



Oregon

John A. Kitzhaber, MD, Governor

Department of Consumer and Business Services
Building Codes Division
1535 Edgewater Street NW
P.O. Box 14470
Salem, OR 97309-0404
503-378-4133
Fax: 503-378-2322
www.bcd.oregon.gov

May 5, 2011

Oregon Reach Code Committee
April 27, 2011
Meeting Summary

****NOTE:** *The following is a summary of the committee's discussion.*
To review the meeting in its entirety, the archived video of the meeting is available
on the committee's Web site at the following link: <http://www.bcd.oregon.gov/committees/1/reachcode.html>

Members Present: Bill Clemens, Oregon Building Officials Association (OBOA)
David Cohan, Northwest Energy Efficiency Alliance (NEEA)
Jim Denno, Oregon Department of Energy (ODOE)
Tom Payne, Oregon Home Builders Association (OHBA)
Rob Yorke, Associated Builders & Contractors (ABC)
Joe Esmonde, International Brotherhood of Electrical Workers (IBEW)

Members Absent: Kate Turpin, SERA Architects
Franco Martinec, Port of Portland

Guests Present: Steve Strawn, JELD-WEN
Graham Wright, Passive House Oregon
Douglas Dick, On The Level Inspections Concepts Inc.
Tad Everhart, Passive House Oregon
Michael Freels, Oregon Home Builders Association
Duane Woik, Earth Advantage
Johnathan Balkema, Oregon Home Builders Association
Samantha Taylor, CSG and Energy Trust
Jordan Palmeri, Oregon DEQ

Staff Present: Aeron Teverbaugh, Policy Analyst
Mark Heizer, Policy Analyst
Dana Fischer, Building Code Para-Technical

Introductions

Aeron Teverbaugh, Policy Analyst, called the meeting to order at 9:00 a.m. She welcomed the committee and guests. She explained that today begins the Residential discussions on the Reach Code.

Code Change Proposal [RC11res-27](#)

Doug Dick spoke in support of his proposal and the reasons he feels the Reach Code is not needed. He proposed that the important points of the Reach Code should be incorporated into each of the existing codes where appropriate.

Motion to disapprove code change proposal RC11res-27.

Motion passed unanimously.

Code Change Proposal [RC11res-02](#)

Code Change Proposal [RC11res-03](#)

Ms. Teverbaugh explained that these two proposals will need to be discussed together. David Cohan explained the proposals. He named the residential stakeholder groups that were involved in developing the proposal, and explained the research that was done to see what states use the ICC 700. Mr. Cohan also read an email that Thomas Culp the proponent of RC11res-02 sent to him in regards to both proposals.

Johnathan Balkema, Oregon Home Builders Association (OHBA) and Duane Woik, Earth Advantage spoke on the proposals.

Ms. Teverbaugh stated code change proposals RC11res-09 and RC11res-10 should be considered also, since they list the ICC 700. The committee and guests discussed at length adoption issues of the Reach Code.

Motion approve as modified code change proposal RC11res-02 to undelete the exception and modify to include high-rise structures and disapprove RC11res-03.

Motion passed unanimously.

Motion to disapprove code change proposal RC11res-03.

Motion passed unanimously.

Ms. Teverbaugh explained the following proposals all have similar proposed language and will need to be discussed together.

Code Change Proposal [RC11res-01](#)

Graham Wright and Tad Everhart representing Passive House Oregon, spoke in support of the proposal. Mr. Wright explained that the proposal would allow Passive House Oregon to be used as an alternate compliance path along with the ICC 700 or IGCC.

Mr. Woik representing Earth Advantage, Mr. Balkema representing OHBA, and Steve Strawn representing JELD-WIN each spoke on the proposal, stating that although they believe Passive House Oregon is a good standard, it does not belong in the Reach Code.

The committee discussed the proposal. One committee member raised a concern that their decision to add Passive House Oregon into the Commercial Reach Code may not have been the best decision.

Motion to disapprove code change proposal RCres-01.

Vote: 4-yes to 1-no.

Motion passed.

Code Change Proposal [RC11res-26](#)

Mr. Strawn representing JELD-WIN spoke to the committee. He provided a [handout](#) on proposed changes to the proposal.

Mr. Cohan explained the proposal to the committee, stating the language was vetted through several stakeholder groups although not all agreed with the outcome. Mr. Wright representing Passive House Oregon and Mr. Balkema representing OHBA spoke to the committee on the proposal suggesting modifications to the proposed language.

