

CAB Minutes
July 28, 2010

Roll Call:

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

Board Members Absent: Jason Baker

City Staff Members Present: Thomas Hawkinson, Building Official
Merlin Green, Fire Marshall, City of Loveland

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

I. Call to Order:

Chairwoman Teri Volk called the meeting to order at 6:01 PM

II. Approval of Minutes:

The following corrections were noted for the minutes: Under Old Business, the first sentence, Chris Meisinger should be changed to Chris Rosenberger.

The motion to the approve minutes as corrected was made by Bruce Meyer and seconded by David Stamps.

The motion passed unanimously.

III. Reports:

a. Citizen:

Mr. Ed Klen asked a discussion of the City of Loveland CEF fees collected from builders and how the collection of these fees affects the citizens of Loveland be placed on the next CAB agenda. In the past, the CAB has reviewed the fees and how they are collected. City staff has mentioned a possible reduction in theses fees, since the growth rate has dropped. He would like the CAB to examine the structure of thee CEFs and when they are to be collected. These are usually collected at the time the certificate of Occupancy is issued. He is here today to ask the CAB to prepare for the next meeting at which the CEFs will be discussed.

Councilwoman Donna Rice mentioned that a City staff member should be present to assist the CAB.

b. Board and Commission Members None

Councilwoman Donna Rice provided the following Council report: City Council is searching for a new City Manager and is in the process of interviewing applicants. She also noted that the City will be facing a budget crunch next year and that Council is studying ways to cut casts.

c. Staff: Hawkinson, Building Division: none

d. Contractor Licensing;

No questions were presented.

e. FRAC

The Fire Department representative, Merlin Green introduced two members of FRAC that are considering attending the CAB meetings. One gentleman will be chosen to represent FRAC

IV. Old Business

a. 2010 CAB Work program

Tom Hawkinson mentioned that the proposed work program of the upcoming year is included in the packet given CAB members.

Also included is the CAB Comp Plan, which was prepared by the City Long range Plan Division. The Long range Plan considers the long term growth of the City

Tom Hawkinson noted that a copy of a newspaper article was given CAB members. The article regards the streamlining of issuing fees through the Building Dept. Tom noted that he and Merlyn Green, Fire Dept., have been working together on the streamlining of plan reviews, etc. Performance surveys of staff and builders will be done.

Tom stated that the basic move is from paper to technology. The building dept. has obtained new scanners and hardware to become more user friendly Councilwoman Donna Rice asked if any CAB members were involved in the work done by the consultant to the Building Dept. Bruce Meyer and Greg Meisinger worked with the consultant

V. New Business

a. Discussion of 2009 International Code series and amendments

Tom Hawkinson state that the International Plumbing Code, Fuel Gas code, and International Mechanical Code revisions language has been finalized and they are ready to go to the City Attorney for review. They will then come back to the CAB prior to being sent to City Council.

International Mechanical Code

David stamps stated that he has reviewed the se codes and still has a few

problems with them. He particularly has a problem with the IMC, section 106.2. Tom noted that the IMC, Section 106.4, changes the word "approved" to "reviewed".

Bruce Meyer asked if under Section 106.2 a permit is needed if a more efficient Furnace replaces an older one. David stamps stated the flue type will determine if a permit is needed. If a new flue is needed, a permit is needed.

Jon Rudolph stated he feels the permit and inspection processes are extra pairs of eyes to insure public safety.

Fuel Gas Code

Tom Hawkinson noted that Section 304.11-Combustion Air ducts requirement – was added mainly for new housing with a furnace room in the middle of the basement. In existing homes, grilles in doors and other means of obtaining combustion air are allowed. If the proper formulas are used to calculate the amount of air needed.

International Plumbing Code: no comments.

International Building Code

Tom Hawkinson suggested CAB review the proposed changes to the International Building code first and then consider the International Residential Code.

Bruce Meyer presented the details of the deletion of Section 419 of the IBC-Live/Work Units. The committee considering this section felt that the requirements of this section as written are too expensive for the average small business/home owner to bear.

Merlyn Greene, Fire Dept., presented the details of Section 903.27-fire sprinkling of shops selling furniture. The code square footage requiring fire sprinklers is 12000sf, which the Fire Dept. considers to be too large. Merlyn stated that he has asked other communities their requirements for fire sprinkling and found that the areas varied extensively. He feels a 6000 sf area would be the proper size for the fire dept. to successfully extinguish. Most of the existing downtown Loveland stores are near this area. He stated that the areas in the national codes are being revised. Tom Hawkinson stated he will prepare the IBC in ordinance form for the next CAB meeting.

Bruce Meyer noted that the Energy Code will be acceptable as it is now written.

International Residential Code

Jon Rudolph gave an overview of the committee's discussions of this cod. Section 105.2-work exempt from permitting- presented to CAB as food for thought-should these items be removed or kept as permit items.

Section 106.3.1- Tom Hawkinson stated that a code reference to a reviewed item will create better communications on plan reviews.

Table R302.1 Fire Resistance Construction at Exterior Walls needs more discussion .Building and planning have different requirements.

Section R302.2-Dwelling Unit Separation -needs more study and to be tied in with the fire sprinkler requirements.

Section R313—Automatic Fire Extinguishers-needs much more public discussion. A few insurance companies offer discounts on coverage of fire sprinkled residences. Who will install and inspect these systems? Merlyn Green stated that the fire dept. is planning on a possible 2013 adoption date for this section. He presented the CAB with the results of his search of Northern Colorado community's requirements and their possible adoption dates. The City of Ft. Collins City council has tabled this section.

Jon Rudolph asked Tom Hawkinson to get a copy of the proposed code to CAB for future study.

Tom Hawkinson noted that the IBC is ready to become an ordinance and that the IRC still needs discussion.

Donna Rice asked why there were so many Mechanical licenses granted in June 2010. Tom Hawkinson explained that this is the first year of a 2 year renewal cycle and the next year there would be very few renewals.

VI. Adjournment;

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

Sincerely,

Garold Smith