

Building/Fire Code Board of Appeals
Meeting Minutes
February 17, 2015

Board Members Present:

Gary Landhauser, Chairman
Matt O'Neal, Vice Chairman
Sarah Coleman
Bill Knapp
Richard Good
Carol Hustad

Board Members Absent:

Dave Hogan

Also Present:

Vance McKinnon, Fire Marshall
Kevin Ciabatti, BSD Director
Duncan McCallum, Building Services Manager
Dawn Kolosik, Recording Secretary

Chairman Landhauser brought the meeting to order at 3:31 pm. Minutes from the previous meeting were not available and will be reviewed at the next scheduled meeting. Chairman Lanhauser requested the minutes be sent to all Board members once available.

Kevin Ciabatti gave an overview of what the timeline is for approval of the 2015 Code changes. Duncan McCallum informed the Board of the desire for Code standardization across all local jurisdictions and gave an overview of the changes the Building Services Department recommends:

1. Administrative: a standardization of all fees across all building trades.
2. Townhouses:
 - a. Wind Design Criteria: current code calls for protection for wind speeds up to 90 mph; the 2015 Code change is 115 mph.
 - b. Separation: amended to match fire separation language
 - c. Two-family dwellings: keeps the 2012 language
 - d. Sprinkler Systems: will require sprinklers in any residential dwelling above 4,000 sf with two exits. Rich Good expressed the opinion that a two-hour fire separation was approved previously by the Board. Kevin Ciabatti believed it was discussed but was never passed. Matt O'Neal stated concern of trading cost for lives. Chairman Landhauser was concerned regarding existing homes being doubled or tripled in size via remodel/addition and that the 5,000 sf (one floor) or 10,000 (total building) or more than 4 townhouses should be lowered. Vance McKinnon proposed dropping the square footage with each Code review cycle.
 - e. Smoke alarms/CO detectors: 2015 Code has complicated language and doesn't change much from the 2012 Code. We propose to use the 2012 language.
 - f. Footings: this goes back to the pier footing addition and matches the Zoning Code. Frost protection was also reviewed.

2015 Code Update

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Duncan McCallum informed the Board that the Building Services Dept is starting to utilize combination inspections. Matt O'Neal expressed concern about this generating revenue instead of generating efficiency.

Vance McKinnon left the meeting at 4:34 pm.

Sump pump and discharge: 2015 Code better defines drainage.

Bill Knapp requested the Code changes be highlighted in yellow. Chairman Landhauser would like to know what will be expected regarding continuous insulation and special inspections with relation to the Energy Code.

The Board agreed to schedule the second Code update meeting for March 3, 2015, at 3:30 pm.

Bill Knapp made a motion to adjourn the meeting; Matt O'Neal seconded. All in favor. Motion carried. Meeting adjourned at 5:03 pm.

Respectfully submitted,
Dawn Kolosik, Recording Secretary