



TOWN OF PRESCOTT VALLEY
Building Board of Appeals

Minutes

Wednesday, April 24, 2019, 5:30 p.m.

Prescott Valley Library Auditorium

I. Call to Order

Chairperson Salicos called the April 24, 2019 meeting of the Building Board of Appeals to order at 5:30 p.m.

II. Attendance

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

III. Approval of Minutes

Chairperson Salicos asked if there were any changes to the minutes from the March 6, 2019 work study meeting. There were none; thus, Chairperson Salicos called for a motion to approve the minutes. Member Nigh made the MOTION, seconded by Member Norton, to approve the minutes as submitted from the March 6, 2019 Building Board of Appeals Work Study meeting.

Board members voted by voice call vote as follows: Chairperson Salicos YES, Vice-Chairperson Jarpe YES, Member Leithead YES, Member Norton YES, Member Nigh YES, and Member Pape YES. MOTION carried with 6 ayes and 0 nays.

Chairperson Salicos asked if there were any changes to the minutes from the March 6, 2019 meeting. There were none; thus, Chairperson Salicos called for a motion to approve the minutes. Member Leithead made the MOTION, seconded by Vice-Chairperson Jarpe, to approve the minutes as submitted from the March 6, 2019 Building Board of Appeals meeting.

Board members voted by voice call vote as follows: Chairperson Salicos YES, Vice-Chairperson Jarpe YES, Member Leithead YES, Member Norton YES, Member Nigh YES, and Member Pape YES. MOTION carried with 6 ayes and 0 nays.

Chairperson Salicos asked if there were any changes to the work study minutes from the April 10, 2019 meeting. There were none; thus, Chairperson Salicos called for a motion to approve the minutes. Member Norton made the MOTION, seconded by Member Nigh, to approve the minutes as submitted from the April 10, 2019 Building Board of Appeals Work Study meeting.

Board members voted by voice call vote as follows: Chairperson Salicos YES, Vice-Chairperson Jarpe YES, Member Leithead YES, Member Norton YES, Member Nigh YES, and Member Pape YES. MOTION carried with 6 ayes and 0 nays.

IV. Announcements

✚ There were no announcements.

V. Action Items

1. Upon the request of the Town of Prescott Valley, a public hearing for the purpose of reviewing the proposed adoption of the Town of Prescott Valley Administrative Code; 2018 International Building Code (IBC); 2018 International Residential Code (IRC); 2018 International Mechanical Code (IMC); 2018 International Plumbing Code (IPC); 2017 National Electrical Code (NEC); 2018 International Property Maintenance Code (IPMC) and the 2018 International Fuel Gas Code (IFGC).

Warren Colvin, Senior Building Inspector, stated that Staff had previously provided information relative to the updated code changes and amendments. He noted that Staff will form an energy conservation group that would address any future energy code changes. Mr. Colvin declared that Staff recommends the Board approve the adoption of 2018 International Codes, the 2006 International Codes, the 2006 International Energy Conservation Code, the 2017 National Electrical Code, and revisions to Article 7-01 Town of Prescott Valley Administrative Code as submitted and forward to the Town Council with a recommendation of approval.

Member Nigh expressed his appreciation for the Building Department's acknowledgment of his concerns regarding the Energy Code and their effort to form an energy conservation group to work on future updates. He emphasized his concern that the Town is falling behind neighboring jurisdictions by keeping the 2006 Energy Code in place. Member Nigh commented that although the Town has good intentions on forming an energy conservation group, that doesn't guarantee results and noted that the study group should be comprised of variety of citizens in addition to contractors. He suggested a stipulation be added that the Town update to at least the 2012 Energy Code within three years.

Richard Parker, Community Development Director, responded to Member Nigh's concerns. Mr. Parker stated that the Building Department will be directed to bring a recommendation regarding Energy Codes before the Building Board of Appeals within six months. He concurred that the energy conservation study group should include a variety of people including any Board members that are interested in participating. Mr. Parker noted that the purpose of a study group is to gather input from contractors as to their best practices regarding energy conservation for their customer base.

