

City of Loveland
Meeting of the Construction Advisory Board
June 28th, 2017
City Council Chambers
500 East 3rd Street
6:00 PM

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. MINUTES: April 26, 2017**

Anyone in the audience will be given time to speak to any item on the Agenda. Please ask for that item to further discuss. You will be given an opportunity to speak to the item before the CAB acts upon it.

Anyone making a comment during any portion of tonight's meeting should come forward to a microphone and identify yourself after being recognized by the Chairperson.

Please do not interrupt other speakers. Side conversations should be moved outside the Council Chambers. Please limit your comments to no more than ten minutes.

- IV. CITIZEN COMMENTS**
- V. REPORTS:**
 - a. Board/Commission Members**
 - b. City Council Liaison, John Fogle**
 - c. Chief Building Official, John Schumacher**
- VI. REGULAR AGENDA:**
 - a. John Schumacher - Code Revision Presentation**
- VII. AJOURNMENT**

City of Loveland Construction Advisory Board

Meeting Minutes

April 26th, 2017

Roll Call:

Board Members Present: Jason Baker, Andrew Ross, Blaine Rappe, Roger Lewis, Jon Rudolph, Bob Dehn, Adam Trainor

Board Members Absent: Kent Kerwood, Christopher Rosenberger, Jon Rudolph

City Staff Members Present: Shana Zimmerschied, Ned Sparks, Brieana Reed-Harmel, Christine Schraeder, Greg Dewey, Derek Turner, Rod Wensing, Kim Frick, Larry Howard, Derek Turner
City Council Members Present: John Fogel.

Call to Order: Christopher Rosenberger called the meeting to order at 6:02 PM

II. Approval of Minutes:

Motion to approve December 7th, 2016 meeting minutes made by Roger Lewis, seconded by Adam Trainor. Motion passed unanimously.

III. Citizen Comments

- a. None

IV. Reports

- a. **Board and Commission Members:** None
- b. **Council Liaison:** John Fogel - Update on Foundry, infrastructure in process, would like to break ground in mid-May, but may be a few weeks behind. Foundry will be erected in two phases to minimize construction impact on citizens..
- c. **Staff:** Chief Building Official, John Schumacher recapped Contractors meeting from April 12th, only 4 - 5 contractors in attendance, next Contractor meeting will be held July 19th. Will provide Building Division updated at June 6th City Council meeting.

V. Regular Agenda

- a) Greg Dewey - Water - Code changes to Hydro-zone process
 - i. Execute hydro-zone agreement - connects developer and user, explains surcharge fees etc.
 - ii. Extend establishment to 2 years before surcharge is included
 - iii. Allow one exemption year from surcharge for existing landscapes needing replanted
 - iv. Collect 20% more for budget, often existing water budget is inadequate and based on ideal conditions
 - v. Implement soil ammendments affidavit for inadequate soil
 - vi. Extend period to make 5 years of exceedance for larger water right payments and allow for incremental purchase on water rights.

Motion by Blaine Rappe to take proposal to Council, seconded by Adam Trainor with comments Bob Dehn about adding 3rd year. Motion passed unanimously.

- b) Kim Fentress - Power - Requirements for Electrical Service
 - i. Updated links, updated codes to meet National Standards
 - ii. Discontinued flex metering program and replaced it with pilot aggregate program to allow for meter verification and reduce the client expense of combining meters, particularly regarding Core & Shell construction
 - iii. Requesting that meters are marked appropriately, with labels verifying the addressing

Recommendation: Adopt a motion recommending that the City Council approve a resolution adopting the amended standards as required currently by 16.24.012. Additionally, recommend that City Council amend the Code by adopting and ordinance making the electric development standards adoption the same for power as for the water and wastewater development standards, found in Chapter 16.24.

Motion by Bob Dehn, seconded by Adam Trainor, motion passed unanimously.

- c) Jason Baker – Temporary Electric Meter discussion
 - i. Temporary power pedestal can be set rather than allowing power to be restored to flood/fire restoration projects, not resetting permanent meter until it has been confirmed the building is safe.
- d) Fire Marshall, Ned Sparks – Rosebud Motel briefing
 - i. Work being completed created a natural gas explosion, Fire Department called American Red Cross in to assist those who are directly affected with money and housing. Those living in neighboring units who are impacted and displaced can receive help from House of Neighborly Services and are presented with other options.
 - ii. Building Division inspectors then verify if the building is habitable or not. The Rose Bud Motel was posted as uninhabitable after inspection.

