

**BUILDING TRADES BOARD
CITY OF STILLWATER, OKLAHOMA
August 25, 2015 Meeting Minutes**

Members Present:

Ken Baker Kyle Kelty Cade Pearson

Members Absent:

Daryl Krehbiel Waylon Shields

Staff Present:

Craig Higley Dennis McGrath Les Currie
Cindy Gibson

Guests:

None

1. CALL MEETING TO ORDER.

Mr. Kelty called the meeting to order at 5:35 PM.

Mrs. Cindy Gibson, Clerk, explains that the first order of business will be to elect a chair as the previous chair, Mr. Rusty Kraybill, has retired from the board. Mrs. Gibson asks for nominations; and announces the names of the board members and who are eligible.

2. MISCELLANEOUS ITEMS FROM THE BOARD:

a. Elect Chair of Board.

Mr. Kelty nominates Mr. Daryl Krehbiel; Mr. Pearson seconds.

D. Krehbiel Absent	W. Shields Absent	K. Kelty Yes	C. Pearson Yes	K. Baker Yes
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b. Elect representative to Property Maintenance Hearing Board.

Mr. Higley explains the Property Maintenance Hearing Board and its function. Mr. McGrath explains the membership and the scheduled monthly meetings which are held during the business hours.

Mr. Baker nominates Mr. Kyle Kelty, Mr. Pearson seconds.

D. Krehbiel	W. Shields	K. Kelty	C. Pearson	K. Baker
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Absent	Absent	Yes	Yes	Yes
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3. MISCELLANOUES ITEMS FROM STAFF:

- a. Discuss and possible action to further amend City Code Amendment 10-486 to NEC 334.10.

Les Currie, Electrical Inspector, presents staff's report and explains the "NM" type of cables; history of the intent where the "residential" term replaced dwelling; how "residential" works in the IBC as well and how broad it is - such as including hotel, motel, boarding houses, etc.; consideration this evening from the Board as to whether or not to return to the wording of "dwelling units"; explains the differences between the use in a house versus a hotel and a fire event; NM cables create excess emissions and toxic fumes in fire events; limiting the use of NM cables to structures where occupants are much more familiar with the layout when needing to escape rather than a more transient environment wherein you are more apt to get lost trying to escape; and holding the discussion with the Board about returning the term of dwelling unit.

Discussion is held about hotels/motels being commercial and under the IBC and NEC; the term "residential" being used in the IBC with "R" occupancies; commercial consideration being much clear in the plumbing and mechanical code; doesn't believe that the use of NM cables should be allowed in the hotel/motel and more transient structures; and NM cables still being able to be used in apartment structures.

Discussion is held about experiences of encasing the cable in a "hard" conduit then extending cables to individual units; and encasing the cables in a conduit from the service point to inside the building.

Discussed and clarifying that the amendment would not allow NM cables even in corridors of these types of structures, such as hotels, motels, fraternities, sororities, retirement centers and dormitories.

Mr. Pearson expressed concern about dwelling unit being misconstrued by some especially for extended stay facilities; for example, a sorority being an extended stay and huge dwelling unit.

Les responds that a dwelling unit is typically a unit that provides sleeping, bathing, living, kitchen for cooking not a boarding house or where you have mass numbers of people with one huge kitchen and dining hall as that is typically more of an institutional type even though it is under the "R" occupancies.

Mr. Pearson states that he wants to make sure the amendment is strong enough to support the change as he is concerned that just by changing it to dwelling that it isn't make a strong statement because of the clarification in the NEC and the definition of dwelling.

Les discusses the commentary and how it is used to explain, it is not code.

Duplexes fall under the IRC and allows the use of the NM cables; and Independent living facilities fall under the "I" occupancies.

Les states that the amendment would put the City back where it was originally, especially with the new wording the 2011 NEC which brought in clarification regarding storage building and detached garages.

Les asks if there are any more questions; none respond. Les presents alternatives, which are:

1. Approve the amendment as written
2. Revise the amendment by removing "residential" and replacing with "dwelling unit(s)".

Mr. Kelty moved, Mr. Baker seconded to approve alternative #2 to revise the amendment by removing "residential" and replace with "dwelling unit(s)".

D. Krehbiel Absent	W. Shields Absent	K. Kelty Yes	C. Pearson Yes	K. Baker Yes
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b. Approval of Minutes for November 26, 2013.

Mr. McGrath advises the Board that only a member that was present is the one that will have to make the motion but any member can second.

Mr. Kelty asked if there are any changes and/or corrections; none were made.

Mr. Kelty moved, Mr. Pearson seconded to approve the regular minutes of November 26, 2013.

D. Krehbiel Absent	W. Shields Absent	K. Kelty Yes	C. Pearson Yes	K. Baker Yes
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c. Approval of Minutes for November 25, 2014.

These minutes could not be approved as Mr. Kelty was not in attendance at this meeting.

d. Next regular scheduled meeting is Tuesday, September 22, 2015.

4. ADJOURNMENT.

Meeting is adjournment at 6:01 PM.

DRAFT