

**City of Loveland  
Meeting of the Construction Advisory Board  
June 27th, 2018  
City Council Chambers**

**500 East 3<sup>rd</sup> Street - 6:00 pm**

*The City of Loveland is committed to providing an equal opportunity for services, programs and activities and does not discriminate on the basis of disability, race, age, color, national origin, religion, sexual orientation or gender. For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) or 970-962-2372. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at [bettie.greenberg@cityofloveland.org](mailto:bettie.greenberg@cityofloveland.org) or 970-962- 3319.*

*"La Ciudad de Loveland está comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, favor contacte al Coordinador Título VI de la Ciudad al [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) o al 970-962-2372. La Ciudad realizará las acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Discapacidades para americanos (ADA). Para más información sobre ADA o acomodaciones, favor contacte al Coordinador de ADA de la Ciudad en [bettie.greenberg@cityofloveland.org](mailto:bettie.greenberg@cityofloveland.org) o al 970-962-3319".*

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. MINUTES: November 15th, 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. Review of and confirmation of support for 2012 International Codes amendment package**
- b. Discussion of structures without Certificates of Occupancy and/or work performed without permit**
- c. Statistical/Programs Update**

**VII. AJOURNMENT**

City of Loveland Construction Advisory Board  
Meeting Minutes  
November 15<sup>th</sup>, 2017

**I: Call to Order** at 6:05 pm by Christopher Rosenberger

**II: Roll Call:**

**Board Members Present:** Andrew Ross, Blaine Rappe, Christopher Rosenberger, Jon Rudolph, Adam Trainor

**Board Members Absent:** Jason Baker, Roger Lewis, Kent Kerwood, Bob Dehn, John Fogel

**City Staff Members Present:** Ingrid McMillan Ernst, Ned Sparks, Ashley Iverson, John Schumacher, Alan Kremerick, and Moses Garcia.

**City Council Members Present:** Councilman Olson

**III: Approval of Minutes**

Motion to approve October 25th meeting minutes made by **Adam Trainor**, seconded by **Andrew Ross**. Motion passed unanimously.

**IV. Citizen Comments**

- a. None

**V. Reports**

- a. **Board and Commission Reports:** None
- b. **Council Liaison:** None
- c. **Chief Building Official John Schumacher:** Provided an update on the code amendment adoption process: John asked that there be CAB member support at the upcoming City Council Study Session on January 23rd because the board fully supports the proposed amendments.

**VI. Regular Agenda**

- a. **Steve Olson - Proposal for permitting of roofs, furnaces, etc.**

- Councilman Olson is opposed to code amendments because he does not want to increase the amount of permits homeowners will be required to pull. He would like to get rid of permits for these small items, only requiring a permit to be pulled if a homeowner thought that the contractor completed the work incorrectly. He stated that inspections are “hoops” that customers must jump through and that we should never require them. If the homeowner believed the work was completed incorrectly, they would be able to pull a permit for free, and have a Building Inspector come check the contractors work.
- Councilman Olson compared contractor’s responsibility to accounting audits, stating that no one checks his work, he is just required to

complete it property or he is liable – he wants the City to trust that a licensed contractor will complete the work correctly without inspections.

- After much back and forth between Councilman Olson and boardmembers, the following conclusions were reached:
  - Contractors are not always trustworthy, so inspections are necessary.
  - Failing an inspection does not make a contractor “shoddy” but inspections provide a double-check if any mistakes were made.
  - Requiring these types of permits will create consistency between Loveland and neighboring jurisdictions.
  - Requiring these types of permits will lessen confusion around “like-for-like” replacement.
  - Low permit fees will be assessed on these permits to reduce the impact on homeowners, but will generate enough revenue to pay for the Division’s services. Jon Rudolph stated that the cost of these permits is nominal compared to fixing these items down the road.
  - Ensures that homeowners completing their own work have met the code, increasing citizen safety.

**b. Alan Krcmarik – Capital Expansion Fee Draft Discussion**

- Alan provided a brief history of how Capital Expansion Fees have been handled in the past – he stated that in the 60’s and 70’s the City got behind on CEFs, and the Council has not approved an increase to these fees in about 20 years. CEFs are used when the City is feeling the impacts of growth and need to be updated yearly to avoid repercussions.
- Ned Sparks spoke about the negative impact of not increasing these fees, and provided examples of what the fees are used for.
- The Board agreed that there is a need to increase these fees, recommending that Alan show the consequences of NOT increasing CEFs, and demonstrate the impacts using something tangible like the examples from Ned.

