

The News of the Home Builders Association of West Florida

CORNERSTONE

June 2016

Celebrating the 2016 Parade of Homes

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Cornerstone

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Home Builders Association of West Florida



4400 Bayou Blvd., Suite 45, Pensacola, Florida 32503

(850) 476-0318

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David Peaden II
Executive Director
dpeaden@hbawf.com



Vicki Pelletier
Director of Marketing & Communication
vicki@hbawf.com

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www.warrenworld.com



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YOUR HOME BUILDERS ASSOCIATION SHINES DURING THE PARADE OF HOMES

President's Message

I am so proud of my Home Builders Association and the members who make it possible for me to serve. I was so impressed by the attendance of the Parade of Homes Kick Off Event that was held at the beautiful Sanders Beach - Corrine Jones Community Center on Pensacola Bay. The venue was spectacular and the event came alive with the rockin' sounds of Real Eyes with our own David Teague of Timberland Contractors playing bass guitar. Real Eyes, I can tell you, was a hit with our attendees. Being inside and outside of the venue was the perfect setting to celebrate our industry's Parade of Homes. It was also an exciting time for our members to enjoy the friendships that make our industry so very special.



I would like to thank Jon Pruitt and Mike Raab, of Arthur Rutenburg Homes, for their leadership and help with the American Dream Home. The house is beautiful, spacious and very functional too. So much work and coordination goes into building the Dream Home, and I am truly thankful for their

efforts. The time they put into this home cannot be understated and they did it for the greater good of our association. Without the profits from the sale of the Dream Home, our association would suffer greatly. They have certainly given back to the industry that has given to them.

The HBA couldn't make a profit if it weren't for the Dream Home Donors. They can't be thanked enough also. We listed the Donors in the last issue of Cornerstone, but I think it is important to list them again. Take a look at the impressive list of people who came together for our members and HBA. Every year they step up to the plate and give until it hurts! For that, the Board of Directors and the members should all be extremely appreciative of what they do on our behalf.

Gulf Power's Jeff Hatch and Justin Tyner and their marketing team showed a lot of enthusiasm in showcasing the EarthCents features in the Dream Home. They were onsite throughout the Parade of Homes and pointed out the energy efficient features. I appreciate their efforts in helping our association.

Did someone say Crawfish and Shrimp? Gary, Cindy, and Kyle Sluder of Gene's Floor Covering, cooked up a feast that over 400 people in attendance thoroughly enjoyed. They made the Kick Off Event a memorable event that many are still talking about. Every year they help with this event, and not only are they one of the most genuine families that you'll ever meet, but they truly love our industry, and it shows.

Special thanks the home builders who have entered homes into the Parade including Adams Homes, Avant-Price Builders Group LLC, Celebrity Home Builders, Inc, Classic Homes of Pensacola, LLC, Craftsman Homes, DR Horton, DSLD Homes Florida LLC, Henry Company Homes, Holiday Builders, J.W. Dunnwright Homes LLC, KW Homes, Mitchell Homes, Newman Rodgers Construction Inc, Paragon Custom Home Group, Pensacola Habitat for Humanity, Ricky Wiggins Builders, Inc., Timberland Contractors LLC, WCI Communities, and Westerheim Properties.

In addition, thank you to our sponsors: Arthur Rutenburg Homes, Huntington Creek, Gulf Power/EarthCents, Pensacola News Journal, Pensacola H&G Magazine, WEAR TV 3, WFGX My TV 35, COX Communications, Cat Country 98.7 and News Radio 1620.



THOMAS WESTERHEIM



HBA President Thomas Westerheim thanks Gulf Power Marketing Manager Keith Swilley for being a key partner with the HBA on the American Dream Home.



Cindy, Kyle and Gary Sluder of Gene's Floor Covering cooked for over 400 people for the Parade of Homes Kick Off Event. The HBA appreciates the Sluder family very much.

Highlights from the Parade of Homes Kick Off Event at Sanders Beach Corrine Jones Community Center on Pensacola Bay.



Good friends, good music, and great food, make this event something to look forward to each year.



