

**MINUTES
Building Board
November 12, 2013, 7:30 A.M.**

The Rapid City Building Board met on Tuesday November 12, 2013. The following members were present: David Asbridge, Steve Malone, Steve Struble, Michele Seaman, Myron Tatum and James Rensch.

Staff present: Brett Limbaugh, Director, Brad Solon, Building Official, Carla Cushman, City Attorney, Allison Marsland, City Attorney, Jasmine Berg, Building Services Secretary.

Asbridge opened the meeting at 7:30

7:30 a.m.

1. Set Agenda

Asbridge moved, seconded by Seaman to set the Agenda. The motion carried 4 – 0 with Struble, Tatum and Rensch voting yes and none voting no.

2. Retaining Wall Complaint – Follow up
610 E Indiana St – Appellant Tammy Schreiner

Solon explained complaint on retaining wall and stated that the appeal was withdrawn by the applicant.

Asbridge stated that this appeal is now closed.

3. Demo Order – Follow up
1125 & 1127 Silver St – Appellant Orval Osgood

Solon stated that Osgood did not appeal the demo order, only on the roofing.

Osgood stated that when he appealed, he appealed everything. Osgood stated the home is damaged but not enough to be demolished. Osgood stated he would fix the floors. He has had big issues with vandalism at this property. Osgood stated that it is making it hard for him to correct the problems.

Asbridge asked about the timeline of this appeal. Solon explained the time frame of occurrences, starting with the flat roof being constructed to a pitched roof, to stop the leaking, because the framing on the inside of the structure has been ruined due to the roof leaking. Solon also described the vandalism at the property including broken windows, kicked in doors, and people living in the property.

Asbridge wanted a specific date and how long this has been going on. Solon stated the issues with people vandalizing the property have been going on for a couple of years.

Malone asked legally what the board could hear today. Attorney stated that the Board could hear the roofing appeal only. (Attorney Cushman stated 1127 Silver St. was going before council and council could declare it a public nuisance at their next meeting).

Board discussed whether the ceiling was leaking due to the roof being damaged.

Malone asked for the city inspectors to inspect the roof and report the findings at the next scheduled meeting December 10, 2013.

Tatum suggested having Osgood open up a piece of sheetrock for the city inspectors.

Asbridge asked if Osgood was willing to sign a consent form for the inspectors to inspect the property. Osgood stated that he would do that.

Malone moved to continue this case until the next scheduled meeting on December 10, 2013 with the city inspectors inspecting the roof and taking pictures for the Board, Asbridge seconded, the motion passed 4 to 0 with Struble and Tatum voting yes and none voting no.

4. James S Steele Construction - Response
3210 Kirkwood Dr – Complainant David Larson & Denise Ross

Steele stated that the job has been completed and the job is satisfactory. Steele described the complaint. Stated he has had 6-18 inches of snow on the roof and 60-70 mph wind on the roof, with no issues.

Asbridge asked Solon if Steele had satisfied the city's code. Solon stated that the Board was looking for a letter from the shingle rep from Steele. Steele stated that he did everything that was required by the city, he did not understand the complaint. Steele discussed the overdriven nails, and that pictures were taken from different angles.

Homeowners described their complaint. Ross stated that there are overdriven nails throughout the entire roof. They were concerned about the warranty issue and that they see some rust forming on the nails, indicating that water could be getting in. Ross also stated concern for the old felt and flashing not being removed. Ross/Larson showed phone records of when they tried multiple times to contact Steele Construction. Homeowner handed out the manufacturer's installation instructions and pictures that were taken this last weekend of the nails in the shingles of the roof.

Larson handed out warranty information and went back to describing the problems associated with the pictures. Larson stated that there are several city building codes that were not followed by Steele.

Asbridge stated that the Board would review the building codes and possibly working without a permit.

Solon described the skylights needing a building permit or not. Whether the rough opening was there before with a window so a building permit was not needed. Solon stated that city code states that shingle installation shall follow the manufacturer's instructions.

Malone asked if leaving the felt on is a city violation. Solon answered by stating that the city code states all roofing material shall be removed prior to replacement.

Homeowner handed out building code describing how to install wood shake per building code.

Asbridge asked if the opening was modified. Homeowner answered yes. Stated that a double header was needed for both skylights but were built without. Solon stated that if they did not change out the head jam and sill jam then they would not need a permit.

Struble went over the main issues of needing a building permit for the window skylights and the warranty not being valid due to improper nail installation.

The Board discussed whether the roof is warranted or not, based on manufacturers' instructions and warranty information.

Struble's question was if the material and quality of workmanship was good, and if it will last 30 years from now and if the warranty is valid.

Asbridge stated that he would like some time for the Board to deliberate.

Larson stated that he did go out and lift up shingles and take pictures.

Malone stated that over driven nails is the obvious problem but that there are flashing problems.

Asbridge asked if Steele remedied the roof by repairing the overdriven nails as per the manufacturers' specifications, if the homeowner would allow that. Homeowner stated that they would allow Steele to repair the roof but preferred that the whole roof be redone.