**c. Chief Building Official John Schumacher – Review of Title 20 related to nuisances and abatement**

- John explained that the code sections included in Title 20 are already spread throughout the Building Code and Municipal Code. By adopting portions of the 1997 Uniform Code for Abatement, all the code sections will be in one place – meaning Title 20 will be cohesive and consistent. Title 20 will allow for easier enforcement, will stand up in court, and will result in citizen compliance.
  - Jon Rudolph recommended that John Schumacher specify that efficiency will increase and time spent on code enforcement issues will decrease. He believes this would help Council to understand the reasoning behind Title 20.

- **Motion to support the adoption of Title 20 made by Blaine Rappe and seconded by Adam Trainor. All in favor. Motion passed unanimously.**
- d. **Moses Garcia – Request to Accelerate the City of Loveland vs. Heckle Hearing Date**
  - Moses clarified that he is representing CAB and requested that the Board vote to accelerate the Hearing to one of the six dates proposed.
  - **Motion for Hearing date to remain as January 24<sup>th</sup> and that it will be the only item on the agenda made by Adam Trainor and seconded by Jon Rudolph. All in favor. Motion passed unanimously.**
- e. **Chief Building Official John Schumacher – Assignments of Committees for 2018 Code Adoption**
  - Board members approved the assigned committees with the only changes being Blaine is now assigned to the Plumbing, Mechanical, and Fuel Gas committee and Andrew Ross is now assigned to the IRC, Energy Code, and Property Maintenance committee.
  - John specified that all meetings will be 60-90 minutes, 1-2 times a week and will be about a 3-month commitment.
- f. **Elections for CAB Chairman and Vice Chairman**
  - **???WHO**
  - **Motion to approve the Chairman and Vice Chairman made by Adam Trainor and seconded by Jon Rudolph. All in favor. Motion passed unanimously**

**VI. Other business:** None

**VII. Adjournment:** A motion was made by Andrew Ross to adjourn the meeting at 8:37 pm, seconded by Adam Trainor. All in favor. The motion passed unanimously.

# Amendments to the 2012 International Codes

# Revisions and Additions to the current amendments



# AGENDA

- **There are four proposed changes to the amendments**
- **Changes were twice presented to CAB previously**
- **A vote on the proposed changes to provide to City Council is requested**

