

CAB Minutes
October 27, 2010

Roll Call:

Board Members Present: Jason Baker, David Eads, Gregg Meisinger, Bruce Meyer, Chris Rosenberger, Jon Rudolph, David Stamps, Garold Smith, Bill Stenberg., and Teri Volk

Board Members Absent: None

City Staff Members Present: Thomas Hawkinson, Building Official

City Staff Council Liaison Absent: Donna Rice, City council Liaison

I. Call to Order:

Chairwoman Teri Volk called the meeting to order at 6:07 PM

II. Approval of Minutes:

The motion to the approve minutes was by Bruce Meyer and seconded by Garold Smith.

The motion passed unanimously.

III. Reports:

a. Citizen:

No Items

b. Board and Commission Members None

No items.

c. Staff: Hawkinson, Building Division:

Tom Hawkinson, Building official, presented the following two items for discussion:

1. Mr. Hawkinson noted that there is still a vacant position on the CAB and that the CAB had previously stated that a person with plumbing expertise is needed to fill this opening; He asked the CAB members if they still feel the same. The CAB members all agreed that the plumbing expertise is needed to complete the CAB and that type of person should be sought to fill the vacancy. Tom stated that the position has been vacant since July and needs to be filled. Bruce Meyer noted that possibly a Developer or PE would also be acceptable. The CAB agreed that a plumber should be sought and that the position should be filled as soon as possible, preferably during November.

2. Tom stated that the Klems had presented their case to the City Council and that Council took no action. Council stood by the CAB actions. Tom noted that it is possible that CAB may have to hear the Klems present their case again.

d. Contractor Licensing:

Tom Hawkinson referred the CAB members to the charts included in their packet. No questions were presented.

e. FRAC

No FRAC representatives were present.

IV. New Business

No items were presented.

V. Old Business

a. Comprehensive Plan Review

Tom Hawkinson had gone through the complete document and had prepared a chart of items he considered of interest to the CAB. The chart was enclosed in the CAB packet. He noted that the complete document may be reviewed by staff, city committees and the public. He also noted that this is a plan that is reviewed every five years and that we are at liberty to add or delete items as we feel necessary. The CEFs are being reviewed by staff at this time... He noted that almost all of the items CAB acts upon are related to this plan.

b. 2010 CAB Work Program

The 2009 International Code Series reviews have been completed by CAB and will be addressed under item c.

The Construction Advisory Board/Contractor & Use Tax Training. Three training sessions have been held. Bruce Meyer has attended some of the meetings with Tipton Assoc., Consultants, and stated that Phase 1 of the system is about to be completed and put on line... The problems that have arisen have been corrected and phase 2 is about to be entered.

Gregg Meisinger asked if the City of Loveland will be conducting classes regarding the new code revisions as other cities, such as Ft. Collins, are doing. Tom stated that Loveland would not be holding these classes. He stated that Loveland honors the licenses granted by other jurisdictions.

ICC International Green Construction. Tom stated that the City Building Dept. is monitoring the Ft. Collins program.

On line Services for Applicants, Plan Reviews and Inspection. Tom stated that the new software has had problems and these are being corrected.

Comprehensive master Plan. See item 'a" above.

CEF Review and Update Presentation. Tom stated that most CEFs have remained the same and a few have lowered. He asked that CAB to inform him if they want another presentation regarding the CEFs.

c. 2009 International Codes The Mechanical, Fuel Gas and Plumbing Codes have previously reviewed by CAB and will not be addressed at this time.

Bruce Meyer stated that he feels it would be best if Tom would cover only the “high” points of the revisions tonight, since the CAB will review the same documents after the City Attorney reviews them. Tom agreed.

Tom then noted that the Existing Building Code, Energy Conservation Code, and Property Maintenance Code revisions will also not be addressed tonight.

The two major revisions to the IBC are as follows:

1. The deletion of Section 419 in its entirety. This section relates to work/ live units and home occupations. Since The City Planning dept. has rules regarding these, it is redundant to cover them in another code. New rules will only drive up costs to the homeowners wishing to use their home as a business location.
2. Section 903.1.1, BB, was amended to establish a limit of 6000sf for type m occupancies displaying furniture. This floor space limitation was provided by the Fire Dept.

.The three major revisions to the IRC are as follows:

1. The deletion Of Section R313 regarding fire sprinkling of residences. The codes presently offer builder/owners the option to provide fire sprinkling if they desire.
2. Section R315.4. This revision ties the State of Colorado requirements for the installation of CO2 monitors to this code.
3. Table R301.5.was revised to require a 40pound Live load in all Attic storage areas and bedrooms.

Table R302.1. The side yard setbacks were changed to 3 ft to be in accordance with other local codes.

Bruce Meyer made a motion that CAB preliminarily approve the revisions to The 2009 Codes and that these be forwarded to the City Attorney for review, with the provision that CAB will have the opportunity to again review these codes. The motion was seconded by Jason Baker and passed unanimously.

Bruce Meyer asked what has happened to the Biographical sketches the CAB members prepared for a newspaper article. None of the CAB members were able to supply an answer.

RC still needs discussion.

Chris Rosenbregger asked that the CAB Member Roster be updated. Chairwoman Teri Volk passed a copy of the roster to each CAB member for review and revisions where needed. She will have the corrections made and the new rosters will be sent to CAB members

VI. Adjournment;

A motion for adjournment was made by Jason Baker and seconded by Bruce Meyer. The motion passed unanimously. The meeting adjourned at 7:15: PM

Sincerely,

Garold Smith
Secretary