

# 1311 Rule – Guidelines for the Rehabilitation of Existing Buildings

## G.R.E.B.

### Advisory committee from 2-27-04

Members present:

Marlene Evenson, Paul Nahurski, Ron Julkowski, Steve Toensing, Daniel Callahan, Ron Boose, Dennis Olson, James Seeger, Ed Solvedt, Gordon Bates(alternate), Dave Dewall, Bill Mesaros, Robert Imholte(alternate),

Interested parties:

Greg Mathis

B.C.S.D. Members present:

Fred Driver, Jeff DeJarlais, Mike Fricke, Don Sivigny

Fred D. called the meeting to order @ 8:35am with introductions.

Sec 102: Jeff D. looked at the term "legally" as being an appropriate term. It was determined that this term was not an issue and chose to leave it as is in the document.

Sec 103. Greg K. was to change the scoping provisions to keep one and two family dwellings as defined in the IRC out of the GREB. (See attached language change) It was suggested that the IRC consider appendix "j" in the IRC to cover those types of occupancies. Existing R-3 occupancies that go through a change of occupancy to a licensed facility would fall under the parameters of the GREB.

Sec 106. Steve T. The word "occupancy" was considered to be eliminated from the text. How will this change affect the definition? The issue: consider the "use" of the building not just the occupancy, an occupancy group may stay the same, but the use of the building may change. Jeff D. will evaluate the tables in chapter 5 to reinforce the term "use" as it relates to degree of hazard. Could the terms "use" and "occupancy" be interchangeable? Steve T. will look at this item for next meeting.

Sec 201. Dan C. The language "shall consult with the fire official", last line of the section is under consideration. The issue is that what if the jurisdiction does not have a designated fire official. Consider adding language "When a fire official is employed by the jurisdiction" or "where available to the jurisdiction". Consider adding language to require submittal documents. Who has final jurisdiction Building official or fire official and which code takes precedence?

Sec 201. Ron Boose

A proposal to reference all of chapter 2 to the existing 1300 rules for administration is under consideration. Much of the language found in GREB chapter 2 is found in chapter 1300 of the State Code. Section 208 of the GREB. for "unsafe buildings or structures" needs to be compared to MN rule 1300 for unsafe buildings. Section 201 could be inserted into the scoping provisions of chapter one of the GREB. Bob I will consult with the fire people on the language and report back to the committee. Ron Boose will work on an amendment to clarify the proposal.

Definitions:

Accessibility Code: Jeff D will consult with Curt W.

Alteration: compare to MN rules 1300.

Building Code: Delete chapter 1305 Bob I. Will look at.  
Building service equipment: Jeff D. will compare to MN rules 1300.  
Dangerous Buildings: Delete  
Dangerous Buildings Code: Delete  
Insert section 206 "unsafe buildings or structures" of the GREB. Into the definitions section if needed.  
Certified Historic Structure: Greg M. will compare to 'historic building" definition.  
Electrical Code: Leave as written.  
Elevator Code: Leave as written.  
Energy Code: Don S. will evaluate.  
Imminent Hazard: Greg K will evaluate.  
Mechanical Code: Verify that it is consistent with new mechanical code chapters.  
Substandard Building: Delete

#### **Chapter 4:**

401.1 Bob I will evaluate. Consider adding "compliance with the Fire Code per section 201 of the GREB.  
401.1,401.2.2, 401.2.3, 401.2.4, 401.2.5, 401.2.6, 402.1, 403.1, 403.1.1, Leave as written.  
403.2 Jeff D.,  
403.2 exception 3 Verify with fire chiefs committee.  
403.2.1 Hold

Next meeting 3-19-04  
Add 5-14-04 to schedule  
Adjourn @ 11:55am.

Respectfully submitted  
Greg Karow

#### Section 103 scope

These guidelines constitute the minimum standards for change of occupancy, alteration, or repair of existing buildings and structures. If a reference is made to the appendix in these guidelines, the appendix does not apply.

**Exception 1: one and two family dwellings as defined in the International Residential Code. Repair work in one and two family dwellings shall be allowed to use like materials or materials permitted by this code for new construction.**

Exception 2: Townhouses as defined in the International Residential Code. Repair work in townhouses shall be allowed to use like materials or materials permitted by this code.