinklers..

David Spencer, North Bend, asked what the premise was that two to three bedrooms would be safer than four or five bedrooms. He feels this should be addressed by the committee.

Annie O'Rourke feels this should be discussed in the IRC TAG.

At this point Dave Peden closed the public comment.

Motion

Rod Bault moved to recommend the Council not move forward with an emergency rule on this issue. **Dave Kokot** seconded the motion.

Steve Simpson spoke in favor of the motion.

The motion carried.

5. Staff Report

Tim Nogler reported this issue is on the agenda for the Council meeting on November 14 in Shoreline. The final decision will be made on the emergency rule request at that meeting.

Tim noted that anyone may submit a code change proposal prior to March 1 for consideration during this

	code cycle.
6. Other Business	Tim Nogler also noted that the TAGs have begun their meetings. Members should start to receive their code documents next week.
7. Adjourn	The meeting was adjourned at 11:30 a.m.