

Building/Fire Code Board of Appeals
Meeting Minutes
March 31, 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:

Kevin Ciabatti, Building Services Director
Duncan McCallum, Building Services Manager
Dawn Kolosik, Recording Secretary

Vance McKinnon, Fire Marshall
Scott Olson, City Council Representative
Justin Shields, City Council Representative

Chairman Landhauser brought the meeting to order at 3:35 pm. Minutes from the March 3, 2015, meeting was reviewed. Bill Knapp made a motion to approve the meeting minutes; Matt O'Neal seconded. All approved. Minutes approved as submitted.

Discussion began concerning the 2015 Building and Fire Code amendments. Kevin Ciabatti went over the process of approving the Code amendments and stated Building Services is seeking a vote to move forward with recommending the process.

Rich Good stated he had compared the 2015 Code Amendments to the current code and created a mark-up document with the changes; this mark-up document was provided to the Board members. Chairman Landhauser suggested the Board remove the items in question and approve only the items in agreement. Everyone agreed this made sense. Rich Good stated that if 4 of the 7 members approve an item, the others who don't agree should vote in favor.

Vance McKinnon stated Appendix D.306 – Road Ingress and Egress Into Developments - in which 30 homes in a new development requires two means of egress. This gives the option that if you don't want to ingress/egress, you can sprinkle protect those homes and the ingress/egress requirement is waived. Vance said since this is a new Code, Cedar Rapids will double this and require a development of 60 homes or more install two means of egress or sprinkle protect the homes. He stated it will probably be more of the road structure that will be put in. This is not a retroactive Code so it will only apply to new developments. Vance stated all amended changes are highlighted. Matt O'Neal questioned the section of the Code allowing the Fire Marshal to carry a fire arm. Vance stated this section has been part of the Code amendments for years and is not a change. Rich Good made a motion to approve; Bill Knapp seconded. Matt O'Neal opposed. 5 yays, 1 nay. No further discussion. Motion carried.

Duncan McCallum provided a draft copy of the 2015 Building Code amendment. He stated he will provide an electronic copy of all changes to the Board prior to presentation to Council.

Section R105.2 Work Exempt From Permit. Duncan stated items 3-5 and 8-9 remain as written.

Duncan stated we are working on the re-inspection fee and matching these fees across all the trades.

33.20 202 Definitions (Townhouses and Pier foundation): A few words were changed in Pier Foundation to read "elevate the superstructure above the ground plane". We are trying to spell out a definition in the Zoning Code that does not allow for a pier foundation for residential.

33.32 Townhouse (one and two-family Group R - sprinklers): was mis-numbered. Duncan had inadvertently taken the design installation and alternative methods portion and placed it at the bottom. It should be included in the R section.

903.2.8 Group R: Originally in the 2012 Building Code, they were only allowing for anything more than four units to be sprinkled. We are saying anything in the Building Code that's an R should be sprinkled. They only exception that we are allowing under the IBC is any change of use where one unit, R-2, Group R Fire area (a single residential R-2 unit) is located in the building with any other occupancy excluding private garages.

33.32 R313 Townhouse and One and Two-Family Dwellings /Group R903.2.8: Discussing the ability for someone to take townhouses by building 4 and later add 2 more. If the structure is built before the City of Cedar Rapids adoption of the 2015 Residential Code, it's exempted in. This verbiage takes care of the issue of a builder adding on to a 4-unit building thereby making it a 6-unit building in order to avoid the sprinkler requirement.

Chairman Landhauser inquired about Section 903.2.8 with regards to firewalls, "For the purposes of this Section, portions of a building separated by one or more fire walls shall not be considered separate buildings." He asked if we have that same concern about the sprinkler requirement above that they might separate that building out with firewalls. Duncan stated townhouses are already separated, but will double check to see if it is included in the IRC. If it's not, he would add verbiage to include this.

33.35 R403.1.4.1 Frost Protection Exception 4: Duncan clarified the frost protection exception wording.

33.39 1008.1.5.1 Frost Protection of Landings at Doors: There are exceptions in the R section for "Decks are not the main path of egress out of the structure and less than 6 ft by 6 ft and supported by a dwelling need not be provided with footings that extend below the frost line." We don't require them to have a frost footing.

Duncan thanked the Board members for the input they provided at the last Board meeting.

Rich Good inquired about items deleted in the previous version of the Code document that he wanted to address. The first one being 33.06 Work Exempt From Permit. He stated the last Code the electrical, mechanical and plumbing wording was not included as they had their own stand-alone Codes and wanted to know why the change was made to include them. Kevin stated in terms of mechanical, if you look at the way the International Code structure is laid out, the Mechanical Code Section is not the Code for 1- and 2-family dwellings; we inspect and permit to that book. Duncan stated when you get referenced Codes, the problem is, for instance, mechanical ventilation is referenced in the Energy Code (which the State adopted), but then they reference the International Residential Code (mechanical

portion) and we're stuck. This causes a great deal of frustration. A reference structure creates an easier Code to follow. Rich Good made a motion on electrical and plumbing that any references in the old Code that eliminated them from this document that it stays that way and to stay with what we had in the 2012 Code. Matt O'Neal seconded. Chairman Landhauser asked if there was additional discussion. He stated he didn't feel this language benefited anyone. Matt stated he felt this eliminated redundancy or any prospect for discrepancy. Bill Knapp felt those respective trade contractors would look in their own code books for reference, not the IBC/IRC. Duncan used the Energy Code as an example stating, sensors on lights speaks to the energy output of lighting and references NFPA70 which, the NEC references also. When we take some of those exceptions out, we then don't know what to do with the Energy Code as we didn't adopt this Code since it's adopted by the State. He then comes to a cross roads and states that is one example of why that portion was removed. Basically, if one doesn't have those reference Codes, it can become very difficult. He also stated, the I-Codes are now starting to reference the NEC and the UPC is referencing Chapter 403 out of the IPC. Chairman Landhauser asked if there were any other comments or questions. No comments or questions were made. Chairman Landhauser then called for a vote for the motion on the floor. 2 yays, 4 nays (Yays: Rich Good, Matt O'Neal. Nays: Carol Hustad, Sarah Campbell, Bill Knapp, Gary Landhauser). Motion denied.

Chairman Landhauser asked if there was any other discussion on the Building Code adoption. Seeing none, Chairman Landhauser entertained a motion to approve the draft as approved with slight modifications that have been talked about. Bill Knapp moved; Sarah Coleman seconded. Matt O'Neal stated "as amended". Chairman Landhauser asked if there was any further discussion. Being none, he called for a vote approving the draft as amended. 5 yays, 1 nay (Yays: Carol Hustad, Sarah Campbell, Bill Knapp, Matt O'Neal, Gary Landhauser. Nays: Rich Good). Matt O'Neal then asked if he could change his vote to Nay. Therefore, 4 yays and 2 nays (Yays: Carol Hustad, Sarah Campbell, Bill Knapp, Gary Landhauser. Nays: Rich Good and Matt O'Neal). Motion carried.

Sarah Coleman stated because of these discussions, maybe the Board should meet more frequently to stay on the leading edge. Kevin Ciabatti agreed and felt this would benefit all.

Chairman Landhauser made a motion to adjourn; Rich Good seconded. All in favor. Motion carried. Meeting adjourned at 4:46 pm.

Respectfully submitted,
Dawn Kolosik, Recording Secretary