VI. Other Business: None

VII. Adjournment:

A motion was made by Bob Dehn and seconded by Blaine Rappe to adjourn the meeting at 7:13 PM. The motion passed unanimously.

Proposed revisions to the amendments to the 2012 International Codes



The current amendments to the codes contain requirements that are conflicting or that are inconsistent with neighboring jurisdictions and the needs of the community and its' customers

- The City of Loveland currently does not require permits for residential re-roofing, replacement of water heaters, furnaces, air conditioners, or construction of pergolas of any size.
- The currently adopted codes require drinking fountains in B and M occupancies with a total occupant load of more than 15 persons
- The currently adopted International Energy Code requires that townhomes do not exceed 3 air changes per hour (ACH)
- The currently adopted wind gust maps are outdated and are not consistent with the maps adopted by neighboring jurisdictions
- There are many miscellaneous conflicts within the currently adopted codes. Examples include:
 - An exemption from permitting for decks that are not attached to the structure but a code section that requires attachment of decks to the structure
 - One code requires R-19 insulation on basement walls while another requires R-10 continuous/R-13 cavity
 - A maximum of 600 SF garages in building codes but 900 in zoning codes

PROPOSED CHANGE #1 - Remove the current exemption from permitting for residential re-roofs, water heaters, furnaces, air conditioning and pergolas

Why should we make these changes?

- To be consistent with neighboring jurisdictions, all of which require permits for these projects
- To comply with the request from roofing contractors that attended the public meeting that we require permits, which helps prevent “stormchasers” and from mechanical contractors that stated that they “do it in all other places”
- To insure the safety and quality of the installation of water heaters and furnaces, which are potential life-safety concerns

What does this mean?

- The number of permits issued by the Building Division would increase by approximately 4,000 over-the-counter permits per year and the number of inspections would increase by approximately 9,000
- The Building Division would require 4 additional staff members (2 Inspectors, 1 Plans Reviewer, 1 Permit Technician)
- There would be additional fees incurred (\$110/avg water heater, \$135/avg furnace, \$275/avg roof - roofing permit is typically fully covered by insurance if a damage claim occurs)

PROPOSED CHANGE #2 - Amend the International Plumbing Code to raise the drinking fountain trigger level in B and M occupancies from 15 to 100

Why should we make these changes?

- To provide a more cost efficient but equally as effective manner of providing water to patrons of B and M occupancies within the City
- To address the desires of smaller B and M occupancies

What does this mean?

- Owners of smaller B and M occupancies with occupant loads under 100 will be able to install water dispensers in lieu of high/low drinking fountains
- Owners of smaller B and M occupancies will save approximately \$1,500 by installing water dispensers in lieu of drinking fountains

PROPOSED CHANGE #3 - Raise the IECC required air changes per hour (ACH) for townhomes from 3.0 to 4.0

Why should we make these changes?

- Builders are having difficulty meeting the current code requirement due to the method of construction in townhomes, which require one 2-hour or two 1-hour fire separation walls between each unit
- Other jurisdictions are considering or have enacted changes to this portion of the International Energy Code

What does this mean?