HBA President Thomas Westerheim thanks Fred Hemmer of Hemmer Consulting for hosting the Central Site of the Parade of Homes at Huntington Creek.



HBA Board member and bass guitarist David Teague performs with the legendary band Real Eyes.



American Dream Home Builder Jon Pruitt of Arthur Rutenburg Homes thanks everyone who contributed to the overall success of the Dream Home.



Thank You to our 2016 Parade of Homes Sponsors!



More Highlights from the Parade of Homes Kick Off Event



2016 AMERICAN DREAM HOME

Appreciates Its Donors

The Home Builders Association of West Florida and Classic Homes of Pensacola, LLC, would like to thank the business who contributed to the overall success of the Dream Home.

PLATINUM

Arthur Rutenberg Homes

Mike Raab and Jon Pruitt
2401 B Langley Avenue
Pensacola, Florida 32504
850-332-5885
arthurrutenberghomes.com
Donation: American Dream Home Builder

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Development

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Fred Hemmer, President
1604 E Jackson St
Pensacola, FL 32501
813-299-9855
huntingtoncreek.com
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gulfpower.com
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Pensacola, Florida 32505
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*Donation: Closets, Pantry,
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pgtindustries.com
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homenetservice.com
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Installation*

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850-435-1536
abcsupply.com
Donation: Roofing Materials

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Cantonment, FL 32533
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Design Garage and Porches*

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Pensacola, Florida 32503
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floorcityusa.com
Donation: Carpet & Tile

more
"Dream Home Donors"
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2016 AMERICAN DREAM HOME SPONSORS

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801 W Bogia Rd
McDavid, Florida 32568
850-516-6907

Donation: Land Clearing

Mathes Electric Supply Co.

Jerry Pope
6 41st Lane
Pensacola, FL 32513-9699
850-432-4161

mathesgroup.org

*Donation: LED Light Fixtures,
LED Trim, Electrical Supplies*

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205-224-6910
schlage.com

Donation: Door Hardware

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6189 Stewart St.
Milton, FL 32570
850-393-4416

sessionscontractorsgroup.com

Donation: Roofing Labor

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850-572-5955
www.moen.com

Donation: Sinks and Fixtures

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Pinnacle Cabinets and Closets, LLC

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Pensacola, Florida 32534
850-477-5402

pinnaclecabinetsandclosets.com

Donation: Cabinets

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8700 Fowler Avenue Lot 8
Pensacola, Florida 32534
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Donation: Drywall Labor

Pro-Build

1500 W. Main Street
Pensacola, FL 32502
probuild.com
850-432-1421

*Donation: Materials / PGT
Sliders*

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Brandon Morel
313 E. Nine Mile Road
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850-232-0477

sherwin-williams.com

Donation: All Paint, Materials

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400 E, Lurton Street
Pensacola, Florida 32505
850-542-0300

airdesignhvac.com

Donation: Plumbing Labor

Amerock

Tim Johnson
386-867-1082
amerock.com

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Pensacola, Florida 32514
850-476-4768

butlersurveying.com

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850-944-5810
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Donation: Crane Rental

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Pensacola, Florida 32502
850-432-1577

escambiaelectric.com

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8813 Grow Drive
Ellyson Industrial Park
Pensacola, Florida 32514
850-484-8202

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Navarre, Florida 32566
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Pensacola, FL 32504
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Pensacola, FL 32502
850-477-0660

pensacolalaw.com

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Milton, Florida 32570
850-623-1967

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Pensacola, FL 32503
251-424-7270

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Pensacola, FL 32503
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swiftsupply.com

