

MINUTES

CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS

11 October 2004

6:00 P.M.

City Hall Council Chambers

MEMBERS PRESENT: Chairman Dan Sears, Vice Chairman George McLean, Commission Members Frank Cox, Shawn Slocum, Mike Lane

MEMBERS ABSENT: None

STAFF PRESENT: Building Official Lance Simms, Assistant City Attorney Angela Deluca, Commercial Plans Examiner Chris Haver, Residential Plans Examiner Terry Boriskie and Staff Assistant Melissa Rodgers

AGENDA ITEM NO. 1: Call meeting to order.

Chairman, Dan Sears, called the meeting to order.

AGENDA ITEM NO. 2: Consideration, discussion and possible action of absence request from meeting

No absences requested.

AGENDA ITEM NO. 3: Hear visitors for items not on agenda.

There were no visitors.

AGENDA ITEM NO. 4: Consideration, discussion, and possible action to approve minutes from Construction Board of Adjustments and Appeals meeting from Monday, September 13, 2004.

Dan Sears asked the Board if anyone was ready to make a motion.

George McLean motioned to approve the minutes.

Mike Lane seconded the motion.

The motion passed unanimously, (5-0).

AGENDA ITEM NO. 5: Presentation, public hearing, discussion and possible action on a recommendation to City Council concerning the adoption of the 2003 International Plumbing Code and related amendments.

Lance Simms, Building Official, took the floor. He briefly discussed the Code adoption process in general and stated that the City was currently operating under the 2000 Edition of the International Codes. Lance went on to say that his goal is to get the 2003 Edition of the I-Codes reviewed by the Board and adopted by the City Council with an effective date of 1 January 2005.

Lance then presented an overview of the 2003 International Plumbing Code (IPC) with emphasis on changes from the 2000 Edition. He then went over the proposed amendments to the 2003 IPC.

Dan Sears opened the public hearing at this time.

Dan Sears asked if anybody would like to speak in favor of the request. No one spoke.

Dan Sears asked if anyone would like to speak in opposition to the request. No one came forward.

Dan Sears closed the public hearing.

Dan Sears asked if anyone was ready to make a motion concerning this agenda item.

George McLean made a motion to recommend approval to the 2003 International Plumbing with the amendments as presented by staff. Frank Cox seconded the motion.

The motion was approved unanimously (5-0).

AGENDA ITEM NO. 6: Presentation, public hearing, discussion and possible action on a recommendation to City Council concerning the adoption of the 2003 International Mechanical Code and related amendments.

Lance took the floor and gave the Board an overview of the 2003 International Mechanical Code (IMC) with emphasis on changes from the 2000 Edition. He then presented the proposed amendments to the 2003 IMC.

Dan Sears opened the public hearing at this time.

Dan Sears asked if anybody would like to speak in favor of the request. No one spoke.

Dan Sears asked if anyone would like to speak in opposition to the request. No one came forward.

Dan Sears closed the public hearing.

Dan Sears asked if anyone was ready to make a motion concerning this agenda item.

Frank Cox made a motion to recommend approval to the 2003 International Mechanical Code with the amendments as presented by staff. Shawn Slocum seconded the motion.

The motion was approved unanimously (5-0).

AGENDA ITEM NO. 7: Presentation, public hearing, discussion and possible action on a recommendation to City Council concerning the adoption of the 2003 International Property Maintenance Code and related amendments.

Lance took the floor and started off by saying that the International Property Maintenance Code (IPMC) continues to emphasize protection of health, safety and welfare while providing code requirements that are enforceable in the diverse types of buildings that exist. He said that providing a safe means of egress, preventing hazardous structural conditions and reducing health hazards by providing a clean, sanitary environment are the key components of the code.

Lance then presented an overview of the 2003 International Property Maintenance Code (IPMC) with emphasis placed on changes from the 2000 Edition. He then went over the proposed amendments to the 2003 IPMC.

Dan Sears opened the public hearing at this time.

Dan Sears asked if anybody would like to speak in favor of the request. No one spoke.

Dan Sears asked if anyone would like to speak in opposition to the request. No one came forward.

Dan Sears closed the public hearing.

Dan Sears asked if anyone was ready to make a motion concerning this agenda item.

Shawn Slocum made a motion to recommend approval to the 2003 International Property Maintenance Code with the amendments as presented by staff. Frank Cox seconded the motion.

The motion was approved unanimously (5-0).

AGENDA ITEM NO. 8: Consideration, discussion and possible action on future agenda items.

Lance stated that he will be scheduling additional Board meetings between now and early December in order to get all of the 2003 International Codes approved and on the City Council agenda for the 21 December 2004 meeting. He said this was necessary in order to have an effect adoption date of 1 January 2005.

Dan asked Lance about getting the packets to the Board members prior to the meetings since there was a lot of information to review. Dan also stated that he appreciated Lance and his staff for doing such a great job at putting these meetings together to make the Board members job easier. George McLean agreed and asked that this be noted in the minutes.

AGENDA ITEM NO. 8: Adjourn

Mike Lane motioned to adjourn.

Frank Cox seconded the motion.

The motion passed unanimously, (5-0).

The meeting was adjourned.

APPROVED:

Chairman: Dan Sears

ATTEST:

Staff Assistant: Melissa Rodgers