BUILDING BOARD OF APPEALS
MEETING MIMUTES
DECEMBER 5, 2017

COUCIL CHAMBERS

START 1:30 PM

ROLL CALL:

JOHN MEEK PRESENT
JEFF BROWN PRESENT
JOHN WEBER PRESENT
MIKE GILORE PRESENT
LARRY STEVIG PRESENT
JERRY KELLERHER PRESENT
MARK HOLDERBY PRESENT

BARBARA PAGE ABSENT

PUBLIC COMMENTS: NONE

ITEM A:

Chairman Meek asked everyone to introduce themselves.

Chairman gave a brief explanation of the Board's purpose in general terms. States this Board is required to meet twice a year or as needed by city staff.

Guest speaker is Nick Knight, City of Bloomington's Electrical Inspector, here to continue to review, explain and answer any questions the members may have on the recommended change to the City's Electrical Code (Chapter 15) of the City Code.

ITEM B

Secretary Coombs explains problems with the term limits set by the Mayor and how all member terms set to expire at the end of 2020. Bylaws set for this Board state terms are to be staggered. This matter was brought forth at last meeting and some members stated they would choose a term limit agreeable to all members, and it would be given to the mayor for review. As it stands this board is compiled 3 representatives of the plumbing trade on only 1 from the electrical trade which violates the bylaws set forth. This situation was created by the mayor appointing member without consulting the Board Secretary of Chairman prior to his appointments. Most if not all members stated they are willing to work together so as not to have the entire board become vacated at one time.

ITEM C:

CODE UPDATES;

Staff has decided since the 2018 ICC Codes are out and would be considered the most current, the City should skip adopting the 2015 code and move straight to the 2018 Codes. Along with the adoption, staff will recommend a price increase for all permits and fees. Plumbing Codes were reviewed by this board at the last meeting and the start of review of the Electrical Code will be finalized at this meeting. The Building code along with Existing Building, Fire and Property Maintenance Code are still to come .

Nick Knight addressed the members to continue explaining his recommended change to Chapter 15 of City Code, (Electrical code). He explained the need for clarification regarding testing and certifying electricians and companies for the ability to do electrical work within the city. Much discussion regarding licenses, contractor licenses and limited licenses for companies and facilities which employ person to do maintenance and electrical work. Questions of how many facilities in town have their personnel do such work and how these employees would be tested and certified to do this type of work without the need to hire a professional company to come in a do such work. After much discussion Mr. Stevig made a motion to adopt the changes presented and Mr. Weber seconded the motion. Motion was passed unanimously.

After the vote, Mr. Weber mentioned the fact Nick has truly tried and, in some fashion, simplified the process for contractors and maintenance staff to comply with city code.

As far as fee increases, the matter needed more explanation as to the difference and if people would be able to understand the need of an increase. Mr. Weber stated he understands what Nick is trying to do and by doing so hope to collect the required fees for permits that in large have gone by without having permits issued in the past by just the nature of the type of business they do. Service calls are large part of most electrical business. Most a minor work in the beginning but can turn larger once work has begun due to the uncovering of faulty equipment of installation of same. Many jobs can be preformed with material located on the workers truck and then some require major replacement. This is unknown many times until electrical panels and or boxes are opened to reveal the problem. These add on job requirements are the ones that never get reported to Nick and unless it requires a new service, he most likely will never know of it and it will also not get inspected. Nick feels he is only seeing about 15% of the jobs which require permits and is hoping to increase this amount severely, knowing he will never get to 100%.

Chairman Meek asked if he would be sending out notifications to companies and contractors stating what is going to be expected once enacted? Nick replied it is not complete, but he is working on the letter and process of which this will take place. He realizes it may be a battle to get everyone on board at first. To which Chairman Meek stated, a reasonable person shouldn't have many objections to this and its purpose.

Nick continues by stating he would like to change wording in the code which gives him one day to inspect once notified to two days. This will be needed as it is really needed now and before any of these changes take place.

After Nick has completed his presentation, Mr. Weber makes a motion to accept all the changes and upgrades Nick ha proposed. Mr. Stevig seconds the motion. Motion passed unanimously.

It is noted the Legal Department will need to review this and then it must be passed by Council before it can take effect.

Secretary Coombs informed the Board, Staff is looking at increasing fee 7%, when the new code becomes active and enforced. He eludes it was last raised seven, (7) years ago. In the past it was the intent to make the adjustments to fees as new code edition were adopted, which is typically is every three years. This would hopefully avoid any large increases to the customer.

It is hoped the increase and code changes will be made at the new fiscal year which is May 1, 2018. Once staff has finalized the fees and the code changes passed by the board, it will be brought back for final vote as to sending it to legal and on to city council, following a time for the public to review.

Chairman Meek asked if anyone had any issues at this point.

Seeing none, Mr. Weber motioned to approve, and Mr. Brown seconded. Motion passed unanimously.

Secretary Coombs made note that anyone of the Board Members can call for a meeting when they felt the need was there. He also pointed out the requirement of public notice prior to any meeting. This was something that members should keep in mind and communicate with the Secretary about setting up a meeting.

ITEM D:

MEMBERS CONCERNS:

Mr. Gilmore brought up the concern over enforcement and attitude of inspectors with regards to erosion control rulings. He recently had a situation in which he was ticketed for a violation in which his excavation contractor was unloading a skid steer from his trailer and knocked off some mud from the bucket. Before the driver even had a change to get shovel out to scoop up the debris, a ticket was issued for the violation of having excess mud on the street from the job. He expressed concern and thought it to be unnecessary and uncalled for. He paid the ticket, which he believes is the first he had gotten in the 30 years he had been in business.

Secretary Coombs eluded to the fact it was not the Building Safety Department that would have issued the ticket, but rather the Public Service Department which issues Excavation permits and enforces the same. Mr. coombs stated he thought it was totally wrong and way overboard and lack of common sense of the individual. He stated he would relay the concern to the proper Department Head or Supervisor of the person in question.

ITEM D:

OLD BUSINESS:

The only issue that remains to be addressed is the issue of the Koth property in which there has been for several years an illegal use of space by the owner impart. He has an apartment on the top floor of his Business with an interior sleeping room with no means of egress as required by code. This was brought before this board several years ago, without resolution. It has been the secretary's intent to have city legal department to insert verbiage as to help address this. Suggested ideas have been sent to the Legal Department for consideration and to have it formally written so as to be presented to the Council for adoption. To date that has gone nowhere. Chairman Meek noted this is an ongoing Life Safety issue and should be addressed and put to sleep permanently.

ITEM E:

NEW BUSINESS:

NONE BROUGHT FORTH.

Motion to adjourn made by Mr. Brown, Seconded by Mr. Holderby.
Adjourned 2:37

Respectfully Submitted by; Robert J. Coombs Jr.; Secretary of the Board