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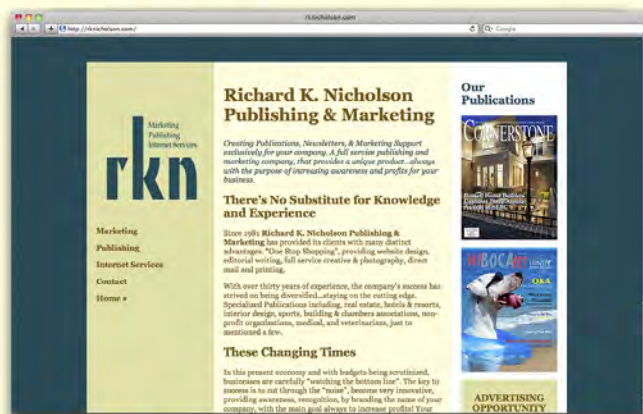
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PARADE OF HOMES
HOME BUILDERS ASSOCIATION OF WEST FLORIDA

2016 PARADE OF HOME AWARD WINNERS

The Parade of Homes was a tremendous success and the HBA would like to thank all the members who made it possible. Congratulations to the Outstanding Home Award Winners.



Category 1 - Under \$160,000
Pensacola Habitat for Humanity
816 West Belmont Street, Pensacola
West Side Garden District



Category 2 - \$174,000 – \$191,000
Henry Company Homes
4403 Vista Lane
Woodlands



Category 3 - \$192,000 – \$200,000
Ricky Wiggins Builders
33589 Fieldstone Lane
Westfield



HBA President Thomas Westerheim with Habitat's Bill Foxworth.



HBA President Thomas Westerheim congratulates Sharon Jones of Henry Company Homes.



Ricky Wiggins receives an Outstanding Home Award from HBA President Thomas Westerheim.

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Category 4 - \$201,000 - \$220,000
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Category 5 - \$225,000 - \$240,000
Adams Homes
 3175 Cornell Dr.
 Bay Ridge Park



Category 6 - \$241,000 - \$265,000
DR Horton
 1831 Waterford Sound
 Waterford Sound



HBA President Thomas Westerheim with Jessica Wallace of Henry Company Homes.



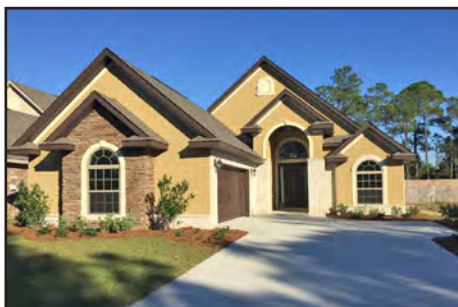
Millie Carpenter of Adams Homes with HBA President Thomas Westerheim.



HBA President Thomas Westerheim with DR Horton's Sherrie Jones.



Category 7 - 275,000 - \$300,000
Timberland Contractors
 6137 Brighton Lane
 Cottonwood



Category 8 - \$300,000 - \$350,000
Avant-Price Builders Group
 5341 Woodlake Trace
 Woodlawn Heights



Category 9 - \$380,000 - \$420,000
Avant-Price Builders Group
 2501 Cove Rd., Navarre, FL 32566
 Hidden Creek - Holly By The Sea



HBA President Thomas Westerheim with Lisa Burns of Timberland Contractors.



HBA President Thomas Westerheim honors Jon Payne of Avant-Price Builders Group.



HBA President Thomas Westerheim congratulate Dennis Cook of Avant-Price Builders Group.



Category 10 - \$420,000 - \$450,000- TIE
Classic Homes of Pensacola
 6049 Huntington Creek
 Huntington Creek



Category 10 - \$420,000 - \$450,000 - TIE
Paragon Custom Home Group
 8977 Foxtail Loop
 Nature Trail



Category 11 - \$450,000 - \$500,000
Holiday Builders
 1475 West Shores Blvd.
 Sound Side Shores



HBA President Thomas Westerheim congratulates Rick Faciane (left) and Danny Speranzo of Classic Homes of Pensacola.



HBA President Thomas Westerheim honors Jeff Godfrey of Paragon Custom Home Group.



HBA President Thomas Westerheim honors Josh Rayls of Holiday Builders.



Category 12 - \$550,000 - \$600,000
KW Homes
 8083 Foxtail Loop
 Nature Trail



Category 13 - \$601,000 - \$750,000
 Newman Rodgers Construction
 803 Via Deluna Dr.
 Pensacola Beach



HBA President Thomas Westerheim congratulates Monte Williams of KW Homes.



