



State of Idaho

Division of Occupational and Professional Licenses Idaho Building Code Board

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Draft Minutes of 10/21/2025

Board Members	Andrew Bick, Chair	Division Staff	Justin Touchstone, Executive Officer
Present:	John Cotner, Vice-Chair	Present:	Kolby Reddish, Lead Legal Counsel
	Kelly Daniels		Sean Courtright, Building Pro. Mgr.
	Tyler Drechsel		Amanda Lee, Board Support Spec.
	Nick Guho		
	Luke Kilcup		
	Jon Laux		
	Kent Soelberg		
	Jeremy Maxand		
	Justin Goodwin		

The meeting was called to order at 9:01 AM MT by Chair Andrew Bick.

Approval of 09/09/2025 Minutes:

A motion was made and seconded to approve the September 9, 2025 meeting minutes. The motion carried unanimously.

DIVISION BUSINESS

Financial Report: Executive Officer (EO) Justin Touchstone presented the Building Code Board's Fiscal Year 2026, Quarter One, Financial Report. There was an expected increase in expenses this quarter as a technical error that had originally sent revenue from the Factory Built Structures Board to the Building Code Board in the previous fiscal year was corrected.

Open Meeting Law Training: A motion was made and seconded to table this topic until the next meeting. The motion carried unanimously.

BOARD BUSINESS

2026 Meeting Dates: A motion was made and seconded to approve February 10, April 14, June 9, August 11, and October 20, 2026 meeting dates with the start time of 9:30 AM MT. The motion carried unanimously.

Negotiated Rulemaking: EO Touchstone presented the proposed changes to IDAPA 24.39.30 – Rules of Building code (Building Code Rules), which includes substantive edits, renumbering and relabeling. The Board discussed the following changes:

- **600.01 – International Building Code (IBC):** This Section has been updated to refer to the 2024 Edition of the IBC.

- The Board approved the updated references for Section 602.1.2.
 - Footnote F in Table 2902.1 was struck as it no longer pertains to drinking fountains.
 - Section 2902.6 was replaced with “Small Occupancies. Drinking fountains shall not be required for an occupant load of (30) or fewer”.
- **600.02 – IBC, 2021 Edition:** This section was struck from the code in its entirety as a section for Mass Timber is included in the 2024 Edition of the IBC.
- **~~600.03~~ 600.02 – International Residential Code (IRC), 2024 Edition:** This Section has been updated to refer to the 2024 Edition of the IRC.
 - 600.02(e) was struck from the code as the Board approves of Table R302.1(1).
 - “From the residence, and habitable rooms above the garage” has been replaced with “From the dwelling unit and attics, and portions of the dwelling unit above the garage” in Table R302.6.
 - Reference to Section R303.4 was deleted as it no longer pertains to Mechanical Ventilation.
 - Ken Burgess of the Idaho Home Builders Association (IHBA) and Sam Kahorka with the city of Meridian discussed industry confusion around the sprinkling of townhouses, concluding that the definition of Townhouse and stacked units had clarified Section R325.3.
 - Referenced Sections in 600.02(h)-(l) have been updated to reflect the 2024 Edition of the IRC.
 - Section R325.3 was struck and replaced with “Delete and replace with the following: Mechanical Ventilation Buildings and dwelling units shall be provided with the whole house mechanical ventilation in accordance with Section M1505.4”.
 - A new section called “Section R330.7.1 Heat Detector within Garages” was adopted and reads “A heat detector(s), listed and interconnected to a smoke alarm(s), shall be installed in all attached garages and also in detached garages that do not meet the required fire separation distance and have an electrical service”.
 - Section 403.4.1 Crushed Stone Footings was deleted.
- **~~600.04~~ 600.03 – International Existing Building Code:** This Section has been updated to refer to the 2024 Edition of the International Existing Building Code
- **~~600.05~~ 600.04 – International Energy Conservation Code (IECC) – Commercial Provisions:** This section has been updated to refer to the 2024 Edition of the IECC.
 - Reference to C101.5.2 has been updated to C101.4.2.
 - Sections C405.2.9 Interior Parking Area Lighting Control, C405.2.10 Sleeping and Dwelling Unit Lighting and Switched Receptacle Controls, C405.4 Horticulture Lighting, C405.12 Automatic Receptacle Control, C405.13 Energy Monitoring, and C405.15 Renewable Energy Systems have been deleted.
- **~~600.06~~ 600.05 – IECC – Residential Provisions:** This Section has been updated to refer to the 2024 Edition of the IECC.
 - The Board has struck table R402.1.2 and replaced with just row 5 and 6 of the previously amended 2018 version of the table, including all the footnotes.

