



Report to CLIPP

Agenda Item: Chapter 218 Building Regulations and Construction

Meeting Date: February 5, 2024

Referring Body: CLIPP

Committee Contact: Chris Eiden

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Chapter 218 Building Regulations and Construction

OBJECTIVE(S): Review other ordinances to see how they address permit requirements.

HISTORY/BACKGROUND: The following agenda item, “Discuss and Consider: Chapter 218 Building Code Clarification and Revision,” was discussed at the 9/6/2023 CLIPP Meeting. The intent was to make a few minor changes as proposed by Trustee Charneski. CLIPP approved those changes but raised other concerns. I was directed to research further and place it on a future CLIPP agenda.

Questions were raised whether these ordinance changes should be discussed with Planning Commission instead of CLIPP. Based on the language found under Chapter 14 and Chapter 520, it would be more appropriate for the Plan Commission to review and suggest changes if needed. On 10/16/2023, this item was discussed with the Planning Commission. The Planning Commission agreed with the previous changes proposed by Trustee Charneski. They also discussed issues related to the assessment of structures (garage, storage or other detached accessory buildings and tool shed). If a building permit (UDC or Zoning) is not required the Assessor is not notified. As a result, the Planning Commission directed staff to research other municipalities’ ordinance language related to permit requirements.

On January 24, 2024, further discussions were held with the Planning Commission. The Committee believed a permit and fee should be required for those items listed under 218-26 C (2). “All garage, storage or other detached accessory buildings and tool sheds.” These items currently do not require a UDC Building or Zoning Permit. Finally, staff was directed to work with CLIPP on any future changes.

RECOMMENDED ACTION: Direct staff to make changes if needed.

ATTACHMENTS: Latest draft of Proposed Amendments to Chapter 218 and Examples of Zoning/Building Permit Requirements.