



Building Board of Appeals Work-Study Session

Wednesday, April 10, 2019
4:00 PM
Library Auditorium
7401 E. Skoog Blvd.

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I. Call to Order

II. Roll Call

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

III. Discussion Items

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

Warren Colvin, Senior Building Inspector, presented an overview of the different components between the 2006, 2009 and 2012 Energy Codes as it related to residential housing as well as the approximate costs versus projected savings. He reported that the Town of Prescott Valley's recommendation is to retain the 2006 Energy Code.

Member Smith expressed his surprise that there wasn't more savings associated with energy efficient homes.

Mr. Colvin stated that the savings aren't as substantial due to our climate; however, northern climates have dramatic savings. He noted that the 2006 Energy Code is satisfactory for the climate in our area.

Member Pape asked why other municipalities in our area are moving to updated versions if our climate doesn't warrant it.

Mr. Colvin indicated that the City of Prescott and the Town of Chino Valley are updating to the 2012 Energy Code; however, they aren't fully adopting it as written. They have added several amendments and provisions. Mr. Colvin noted

that both Chino Valley and Prescott received government funding which mandated them to update to newer versions. They cannot be more than 6 years behind the code cycles.

Member Nigh indicated that he's in the minority regarding an update to a newer version of the energy code and understands that there are negatives such as the cost of manuals, training, implementation and increased costs to the contractors. He identified several positives such as energy conservation that is included in the *General Plan 2025*, significant savings over time, environmental improvements, higher quality of homes, more flexibility for homeowners, new technologies, materials, techniques, training and software advantages and consistency for builders within our community.

Richard Parker, Community Development Director, complimented Member Nigh on his thorough research as well as his service to the Building Board of Appeals. He reiterated that the City of Prescott and the Town of Chino Valley are obligated to update to newer Energy Codes as they received federal funding that mandates them to do so. The Town of Prescott Valley is not under the same obligation. Mr. Parker stated that there are references and strategies in the *General Plan 2025* to include embracing solar technologies where possible to save fiscal dollars for our wastewater treatment plant. He noted that Yavapai County isn't obligated to update to new versions and they have elected to stay with the 2006 Energy Code as well. Upon review of the comparisons provided by Mr. Colvin, Mr. Parker observed that the value ascribed to the savings is minimal compared to the rest of the building. He stated that the Town encourages the private sector to delve into that aspect of the market such as the energy efficient homes built by Mandalay Homes. Mr. Parker indicated that the Town preferred that residents rely on technologies that have an immediate effect on cost savings such as solar technology.

Mr. Parker addressed the tamper resistant receptacle discussion from the March meetings. He noted that Yavapai County, the City of Prescott, and the Town of Chino Valley were all removing the tamper resistant receptacles requirement and recommended that we follow suit with the other municipalities. Mr. Parker reported that he had spoken to the legal department regarding any potential latent liability associated with eliminating the tamper resistant receptacle requirement and the legal department doesn't have any concerns with potential liability.

Mr. Parker stated that the tentative timeline for the code adoptions is to go before the Town Council in May with a July 1, 2019 implementation. He noted that the Town would establish a six month grace period to allow builders to update their plans to the newer versions.

Chairperson Salicos expressed his concern that if the Town has too many energy code requirements and/or restrictions, builders will go elsewhere and development will decrease.

Mr. Colvin stated that the majority of builders far exceed the standards of the 2006 Energy Code. He remarked that the Talking Glass Apartments are built to the highest energy standards.

Member Smith commented that he built a very energy efficient home in Michigan and he lost money on it. He indicated that he agrees that government shouldn't mandate everything; however, he felt that the country needs to conserve energy for the future. Therefore, he agreed more with Member Nigh than the Town's recommendation.

Member Pape asked if anyone knew the exact cost difference between an energy efficient home and one built to current code. Member Pape shared that he agreed with Member Nigh.

Mr. Colvin replied that based on his research, it costs approximately \$2500 more on average.

Member Pape observed that is a minimal cost to pay for a more energy efficient home.

Member Leithead indicated that a \$1000 cost increase in a home eliminates 150,000 families out of the market for that price point.

Member Nigh shared statistics from the Department of Energy on the cost benefits versus the savings.

Chairperson Salicos suggested that the builders in our community get together to discuss which energy efficient items could be implemented in our community.

Member Leithead emphasized that the Board is determining a minimum requirement for the Energy Code and that many builders exceed that minimum. He stated that the market will drive the upper quality of energy efficiency. Member Leithead indicated that many residents can't afford a home built with the minimum standard as it is. He noted that the energy code increased the required amount of building inspections which caused the cost to be passed on to the builders with increased permit fees.

Member Leithead asked if the Legal Department had finished their review of the proposed updates.

Mr. Colvin reported that Legal had completed their review. He indicated that they had not changed any of the content that had been discussed – they asked for clarification on some items and changed the formatting.

In regards to the tamper resistant receptacles, based on feedback from the other

municipalities, Mr. Colvin stated that the Town recommends the requirement of tamper resistant receptacles with the exception of single family dwellings.

The Board members were in agreement that single family dwellings be exempt from tamper resistant receptacles.

Kristi Jones, Administrative Support II, brought up the eligibility requirements to be a member on the Building Board for Appeals that was discussed at the March meetings. Mrs. Jones stated that the legal department had changed some of the verbiage and had removed “duly licensed by the State of Arizona” from the requirements.

Mr. Parker observed that three of the Board members support updating the energy code to a new version. He asked for input from the other Board members. Mr. Parker recommended that the Building Official form a committee of various trades to discuss and develop recommendations for energy efficient changes that could be implemented prior to the next code cycle review.

The remaining Board members agreed with Mr. Parker’s recommendation.

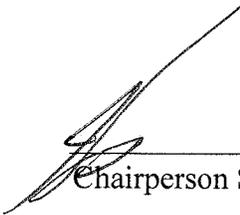
IV. Adjournment

Chairperson Salicos called for a motion for adjournment.

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

MOTION carried with 7 ayes and 0 nays

The April 10, 2019, Building Board of Appeals Work-Study Session adjourned at 4:50 p.m.



Chairperson Salicos

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