



BUILDING BOARD OF APPEALS MEETING MINUTES

DATE: December 7, 2021

Staff present: Chris McAllister, Building Official, and Kimberly Smith, Assistant Director

Roll Call

John Meek, Chair
Jeffery Brown
Mark Holderby - absent
Jerry Kellerher
Michael Raikes
Larry Stevig
John Weber

Public Comment

None

Approval of Minutes

Chair asked Mr. McAllister to brief the Board on the previous minutes. Mr. McAllister summarized the minutes of September 20, 2020, and noted the focus was adoption of the building code, plumbing and other code updates.

Approved viva voce vote.

Update on State approval of City of Bloomington City Code Chapter 34 - Plumbing

Mr. McAllister summarized the plumbing code update process, and changes from the State review, which were minor in nature and primarily aligning definitions of the State Plumbing Code with that of our Ordinance.

Chairperson Meek asked if further Board action was required. Mr. McAllister clarified nothing at this time.

Update on Building Permit Application Procedures and Forms

Mr. McAllister reviewed updated process for accepting permit applications online.

Mr. McAllister explained new procedures for reviewing changes in use of existing building, including new application process for these changes in uses.

Chairperson Meek asked clarification questions regarding online applications. Mr. McAllister clarified the city will accept stamped/sealed drawings online, this process has already begun, and is going well thus far. He also noted the ultimate goal is online only.

Update on Department Staff Changes

Ms. Smith and Mr. McAllister gave an update on the newly combined department, and the staff changes.

Mr. Stevig asked for clarification on Community Enhancement on related to code enforcement, and difference with building enforcement. Mr. McAllister clarified code enforcement work falls under the Property Maintenance Code and the Property Maintenance Review Board. Building Safety Division focuses on Building, Fire Prevention, Construction, Changes of Use.

Chairperson Meek asked how Engineering fits into the process.

Mr. McAllister explained the process and coordination for approval. Point of contact, public interface is with the ECD. Information is then passed along to the Engineering Division of Public Works for review. He also explained the Project Review Group.

Chairperson Meek complimented the City for creating the weekly, face to face Plan Review Group meeting. The Board and Staff offered additional clarification.

Chairperson Meek asked how busy the City is for building permit applications.

Mr. McAllister noted the City has 50% more housing starts this year than last year, about 90. He also noted there is a big push for multifamily development. He noted the City is catching up with more staff on board.

Chairperson Meeks noted the members are commercial members, but felt that the residential developer side is not represented, as there are two vacancies. Mr. Kellerher noted he represents residential.

Chairperson Meeks noted he is on the Energy Code Advisory Council, and noted that Board is taking input and updated Energy Cod is anticipated.

Per discussion Ms. Smith noted Staff is happy to take suggestions to fill the two Building Board of Appeal and noted the Code for qualifications spelled out in Chapter 10 of the City Ordinance.

Per discussion, Mr. McAllister noted the City is obligated to enforce minimum requirements of the Illinois Energy Efficiency Code adopted by the State.

Adjourn

Moved by Mr. Raikes, seconded by Mr. Kellerher. Approved viva voce vote.