Former HBA President Newman Rodgers of Newman Rodgers Construction with HBA President Thomas Westerheim.

GET INVOLVED IN HBA COUNCILS AND COMMITTEES!

Auxiliary Council

*Meets Monthly
 2nd Tuesday of each month*

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JULY 2016

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HBA

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TOP CODE PROPOSALS TO WATCH FOR

As home builders, code officials and the rest of the industry looks at the current round of proposals for the 2018 editions of the International Code Council's Residential, Energy Conservation and Fire codes, there's no time like the present to fight for sensible building practices.

To help, the National Association of Home Builders (NAHB) created a Top 40 list that highlights those changes that, because of extraordinary expense on the negative side or better building practices on the positive, are most important to the home building industry and to home buyers, whose interests we represent.

RECOMMENDATIONS ON PROPOSED INTERNATIONAL CODE CHANGES

NAHB is urging its members to get involved locally in the International Code Council (ICC) code development process and schedule meetings with your state and local building code officials to discuss and gain support of our positions on the following significant code change proposals.

The final disposition of any public comments submitted regarding these proposed code changes will take place during the ICC Public Comment Hearings to be held Oct. 19–25, 2016 in Kansas City, MO and during the final Online Governmental Consensus Voting Period which will take place approximately Nov. 8–21, 2016.

2018 ENERGY CODE (IECC)

• **ADM42-16, Part I & II** – IECC Intent – Onsite Energy Generation – This proposed code change modifies the intent of the IECC to clarify that onsite energy generation should be included as part of the energy code.
Requested Final Action: Approve As Submitted

• **ADM45-16, Part I & II** – IECC Intent – This proposed code change modifies the intent of the IECC by removing the undefined phrase "over the life of the building".
Requested Final Action: Approve As Submitted

• **ADM46-16, Part I & II** – Above Code Programs – This proposed code change modifies the "Above Code Program" section of the energy code by removing the need for all "Mandatory" items to be met in addition to what already is already required by the above code program.
Requested Final Action: Approve As Submitted

• **RE15-16** – Sampling & Zone Air Tightness Testing – This proposed code change adds a section to allow sampling and zone building tightness testing for multifamily buildings.
Requested Final Action: Approve As Submitted

• **RE58-16** – Building Air Tightness Trade-Off – This proposed code change allows performance trade-off options for building tightness.
Requested Final Action: Approve As Submitted

• **RE79-16** – Encapsulation of Rim Joist Insulation – This proposed code change modifies the Air Barrier Table by adding a restrictive requirement to fully encapsulate floor rim joist insulation.
Requested Final Action: Disapprove

• **RE92-16 & CE115-16, Part II** – Conditioning of Fuel Burning Appliance Rooms – These proposed code changes remove the requirement to insulate and seal rooms containing fuel burning appliances.
Requested Final Action: Approve As Submitted

• **RE99-16, RE100-16, RE110-16** – Air Ducts Buried in Attic Insulation – These proposed code changes clearly allows ducts to be buried in attic insulation and sets criteria to be followed when air ducts are buried in attic insulation and sets criteria to address potential moisture problems.
Requested Final Action: Approve As Submitted

• **RE117-16 & RE123-16** – Heat Recovery Ventilators (HRV) – These proposed code changes will require HRVs to be installed in all dwelling units for climate zones 6–8.
Requested Final Action: Disapprove

• **RE134-16** – Mechanical Equipment Trade-Offs – This proposed code change reinstates the mechanical equipment trade-off option, but incorporates a reduction of no less than 15% of the thermal envelope UA.
Requested Final Action: Approve As Submitted

• **RE156-16** – Building Envelope Requirements Using Energy Rating Index (ERI) – This proposed code change increases trade-off flexibility by modifying the minimum ERI building envelope requirement from the current backstop of the 2009 IECC to no less than a 15% reduction of the thermal envelope UA.
Requested Final Action: Approve As Submitted

