

Minutes
Building Codes Committee
September 10, 2015
6:00 PM
4th committee meeting

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

1. Call to order- Chairman Crosby
2. Public comment
3. Reading and approval of minutes- Councilman Black made a motion to accept the minutes with Councilman Goodson seconding. The vote was unanimous (3-0).
4. Reports or communications from city officers
 - a. Budget Review- There are no unusual expenditures.
 - b. Department report- The department sent out the latest notice for business licenses. There are 50-60 delinquent businesses. The software is continuing. The CSI information is being uploaded into the new system. Training should begin soon.
5. Unfinished business
6. New business
 - a. Senior Center code compliance- At the last council meeting, a question was raised regarding code and accessibility requirements at the Senior Center for occupancy by a church who has asked to lease space at the Senior Center. Kim stated the department pulled the building plans for the senior center and also met with the fire department to review the annual maintenance inspection. An annual inspection of the senior center gymnasium was done in March which identified the gymnasium as a multi-purpose assembly area. She explained that if the prior use of a space/building is assembly, and the proposed new use is the same, the building code would not classify this as a change of use. In addition, precedence for use of the space by a church was evident by the number of leases signed by the City over the years. Based on

this information, an architectural review is not required for this occupancy because there is not a change of use.

The church was contacted and told that they needed to apply for a Tenant Occupancy permit. They also came in and met with Deputy Fire Marshal Woods to go over the sanctuary seating layout and nursery, classroom set-up. A Tenant Occupancy permit was issued and the space was inspected by both the Fire and Building Departments. A Certificate of Occupancy can be released if Council approves the lease. Councilman Goodson said his position is to make sure we are in code compliance and that was the reason behind the discussion. We want our facility to be safe. Kim said that an architect can be brought in, but the code is not requiring a change. Trey said the motion at the council meeting required an architectural review.

Councilman Goodson just wants our facility to be looked at like other facilities are looked at. Trey said we are treating ourselves like others in the private sector. If there is a similar circumstance for a tenant locating in a private building, we would treat them and do the same thing.

Councilman Goodson asked about Discovery Church. Kim said if alterations are made to a structure that affects accessibility, up to 20% of the contract cost has to be spent on compliance. She said she would be happy to follow up with the details of that permit. Councilman Goodson asked about ADA compliance for other City facilities. Kim said the department will be working on a feasibility study to look at bringing our buildings up to current federal ADA standards. Councilman Goodson said we could have gotten an architect the day after the council meeting. That was the unanimous motion at council, but now we have delayed the church even longer. Trey said we wanted to make sure an architectural review was needed.

Councilman Goodson asked if this has been sent to LLR. Kim said no, this is the job of our building official, along with the Fire Marshal and Fire Chief. There is not a change of use and this is not something we would run through the Building Codes Council. Councilman Black said the facility was built in 1990. Council voted for an architectural review. There have been a lot of changes in building codes since that time that needs to be looked at.

Daycares and nurseries have to meet different criteria. This is a 20 something year old facility. Councilman Black said the cost is minimal and the review should be done.

Trey said he would get a review.

Councilman Black made a motion to send this to council for the consideration of the lease provided that the review has been done and we have started the upgrades to the building. Councilman Goodson seconded the motion and the vote was unanimous (3-0).

7. Public comment

Barry Miller with the church asked if the City would have to spend the money to upgrade the restrooms or if it would be the church's responsibility. He asked if the lease could be considered while this was going on. If there is no change, the lease could go ahead and the upgrades could happen to the restrooms. Kim said that depending on what the architect says about the building, there are some instances that may not allow occupancy while construction is going on. Barry Miller said the lease could be contingent on what the architect finds and could be rescinded if necessary.

Chairman Crosby said the committee can't approve a lease, council has to do that.

Councilman Black asked how many members there were. Mr. Miller said about 100.

8. Committee concerns

Councilman Black asked about the outdoor theater on 276 (i.e the sign at 255 Service Bay). Kim said that a survey confirming the sign height was received and information sent to council by Trey last month. The height is in compliance with what was provided. The sign base has yet to be completed with stone and will also be landscaped. The site will also be landscaped this month.

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.