Mr. Parker explained that we are following suit with Yavapai County who is adopting the 2006 Energy Code and noted the pertinence as the Town of Prescott Valley is surrounded by County properties.

Chairperson Salicos opened the item to public comment.

Sandy Griffis, Director of Yavapai County Contractors Association (YCCA), addressed the Board. Ms. Griffis noted that the building processes in the Town of Prescott Valley are far different than the City of Prescott, who is building under the 2018 Energy Code due to no fault of their own. She suggested if the City could roll the code back to 2006, they would do it immediately. Ms. Griffis perceived that there will be a lot of changes to the Energy Codes within the next three years as it has already started. She noted that homes are being built too tightly and have a lot of bad air going into them as a result of the current Energy Code. Ms. Griffis supports the formation of a study group that includes members of the industry to investigate the energy codes. She noted that many contractors do currently exceed the 2006 Energy Codes. She commended the Board on their hard work and appreciated Member Nigh's input.

There was no further public comment; therefore, Chairperson Salicos called for a motion related to the item.

Action Item #1

Member Norton moved to approve the Code Adoptions as submitted and forward to the Town Council with a recommendation of approval. Member Leithead seconded the motion.

Member Nigh made a motion to amend the original motion by adding a stipulation that within three years, the Town of Prescott Valley update to the same or more current energy code as the surrounding municipalities.

Member Leithead expressed his concern over being tied to the decisions of the surrounding municipalities when updating the Energy Code.

Chairperson Salicos asked if there was a second to the amendment; there was none. Therefore, the proposed amendment failed.

Chairperson Salicos asked if there was any further discussion pertaining to the original motion.

Member Nigh made a motion for an amendment that stipulated that within three years, the Town of Prescott Valley would update to the 2012 Energy Code. Member Pape seconded the motion.

Mr. Parker suggested that the Board amend the stipulation to state the 2012 or newer International Energy Conservation Code (IECC.)

Member Nigh and Member Pape both revised their respective motions to state that within three years, the Town of Prescott Valley would update to the 2012 or newer version of the IECC.

Chairperson Salicos asked if there was any additional discussion regarding the proposed amendment. There was none; therefore, he called for a vote on the proposed amended motion.

For clarification prior to the vote, Kristi Jones, Administrative Support II, read the proposed amended motion “to approve the Code Adoptions as submitted and forward to the Town Council with a recommendation for approval with the stipulation that within three years, the Town of Prescott Valley will update to the 2012 or newer version of the IECC.”

Board members voted as follows: Member Leithead NO, Member Pape YES, Member Nigh YES, Member Norton NO, Vice-Chairperson Jarpe NO, and Chairperson Salicos NO.

MOTION failed with 2 ayes and 4 nays.

Chairperson Salicos asked if there was any additional discussion regarding the original motion.

Member Leithead commented that he understands Member Nigh’s concerns; however, he doesn’t feel the Town should be tied to a specific timeframe as changes to the Energy Code may evolve in less than three years.

Member Nigh asked for clarification on the original motion as it pertained to the Energy Code.

Mr. Parker stated that the Town’s recommendation included the formation of a study group that would review best practices regarding energy conservation and bring recommendations before the Building Board of Appeals within 6 months of the adoption by Town Council.

As there was no further discussion, Chairperson Salicos called for a vote on the original motion.

Member Norton moved to approve the Code Adoptions as submitted and forward to the Town Council with a recommendation of approval. Member Leithead seconded the motion.

Board members voted as follows: Member Leithead YES, Member Pape NO, Member Nigh NO, Member Norton YES, Vice-Chairperson Jarpe YES, and Chairperson Salicos YES.

MOTION carried with 4 ayes and 2 nays.

VI. Call to the Public

Chairperson Salicos called for further public comment on any of the issues addressed.

VII. Adjournment of the Building Board of Appeals

There was no further public comment related to any item presented during this meeting; therefore, Chairperson Salicos called for a motion for adjournment.

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

MOTION carried with 6 ayes and 0 nays.

The April 24, 2019, Building Board of Appeals meeting adjourned at 6:00 p.m.

Chairperson Salicos