

**Minutes
Building Codes Committee
October 5, 2015
6:00 PM
4th committee meeting**

Members present were Chairman Scott Crosby, Committee members Larry Goodson and Dale Black. Kim Hamel, Business and Development Services Director and City Administrator Trey Eubanks, City Administrator were also present.

1. Call to order- Chairman Crosby
2. Public comment
3. Reading and approval of minutes- Councilman Goodson made a motion to approve the minutes with Councilman Black seconding. The vote was unanimous (3-0).
4. Reports or communications from city officers
 - a. Budget Review- The budget looks good and is tracking at 80%.
 - b. Department report- Work on the new software continues. CSI information is still being imported.
5. Unfinished business
 - a. Senior Center code compliance- ADA issues
Staff met with two architectural firms at the senior center and has gotten quotes to have them go through and check for compliance issues. Kim and Trey have talked about putting a plan together to get all city buildings up to ADA compliance. Councilman Goodson said Able has suggested a unisex handicapped bathroom that would be separate instead of upfitting the existing buildings. Kim said Able goes through with a handicapped person to get an idea of the needs of handicapped persons. Trey suggested we could start with the senior center and then start work on the other buildings around budget time. There is also some CDBG money available for this kind of project. Kim said city staff will be trained on evaluations as well.

Councilman Goodson asked how many people were going to use the church at the Senior Center. Trey answered about 100. He said this would be good in case anyone who attends the church has special needs. Councilman

Goodson made a motion to send this to council, starting with senior center compliance. Councilman Black seconded the motion and the vote was unanimous (3-0).

6. New business

7. Public comment

Councilman Merritt: As a public citizen, I would like to address this committee if you will allow me. The rental process for Freedom Church and the involvement of our building codes department has reached some misguided conclusions in my opinion. I reference an email requiring a tenant occupancy permit by Freedom Church to utilize space at the senior center. Destiny Church occupied the Senior Center in November 2012, occupied it for a year and a half and finished in 2014. In February 2013, the tenant occupancy process was implemented to integrate fire, zoning and building reviews and the process is three fold. One, it allows staff to evaluate the proposed use for zoning purposes and to ensure adequate parking is available. Two, it establishes a process by which the building official can determine if code compliance is required and if not, a walk through inspection by the fire department and building safety. Three, it establishes a record and use of occupancy of the space if need to brought into compliance with current codes and expenses associated with an upfit.

I think several things are wrong in the above explanations. The tenant occupancy permit seems to be intended for parties who want to rent the entire building or subsect, or a separate space in the commercial environment. Using this for activities in current city-owned buildings is misguided. Renting space in these buildings has been an ongoing aspect as long as these buildings have been available. No rezoning or parking evaluation was necessary. If this was needed, every time the senior center, cultural center or sports center had bingo, a play, luncheon, exercise, rotary, chamber, or woodcarving event, zoning and parking would have to be evaluated. Totally unnecessary.

These are active city buildings. Fire inspections are done as necessary. Building and Zoning need not be involved. These buildings are not vacant and have continued in use since they became city property and various parts are

available for rental. A requirement or involvement by the building code department is misguided and unneeded. If we approach private businesses this way, no wonder we continue to be seen as an unfriendly environment for businesses. If we continue to use the building code and zoning department in this manner, I expect them to require all rentals within the cultural center, senior center, sports center, and city owned property to be subject to the tenant occupancy permit.

Joel Ann Chandler: This may not be the right time to mention this, but with the weather conditions in South Carolina over the last few days, Governor Haley has declared a state of emergency. We have a tractor trailer that we can take down with supplies, and we anticipate collecting some stuff if people want to donate stuff.

Trey said we are on the list to be contacted if any of the state municipalities needs mutual aid. Councilman Black said we could get a list of what people need and get the press to put something out so we can have a collection form.

Joel Ann said basically they need drinking water. Councilman Black said Wal-Mart was donating a lot of water, but that is only a drop in the bucket since so many people need water.

8. Committee concerns

Councilman Goodson said he would like to meet with Kim and Trey to discuss the LLR issue and how we need to proceed with that. Trey said the attorney that sits on the building code council has offered to be a resource and Trey would like to see when he is available for a public workshop. John Duggan should attend the meeting as well. Trey will get some dates, possibly prior to the council meeting.

9. Adjournment- Chairman Crosby adjourned the meeting.

Respectfully Submitted,

Cindy Miller

Municipal Clerk

NOTICE: A majority or quorum of City Council may attend a committee meeting.