- The Board has struck table R402.1.3 and replaced with just row 5 and 6 of the previously amended 2018 version of the table, including all the footnotes.
 - The Board amended R402.5.1.2 to add the following inspection criteria in lieu of air leakage testing: access doors and covers shall be gasketed to allow for repeated entrance, framing spaces between windows, doors and skylights shall be sealed, recessed light fixtures shall be sealed to drywall or interior air barrier, HVAC registers and boots shall be sealed to subfloor, walls or ceilings, interior joints of top plates shall be sealed, narrow cavities (less than one inch) are sealed when not insulated, holes created by electrical and plumbing shall be sealed, penetrations through the exterior air barrier shall be sealed, and joints in sill plate shall be sealed during subfloor assembly.
 - Referenced Sections in 600.05(f) and (g) have been updated to reflect the 2024 Edition of the IECC.
 - The Board has struck Sections R403.6.1 Heat Recovery, R403.6.3 Testing mechanical ventilation systems, R403.7.1 Electric resistance heating, R404.2 Interior lighting controls, and R4.08 Additional efficiency requirement.
- **Gathered Public Comment:** EO Touchstone presented the collected comments from the public.
 - The IHBA proposed removing the lateral restraint language from the diagram number 5 under table R403.1(3). The Board struck this language from R404.1.3.2 Concrete Stem Walls.
 - It was proposed to adopt a new section for Group R-2 buildings. The Board adopted new Section 510.10 as follows:

510.10 Group R-2 buildings of Type VA Construction. Subject to approved siting location by the applicable Planning Official and Fire Code Official, Group R-2 Occupancy buildings of Type VA Construction above the 3-hour fire rated horizontal assembly of a Type IA Construction lower podium building may be permitted to comply with the following, in addition to other applicable provisions of Section 510:

1. May be permitted up to five (5) stories, with highest occupied floor not exceeding seventy-five (75) feet above the lowest level of fire department vehicle access, with maximum overall building height not exceeding ninety-five (95) feet above the lowest level of fire department vehicle access. An occupied roof is considered a floor level but not a story.
2. R-2 Occupancy is the primary use allowed in the upper building with the following exceptions for accessory use areas:
 - 2.1. B Occupancy rooms or B Occupancy assembly areas accessory to the residential use are allowed at no more than 10% of each floor area provided to total occupant load for the sum of B Occupancy areas does not exceed 49 persons on each floor.
 - 2.2. An exterior Group A Occupancy assembly area (patio, deck) serving the residential use with an occupant load less than 300 persons is allowed directly on the top of the podium 3-hour fire rated horizontal assembly of the lower building.
 - 2.3. Entry lobbies, mechanical rooms, maintenance rooms, waste and recycling collection, bicycle storage, and similar incidental uses are allowed on any floor

3. For building area, the tabular allowable area for a non-sprinklered building of Group R-2 Occupancy of Type VA Construction shall be used and may be increased by 25% per floor over the area value listed in the allowable area Table. This area increase is calculated separately and is added in addition to any other area increases allowed for frontage increase and single occupancy, multi-story buildings in this Chapter. Fire walls may be required in order to comply with allowable area provisions. Multiple buildings can be located on top of the Type IA podium building.
4. All portions of both the upper and lower building must be fully protected throughout with an automatic sprinkler system that complies with Section 903.3.1.1 (NFPA 13).
5. Exit access travel distance shall be 150 feet maximum for the Group R-2 Occupancy.
6. Exterior walls shall be a minimum one-hour fire resistive wall assembly rated for exposure from both sides with noncombustible exterior wall finish materials
7. Required interior exit stairways shall be pressurized and at least two exit stairways shall provide roof access for the Fire Department.
8. Other Special Inspections
 - 8.1. Structural observation shall be conducted by the engineer of record during construction. Report of structural observation adequacy, including key elements of the lateral force resisting system, shall be submitted to the jurisdiction.
 - 8.2. Special inspection by an independent third-party firm shall be provided for fire-resistant penetrations with report submitted to the jurisdiction.
 - 8.3. Reports on adequacy and balancing of the pressurization of the stairways by an independent third-party firm with report submitted to the jurisdiction.
 - 8.4. Where determined is needed by the code official, a survey of the building height may be required with report submitted to the jurisdiction.
9. Fire alarm and fire sprinkler systems shall be inspected, tested, and maintained in accordance with NFPA 25 and NFPA 72 on a basis as determined by the applicable Fire Code Official. Inspection reports shall be submitted to the applicable Fire Code Official.

- **Discussion/Public Comment:** There were public comments.

A motion was made and seconded to adopt the amended redlines as pending for publication in the December bulletin and authorize the division to take all necessary steps to accomplish this, as well as authorize the Board Chair to work with staff to provide a response to any public comment that are received today or tomorrow unless the Board Chair feels that the comment is totally unique from what has already been received and would require additional input of the Board. The motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:04 PM.