

CONSTRUCTION TRADES ADVISORY & APPEALS BOARD

Proceedings

April 21, 2022
1100 10th Street, Room 1105
City Center North
9:00 AM

I. Call to Order

Chair Jim Morris called the meeting to order at 9:04 AM. Board members Jim Morris, Don Hobart, Dick Spitler, Dave Powell, Wendell Heyen, Brian Persons, Brad Shade, and Thomas Roche were present, and virtually present was Brian Horning. Board members Andy Phelps and Stephen Schapps were absent. Staff present were Chief Building Official Tim Swanson and Ken Haring.

II. Introductions

III. Approval of the March 30, 2021, Board Meeting Minutes

Jim Morris asked if there were any comments or corrections to the Board Meeting Minutes. Hearing no comments, Don Hobart made a motion to approve the March 30, 2021 Board Meeting Minutes, Second by Dick Spitler. With no further discussion, the vote was 9-0 for approval of the minutes.

IV. Review of the Fort Collins requirement for Class 4 Impact Resistant shingles.

Tim explained that Brian Persons had emailed him and asked if the Board could discuss Fort Collins's amendment to require Class 4 shingles, so he put it on the agenda. Brian explained that the requirement made sense, that there would be less waste going to the landfills after a hail event, and that ultimately it would save the homeowner money. Discussion followed. Dick Spitler stated that this is something that the consumers should decide, it should not be a requirement. Brian said it could be recorded on the permit that it was a Class 4 roof, you can't tell the difference looking at them. Wendell Heyen stated that when he did his roof, the cost-benefit was too high, it was not worth it. Jim stated that if you are replacing the roof on a house you are selling, you would want to put the cheapest roof possible on. Tim said that it appeared that everyone had spoken, and there was no support for it. Jim asked if we should vote on it, Tim said no, that it was not suggested as an amendment, merely a discussion, and there was obviously no support for it.

V. Review of proposed amendments to the Greeley Municipal Code.

Jim stated that the purpose of the meeting was to review the proposed amendments to the 2021 International Codes for adoption. Jim turned it over to Tim Swanson to discuss the review. Tim stated he was going to point out to the Board some of the significant changes to the International Building Code, and the International Residential Code. Tim pointed out that none of the significant changes were being considered for amendments. Tim stated that as far as the amendments that are being proposed, none of them were new, merely housekeeping to update section numbers or deleted amendments that had been codified. Don Hobart asked about Section 22-33, Subsection 4., what "supporting a surcharge" meant. Tim explained that his interpretation was that there was a different level of fill material. Wendell asked if we were going to stay with 120 square feet for accessory structures. Tim said yes that it is also in the development code the same way. Don asked why in Section 22-48, that the flashing requirement was for only asphalt shingles. Tim explained that the section was specific to only asphalt shingles.

VI. Discussion and approval to recommend adoption of the 2021 International Code's to the City Council

Jim Morris asked if there was any further discussion or questions before voting to recommend the adoption of the 2021 International Codes to the City Council. Hearing none, Wendell Heyen made a motion to recommend the adoption of the 2021 International Codes, with the proposed amendments, to the City Council. Second by Jim Morris. With no further discussion, the vote was 8-1 for approval.

VII. Old Business

None

VIII. New Business

Wendell brought up that in the 2023 NEC, that the square foot requirement for peninsula receptacle outlets was deleted. Back to what the 2017 had required. Thomas Roche asked when the I-Codes effective date would be, Tim replied January 1, 2023. Thomas asked if a project was in the pipeline if the developer could stay under the current code. Tim replied that if the application is less than 180 days, it could stay under the code it was submitted under.

IX. Adjournment

Jim Morris asked if there was any more New Business to discuss, then said that he did have something, he asked Tim Swanson if he was aware that Andy Phelps had moved out of State, Tim replied that he had heard the day before, and would advise the City Clerk's Office so they could advertise for a replacement in the Building background-position. Hearing nothing else, he said he would entertain a motion to adjourn. Brad Shade made a motion to adjourn. Second by Wendell Heyen. With no further discussion, the vote was 9-0 for approval.

Meeting adjourned at 9:48 AM

Jim Morris, Chair_____

Timothy H. Swanson, Secretary