• **RE173-16** – Energy Rating Index Scores – This proposed code change increases the ERI values to be closer to the prescriptive stringency than what was approved during the 2015 code cycle.
Requested Final Action: Approve As Submitted

• **RE179-16** – Additional Mandatory Energy Efficiency Requirements – This proposed code change requires additional efficiency through a points based compliance process. The new multi-page table assigns points for various additional energy efficiency measures that need to be installed.
Requested Final Action: Disapprove

• **CE105-16** – Building Air Tightness – This proposed code change mandates building tightness testing for certain sized buildings in specific climate zones.
Requested Final Action: Disapprove

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• **CE218-16** – Metering and Monitoring of Buildings – This proposed code change adds new requirements for metering and monitoring multiple end use loads for both gas and electric.

Requested Final Action: Disapprove

• **CE272-16, Parts I & II** – New Multifamily Chapter – This proposed code change attempts to combine all multifamily energy requirements, regardless of height, into a new commercial energy chapter.

Requested Final Action: Disapprove

2018 RESIDENTIAL CODE (IRC)

• **RB35-16** – Protection of Projections – This proposed code change will require the underside of eaves and projections to have at least a one-hour fire-resistive construction.

Requested Final Action: Disapprove

• **RB51-16** – Prohibition of Stacked Dwelling Units – This proposed code change will prohibit two-family dwellings from being built in a stacked configuration.

Requested Final Action: Disapprove

• **RB52-16** – Duplexes Divided by Property Line – This proposed code change will require duplexes that are divided by a lot line to be separated by two independent 1-hour fire-resistance rated walls and will prohibit the use of a two-hour fire-resistance rated common wall.

Requested Final Action: Disapprove

• **RB59-16** – Type X Drywall Required for Garage/Dwelling Unit Separation – This proposed code change will require all gypsum board installed as the fire-resistant membrane in a garage wall or ceiling to be Type X.

Requested Final Action: Disapprove

• **RB69-16** – Underfloor Protection of Dimensional Floor Joists – This proposed code change will remove the current exception which allows dimensional lum-

ber used in floor assemblies to be installed without fire protection.

Requested Final Action: Disapprove

• **RB124-16** – Fire Sprinkler Requirement for Additions to Homes – This proposed code change will require fire sprinkler systems to be installed throughout homes whenever a new addition is built to an existing one- and two- family dwelling or townhouse.

Requested Final Action: Disapprove

• **RB126-16 and RB129-16** – Moves Fire Sprinkler Mandate to Appendix – These proposed code changes will modify Section R313 by moving the residential fire sprinkler requirements for one- and two-family dwellings and townhouses to a new appendix.

Requested Final Action: Approve As Submitted

• **RB266-16** – Interior Vapor Retarders – This proposed code change revises vapor retarder provisions to separate Class I, II and III requirements. Class I vapor retarders are prohibited in Climate Zones 1-4 and Class II are prohibited in Climate Zone 1 & 2. As modified at the Committee Action Hearings, Latex paint is permitted to be a Class II vapor retarder if tested and specified as such by the paint manufacturer.

Requested Final Action: Approve As Modified by Committee

• **RB295-16** – Lath and Plaster (Stucco) – This proposed code change revises requirements for exterior lath and plaster (stucco) to correlate with ASTM C 926 and C 1063 and recommended best practices. The proposal addresses installation issues observed in Pennsylvania and Florida.

Requested Final Action: Approve As Modified by the Committee

2018 IRC AND IBC - STRUCTURAL

• **ADM94-16** – Referenced Standards Update – This proposed code change updates the publication date of existing referenced

standards. The proposal includes an update to ASCE 7-16, the minimum design load standard for buildings, which will significantly increase the cost of construction in some regions of the country. Of particular concern are higher roof wind pressures which may limit roof covering options in high wind regions. Also of concern is an update to the AWPA U1 standard that expands wood elements which must be treated for ground contact rather than above-ground levels of preservative.

Requested Final Action: Approve as Modified to keep the current reference to ASCE 7-2010.

