

Draft – MINUTES

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IECC Committee Meeting

In-person regular/public hearing meeting April 26, 2023

Members Present:

Michael Hagan, CFM, NH Building Officials Association, BCRB
Art Guadano, Board of Architects, BCRB
John Tuttle, NH Home Builders Assoc, BCRB
Jerry Tepe, Governor’s Commission on Disability
Katharine Richardson, Governor’s Commission on Disability

Also Present:

Philip Sherman, P.E., Chair of BCRB
Roxie Beall, Administrative Assistant, NH State Fire Marshal’s Office

The meeting, held in-person, was called to order at 1:30 pm by Mike Hagan.

First order of business was to elect a chair for the committee. John Tuttle nominated Mike Hagan, Art Guadano seconded. Mike Hagan accepted the nomination. All in favor. Unanimous. Mike Hagan elected chair of the committee.

Question arose as to who could vote. Mike Hagan explained anyone in attendance can vote because it is a committee, not a Board.

DISCUSSIONS

What is most affected by A117.1 standard?

The increase in maneuvering space is the most concern.

IBC 2021 states 20 or more dwelling units / 2% - Type A are adaptable, apartments/convents and monasteries. Type B are FHA compliant units. Many people who do not need accessibility do not like the layout of Type A units.

Existing Buildings and Facilities

The question arose around the definition of “existing building” vs “existing facilities”. Kate Richardson read off definition as defined by the standard. “A building erected prior to the date of adoption of this standard or one for which a legal building permit has been issued.”

It was agreed that existing buildings were not designed for the new measurements required by accommodations. Architects in the room agree they see 50/50 retrofits vs new building.

Presentation

Mike Hagan asked to bring up the PowerPoint created by Jerry Tepe, to review the new standard and the summary of significant changes.

Jerry Tepe explained it was part of an overall webinar he was doing on comparing the ADA and IBC/A117, finished with 20 slides of what is coming. At least two things are significant changes: clear floor space and turning radius.

Changes include:

Circular Space – New- 67” min diameter, Existing - 60” min diameter

Overlap of knee and toe clearance – New – 10” max, Existing – 25” max

T-shaped Space – New – 3 options, Existing – 60” min square

Clear Floor Space – New – 52” L x 30” W, Existing – 48” L x 30” W

Type A dwelling units – work surface – kitchen sink

??

ADA/FHA/Fair Housing/Safe Harbor

Much discussion on overlap and potential violations of FHA/Fair Housing by modifying IBC Chapter 11. The IBC is a safe harbor document to the FHA. ADA residential is pretty limited. The 2017 A117.1 is moving further away from ADA.

Statistics

90,000 shy of affordable units in NH. How many of those are in need of accessibility? Of those requiring accessibility . Only a small number of Type A units are required but what happens when those get taken by someone who doesn't need it.

Question arose on how to acquire the statistics on how many people require accessible dwellings. John Tuttle quoted 2019 statistic done by UNH that states that 12.6% people in NH have a disability. But of those, how many require accessible units?

Mike Hagan also suggested checking with St. Anselm's college for statistics since they have been used for mapping data in the past.

Appropriate steps to Recommend to Board

Chair Mike Hagan asked committee to consider whether they wanted to recommend making amendments to the standards?

Suggestions included amending IBC Chapter 11, making amendments to the A117.1, amending percentages required, reducing number of Type As. Kate Richardson stated she will know more after the Governor's Commission on Disability meeting on May 2nd.

Mike Hagan suggested an approach of reviewing, then adding, subtracting or marking as N/A

Start with Type A, Chapter 11 –What’s the demand? What are the requirements? What are the penalties? Where does the committee stand?

Assignments for next meeting:

Mike Hagan – overall review & report (increase/decrease) recommendations

Kate Richardson / Jerry Tepe – Find out if the Disability Committee wants to see changes to the standard? Yes / No

John Tuttle / Art Guadano – Research the requirements to have FHA / Type A units. Where do scoping numbers come from?

John Tuttle / Kate Richardson – Statistics, what is the demand for Type A in NH?

Next ANSI 117A Committee meeting is scheduled for Fri. May 12th @ 8:30am before the regularly scheduled BCRB meeting. 33 Hazen Drive, Concord, 2nd floor conference room.

Meeting adjourned at 10:00 am.

Respectfully submitted by Roxie Beall, 4/21/23

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