# Proposed Change #1

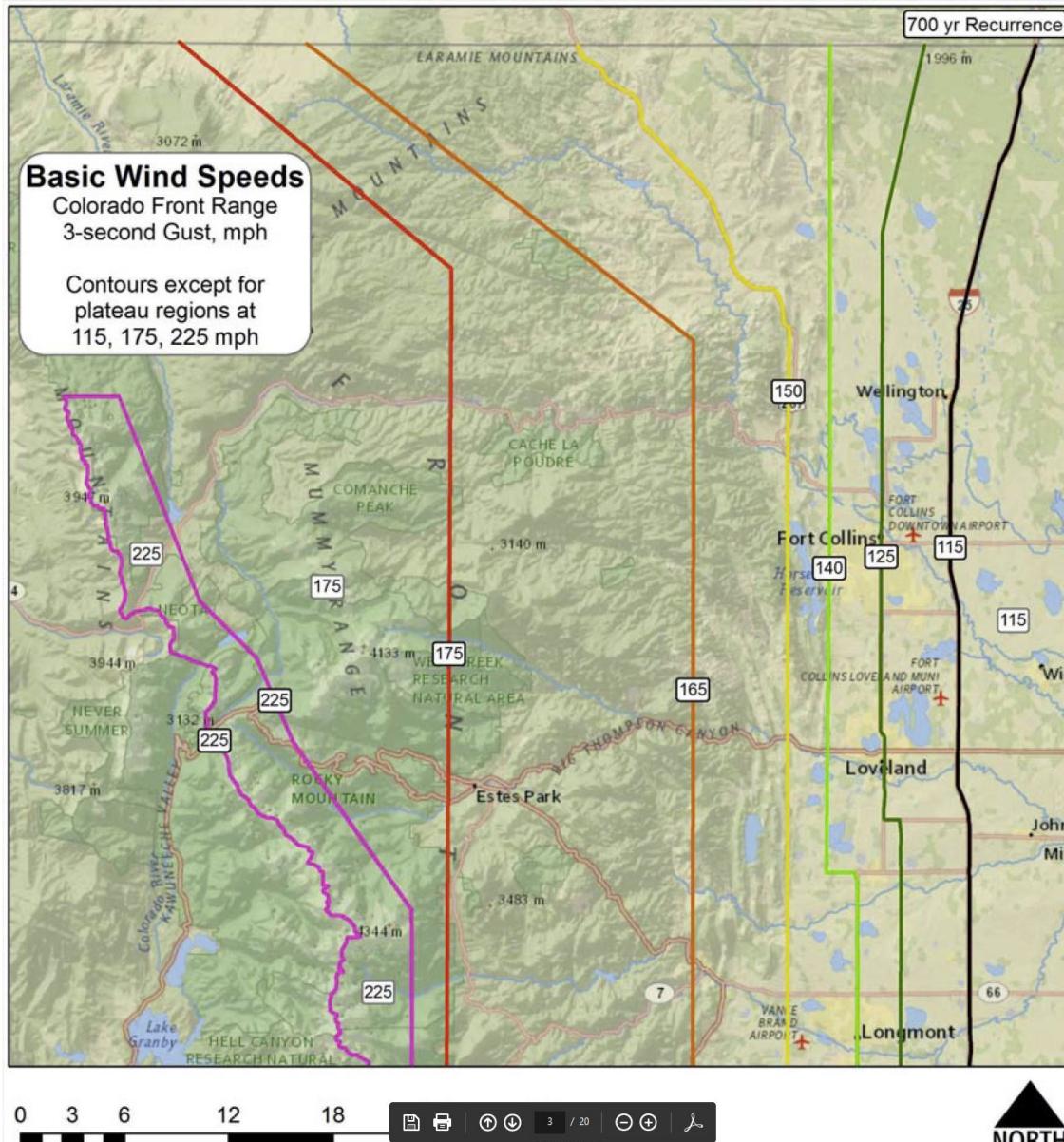
- Current code - Drinking fountains piped into the structures' water supply are required in B and M occupancies when the occupant load exceeds fifteen (15)
- Proposed Change #1 - Increase the trigger level in the International Building Code and International Plumbing Code for hard-piped drinking fountains in B and M occupancies from exceeding fifteen (15) to one- hundred (100) or greater and allow bottled water dispensers and similar *approved* appliance for B and M occupancies with occupant loads of sixteen (16) to ninety-nine (99)

# Proposed Change #2

- **Current code – Townhouses are required to conduct blower-door testing and demonstrate a maximum of three (3) air changes per hour (ACH)**
- **Proposed Change #2 - Increase the maximum air changes per hour (ACH) for only townhomes as defined in the International Building Code, International Residential Code and International Energy Conservation Code to four (4) air changes per hour (ACH)**

# Proposed Change #3

- Current code – Design wind speeds are determined using formulas and maps. Front Range cities, including Loveland, are categorized as special wind regions.
- Proposed Change #3 – Adopt the Colorado Front Range Gust Map, ASCE 7-10 Compatible, published by the Structural Engineer's Association of Colorado (dated November 18, 2013 or any subsequently published version) through changes to the International Building and Residential Codes



# Proposed Change #4

- Current code – Fire separation distances are currently determined by the following, which does not address existing structures that span multiple interior lot lines
  1. The closest interior *lot line*;
  2. To the centerline of a street, an alley or *public way* or;
  3. To an imaginary line between two buildings on the lot.
- Proposed Change #4 – Amend the definition of fire separation distance in the International Building and Residential Codes as follows: Fire Separation Distance. The distance measured from the building face to one of the following:
  1. For newly constructed structures, the closest interior *lot line*;
  2. For existing structures, the closest *lot line* that comprises the exterior lines of the group of lots which the existing structure spans;
  3. To the centerline of a street, an alley or *public way* or;
  4. To an imaginary line between two buildings on the lot.

# QUESTIONS?