• **RB17-16** – Seismic Design Categories – This proposed code change updates the seismic design maps in Section R301.2 to be consistent with those in ASCE 7-16. The new maps move portions of New Hampshire, Tennessee, and South Carolina into higher seismic design categories.

Requested Final Action: Disapprove

• **RB19-16** – Ground Snow Loads – This proposed code change modifies Figure R301.2 (5) by replacing the contour lines and case study areas from states in the Northwest with references to new tables by county in ASCE 7. Deferring to ASCE 7 for obtaining loads violates the “one book” philosophy of the IRC. Also, a new study done for Colorado significantly increases ground snow loads for the major population centers (e.g. Denver) in the eastern portion of the state.

Requested Final Action: Disapprove

• **RB20-16** – Wind Loads – This proposed code change updates Table R301.2 (2) based on new roof pressure coefficients in ASCE 7-16. Roofing costs in high-wind regions would increase significantly and material options would be limited. A new wind map reduces wind speeds in the

more Code Proposals, page 18

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TOP CODE PROPOSALS TO WATCH FOR

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West, but wall bracing and other relevant tables have not been modified to take advantage of the reductions.

Requested Final Action: Disapprove

• **RB26-16, RB27-16 & RB190-16** – Balconies and Decks – These proposed code changes increase the live load for decks and balconies in Table R301.5 from 40 psf to 60 psf. The change would conflict with current deck requirements in Section R507, current industry guidance and local deck details, and proposed code changes for decks that are all based on the traditional 40 psf deck live load requirement.

Requested Final Action: Disapprove

• **RB160-16 & RB161-16** – Flood Resistant Construction – These proposed code changes add new Zone V requirements for exterior slabs (e.g. parking pads, sidewalks), stairs and ramps based on ASCE 24. Slabs must be constructed to break up under flood conditions or designed to resist flood loads, erosion and scour. Stairs and ramps must be designed to resist flood loads or to break away without damaging the dwelling.

Requested Final Action: Disapprove

• **S23-16** – Hail-Resistant Roofing – This proposed code change requires roof coverings in areas at risk of moderate and severe hail to be tested to UL 2218. No map is provided to identify high-risk areas, and the existing steel ball drop tests are overly conservative. In most states, the 50-100% cost increase for the roofing is not offset by significant insurance discounts.

Requested Final Action: Disapprove

• **S105-16** – Wind Loads – This proposed code change adds a new exception limiting component and cladding roof pressures to 130% of ASCE 7-10 values. The exception mitigates the impact of increased roof

pressure coefficients in ASCE 7-16 that will significantly increase roofing costs and limit product options in high-wind areas.

Requested Final Action: Approve As Submitted

• **S137-16 & S138-16** – Expands Special Inspection Requirements for Wood Construction – These proposed code changes adds new requirements for special inspection of wood framing, including grade stamps, framing size and layout, and sheathing thickness and nailing for buildings over three stories. Also adds new special inspection requirements for the permanent truss bracing for all trusses over 60 inches in height.

Requested Final Action: Disapprove

2018 FIRE CODE (IFC)

• **F37-16** – Fire Access Roads – This proposed code change will require a minimum of two (2) fire apparatus access roads for all buildings of combustible construction which are 4 or more stories in height.

Requested Final Action: Disapprove

• **F38-16** – Fire Access Roads – This proposed code change will require a temporary fire apparatus access road to be installed during construction and installed prior to introducing any combustible materials on the job site. This requirement would apply to all building construction types.

Requested Final Action: Disapprove

• **F332-16** – Protection of Smoke Detectors/Alarms during Remodeling – This proposed code change will require smoke detectors and alarms to be covered in an area where airborne construction dust is expected and an approved fire watch will be required for the duration that they are covered.

Requested Final Action: Disapprove

• **F334-16** – Fire Department Vehicle Access – This proposed code change will require residential buildings with combustible building elements, located 40 feet or more above grade plane, to have fire department vehicle access provided to all sides of the building, or temporary fire sprinklers installed.

Requested Final Action: Disapprove



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