Mr. Woik representing Earth Advantage spoke to the committee on the proposal and how people need to be aware of how it ultimately affects builders. He stated that builders like to have options that are easily understood. The goal should be a code that adds value to the building industry. Mr. White is in favor of the proposal.

Joe Esmonde arrived at 11:30 a.m.

Jordan Palmeri Representing DEQ spoke to the committee on the proposal, stating that is it important to consider energy conservation and benefits to builders and owners to build efficiently, which can include an incentive for smaller houses.

Ms. Teverbaugh explained that there is a modeling and prescriptive path. She conveyed to the committee that there are a few important language pieces missing that need to be addressed and added to the proposals language. She also explained that the committee can decide to vote against the proposal and vote for the ICC 700.

Motion to approved code change proposal RCres11-26, and leaving it open to further language modifications.

Motion passed unanimously.

Break

The committee took a lunch break.

Ms. Teverbaugh called the meeting back to order at 12:50 p.m. She explained that the committee agreed that code change proposal RC11res-26 will be the bulk of the residential reach code provisions.

Code Change Proposal [RC11res-09](#)

Code Change Proposal [RC11res-15](#)

Code Change Proposal [RC11res-24](#)

Ms. Teverbaugh explained these proposals should be discussed together because they are similar in nature.

Motion to disapprove RC11res-09, RC11res-15 and RC11res-24 because they can be addressed within the body of RC11res-26.

Motion passed unanimously.

Code Change Proposal [RC11res-10](#)

Ms. Teverbaugh explained the proposal.

Motion to disapprove RC11res-10.

Motion passed unanimously.

Code Change Proposal [RC11res-18](#)

Ms. Teverbaugh explained the proposal stating the language may work into code change proposal RC11res-26. The committee discussed the language and its intent.

Motion to disapprove RC11res-18 because its intent does not align well with the residential reach code.

Motion passed unanimously.

Code Change Proposal [RC11res-26](#)

Committee discussion continued, with the suggestion to review suggested modifications to the “values” submitted on the handout distributed by Mr. Strawn earlier in the meeting. The committee discussed the suggested modifications and heard additional public testimony. Mr. Cohan asked BCD staff to review the proposal at length and develop modified language to bring back to the committee.

Ms. Teverbaugh explained that unless the committee wanted to incorporate Mr. Strawn’s suggested changes to RC11res-26 a motion was not necessary. No motion resulted in the proposal being unchanged.

Mr. Cohan suggested the committee discuss housing size, square footage versus number of bedrooms. The committee listened to public testimony on trends on housing size and how the size of a home changes its energy efficiency needs. Committee discussion continued at length.

Code Change Proposal [RC11res-12](#)

Motion to disapprove due to the fact it is no longer relevant.

Motion passed unanimously.

Code Change Proposal [RC11res-13](#)

Mr. Woik representing Earth Advantage provided testimony on the proposal.

Motion to disapprove due to the fact it is no longer relevant.

Motion passed unanimously.

Code Change Proposal [RC11res-14](#)

Motion to disapprove code change proposals RC11res-14.

Motion passed unanimously.

Code Change Proposal [RC11res-17](#)

Mr. Balkema representing OHBA provided testimony on the proposal. The committee discussed the proposal.

Motion to disapprove code change proposals RC11res-17.

Committee discussion continued.

Motion passed unanimously.

David Cohan left the meeting at 2:30 p.m.

Code Change Proposal [RC11res-19](#)

Mr. Balkema representing OHBA provided testimony on the proposal, asking the committee to disapprove it. Mr. Woik representing Earth Advantage also provided testimony on the proposal.

Motion to disapprove code change proposal RC11res-19.

Motion passed unanimously.

Code Change Proposal [RC11res-20](#)

Motion to disapprove code change proposal RC11res-20.

Motion passed unanimously.

Code Change Proposal [RC11res-21](#)

Mr. Woik representing Earth Advantage provided testimony on the proposal.

Motion to disapprove code change proposal RC11res-21.

Motion passed unanimously.

Code Change Proposal [RC11res-22](#)

Mr. Woik representing Earth Advantage provided testimony on the proposal.

Motion to disapprove code change proposal RC11res-22.

Motion passed unanimously.

Ms. Teverbaugh asked the committee if they wanted to direct division staff to add a “thermal bypass checklist” into table of options and assign between 3-4 points for a third party to inspect to ensure that insulation and sealing was done. Adding the provision to the list of options would address many of the concerns that prompted submission of the denied code change proposals. The committee directed division staff to add the provision to the table.

Adjourn

The meeting adjourned at 2:45p.m.