



Building Board of Appeals Work-Study Session

Wednesday, March 6, 2019

4:00 PM

Library Auditorium

7401 E. Skoog Blvd.

----- Minutes -----

I. Call to Order

II. Roll Call

Vice-Chairperson Jarpe asked for roll call attendance to be taken. Members present: Member Nigh, Member Norton, Member Leithead, Member Pape, and Vice-Chairperson Jarpe. Members absent: Chairperson Salicos and Member Smith. Staff Present: Woody Lewis, Building Official; Warren Colvin, Senior Building Inspector, and Kristi Jones, Administrative Support II.

III. Discussion Items

1. Review updates to the Town Code relating to the adoption of the 2018 IBC (International Building Code) and companion codes.

Woody Lewis, Building Official, stated that the purpose of the meeting was to discuss any questions the Board may have pertaining to the upcoming adoption of the 2018 Building Codes.

Vice-Chairperson Jarpe asked the Board if they had any questions or comments.

Member Pape found a grammatical error on page 7-31. Member Pape inquired about the fee schedules listed on page 7-38 as a few items had significant increases.

Mr. Colvin stated that the intent was to implement a 7% increase across the board; however, upon a fee study of multiple jurisdictions conducted by Community Development staff, it was discovered that several of the items were far below other jurisdictions so the fees were increased to be midrange of the jurisdictional scale. He noted that the fee schedule had not been raised since the early 1990's.

Mr. Colvin reported that the City of Prescott as well as the Town of Prescott Valley held meetings for the local contractors and general public to discuss the significant code changes. The Town of Prescott Valley's meeting had great

attendance and focused primarily on the significant changes to the International Residential Code (IRC). He indicated that Yavapai County's meeting is scheduled for Thursday, March 7th and the Town of Chino Valley's meeting is scheduled for March 11th.

Mr. Colvin presented an overview of the direct changes to Chapter 7 of the Town Code including changes to the Town's Administrative Code as it pertains to the Board of Appeals.

Member Nigh asked if the Board currently had the professions or trades represented per Town Code.

Mr. Colvin replied that the Board does not currently have an architect or engineer.

Member Nigh suggested that the Town may want to adjust the requirements in the future if they are unable to find an architect and engineer to serve on the Board.

Vice-Chairperson Jarpe found clerical errors within the IRC section which he presented to Mr. Colvin for correction.

Member Nigh asked for confirmation that Chapter 13 Energy Efficiency was deleted in its entirety and replaced with the requirements of the 2006 International Energy Conservation Code (IECC.) Member Nigh expressed his concerns of the recommended change as there are great benefits to updating to the current IECC. He noted that the recommended change was in direct conflict with the goal of consistency throughout the jurisdictions as other jurisdictions were implementing the 2012 IECC.

Member Leithead stated that most builders exceed the minimum standards set forth in the 2006 IECC as equipment, appliances, etc. had become more energy efficient over time. He indicated that the updated code wasn't necessarily better than what was currently in place.

Mr. Colvin reported that many builders in the community build homes that are energy star rated and far exceed the 2006 IECC. He noted that Yavapai County was staying with the 2006 IECC and as Member Nigh had pointed out previously, the City of Prescott and the Town of Chino Valley were recommending the adoption of the 2012 IECC. Mr. Colvin stated that it was at the direction of upper management for the Town to stay with the 2006 IECC.

Vice-Chairperson Jarpe agreed with Member Nigh that updating to a newer IECC code should be reviewed.

Mr. Colvin stated that one of the recommended changes involved removing the

tamper resistant outlets from the IRC and the National Electrical Code (NEC) to be consistent with the other jurisdictions. Mr. Colvin noted that this was the first time the Town recommended the revision as they had received complaints from elderly citizens that have difficulty plugging or unplugging cords into the tamper resistant outlets. Mr. Colvin indicated that a gentleman was in the audience that would give a presentation on tamper resistant outlets during the regular session and, as far as the Building Department was concerned, they are open to either option.

Member Leithead asked for the anticipated timeline for implementation.

Mr. Colvin stated that if the Board approved the Code Adoptions tonight, it would hopefully go before the Town Council in approximately 3 to 4 weeks. After Council approval, the Town would allow 6 months before implementation and enforcement of the new Codes. He noted that the other jurisdictions plan to implement the changes effective July 1st.

Member Leithead asked if builders could start incorporating the new codes prior to the 6 month implementation date.

Mr. Colvin replied "yes."

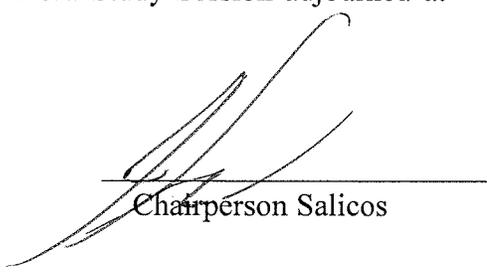
IV. Adjournment

Vice-Chairperson Jarpe called for a motion for adjournment.

Member Norton made the MOTION, seconded by Member Leithead to adjourn by voice call vote. Board members voted as follows: Vice-Chairperson Jarpe YES, Member Pape YES, Member Nigh YES, Member Norton YES and Member Leithead YES.

MOTION carried with 5 ayes and 0 nays

The March 6, 2019, Building Board of Appeals Work-Study Session adjourned at 5:06 p.m.



Chairperson Salicos

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