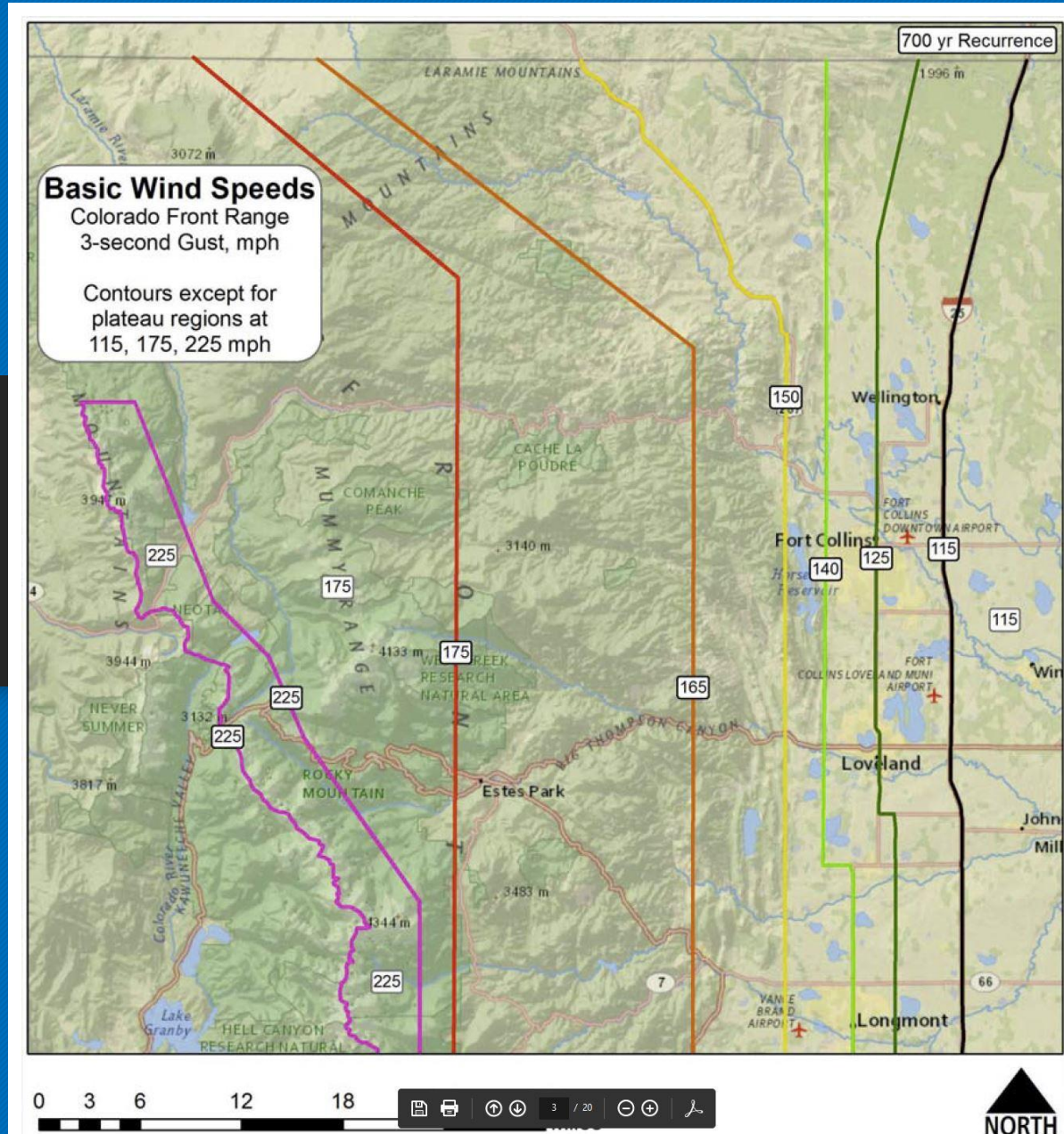
- Builders will get some relief from the currently adopted codes and will be better able to comply with the requirements
- Property owners will not be adversely affected by the change

PROPOSED CHANGE #4 - Adopt the 2013 Colorado Wind Gust maps for design reference in the codes

Why should we make these changes?

- The currently adopted maps are out of date
- Adopting this map will promote consistency with other jurisdictions, which makes project design easier for designers

COLORADO WIND GUST MAP



PROPOSED CHANGE #5 - Miscellaneous changes to address inconsistencies in current amendments

What changes should be made?

- Remove language concerning deck attachment and service of required doors from the exemption from permitting of decks
- Amend the language related to basement insulation requirements to require R-15 insulation in walls. Code requires R-19, amendments require R-10 continuous/R-13 cavity - R-15 will fit in 2" x 4" walls and is a fair compromise between the two requirements
- Amend the code sections that require engineering of monolithic slabs over 600 square feet to allow slabs up to 900 square feet without engineering
- Amend language that requires two copies of plans
- Amend any other language in amendments only that is inconsistent with other amendments or sections of code

SUMMARY

- Proposed changes are based on inconsistencies within adopted amendments and with neighboring jurisdictions or have been requested by customers and citizens
- No amendments will be proposed to change or make more restrictive current code requirements other than those specifically proposed in this presentation
- Four (4) additional positions will be required to properly and efficiently enact the new permits (re-roof, water heater, furnace, A/C) that have been proposed
- Costs of new positions will be covered by revenues from new permits - Any excess revenues would be dedicated to the purchase of new permitting software to improve efficiency and ease for customers
- Building Division is seeking a resolution of support from the CAB for both the code amendment revisions including the new permits and the addition of the four (4) new positions required to support the new permits