The Board discussed the rough opening once again to determine whether the skylights needed a building permit. If the structural opening was altered. Malone asked the attorneys and Solon if a permit was needed for the skylights. Solon stated no, a permit was not needed based on the information presented today.

Tatum made a motion that a permit was not needed for the skylights. Seaman seconded. The motion passed 5-1, Struble voting no and all others voting yes.

Tatum makes a motion that there was a city ordinance code violation because the flashing was not replaced during installation. Malone seconded. The motion passed 6-0 with all Board members voting yes, and none voting no.

Malone makes a motion to include the felt as well, due to it not being removed as required by City ordinance. It was not seconded. The motion fails.

Discussion continued on whether felt needed to be replaced or if there's bad weather, it does not have to be.

Malone makes a motion that the felt being left off was a code violation because it was a cedar shake roof prior to being put on as an asphalt roof. Motion passed 5-1, with Struble voting no.

Malone made a motion that due to the extent of the overdriven nails that the

shingles were not installed according to code and could be remedied as stands. The motion passed 5-1, with Struble voting no.

5. 121 E St. Joseph St. & 105 E St. Joseph St. Bob Powles – Follow-up

Powles stated that they have remodeled both addresses.

Solon stated that Bernie and he went out to inspect the houses and about half of the corrections needed were done. The Board went through the corrections listed when The City inspected it November 7th. Malone asked if the outside lights were installed and Powles stated no.

Powles stated that he has sold the land to Hani Shafai, and they plan to build on that land and the two houses will be demolished, in a time frame of a year.

Asbridge stated that since these houses would not pass inspections that they are not habitable. Struble stated that we gave them the grace period to fix the corrections; the Powles did not make these corrections and that they should be demolished.

Malone stated that this is the fourth time that the Board has heard the Powles. But there is a list of corrections still needed and none have been completed. The board was specific at the last meeting of the time frame that they would give them to complete the corrections.

Struble motioned to go back to the original city's recommendation to demolish 121 E St. Joseph and 105 E St. Joseph dwellings. Malone seconded. The motion passed 6-0 with Asbridge, Seaman, Tatum and Rensch voting yes and none voting no.

7. 600 Lindburgh Ave – Ridgestone Mobile Home park

Owner of Ridgestone has appealed the city's decision to deny a mobile home park license. The owner is not present. As of this summer he has only completed 30% of corrections that are needed by the fire department. Attorneys stated that he was also one day late in submitting his appeal letter.

Malone made a motion to continue this to the next scheduled meeting. He expressed his concern to hear the appellant's story.

Malone motioned to continued, seconded by Seaman. The motioned passed 4-2. Struble & Tatum no.

Contractor Ordinance-Status

8. **Approved/Adopted**

9. By-laws – Continued

Continued to the next scheduled meeting December 10, 2013

10. Code of Conduct – Continued

Continued to the next scheduled meeting December 10, 2013

11. Approve the October 8, 2013 Minutes of the Building Board of Appeals.

Attorneys would like to continue the meeting minutes to the next scheduled meeting.

12. Adjourn:

With there being no further business the meeting adjourned at 10:07.



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department
300 Sixth Street
605-394-4157 • Fax 605-394-6636

RESIDENTIAL RE-ROOF

BUILDING PERMIT INFORMATION
FOR 1 & 2-FAMILY DWELLINGS

Tear-off of Existing Roofing

- Placing new roofing over existing roofing is **NOT** allowed when using asphalt shingles, wood shakes or slate, clay, cement or asbestos-cement tiles. Code requires the existing roofing materials to be removed prior to the placement of the new roofing materials.

Roof Decking or Sheathing

- Roof decking is the actual wood attached to the roof trusses or rafters. The decking must be checked prior to re-roofing and repairs, or replaced if rotted or unsound. Replacement decking shall conform to the requirement of the building code.

Roof Pitch

- The angle at which a roof is constructed is called a pitch. Pitch is normally expressed as a ratio (2/12, 3/12, and 4/12). A 4/12-pitch roof has 4" vertical for every 12" of horizontal.

Fasteners

- Asphalt shingles must have the minimum number of fasteners as required by the manufacturer.
 - For normal applications (up to a 20/12 pitch) a minimum of 4-fasteners is required per strip shingle of 2-fasteners for individual shingle
 - For roof pitches exceeding 20/12 pitch special methods of fastening are required per manufacturer's instructions.
- Nails – not less than 12 gauge shank with 3/8-inch diameter head.
- Nails shall be sufficient lengths to penetrate through roofing material and at least 3/4 inch into roof decking through the thickness of the decking; whichever is less.

Underlayment

- 2/12 to less than 4/12 pitch – 2 layers of 15 lb. felt (tarpaper) shall be applied in shingle fashion. Start with a 19-inch wide sheet and a 36-inch wide sheet over at the eaves, each subsequent sheet shall be lapped 19 inches horizontally and 4 inches vertically. All end laps shall be offset by 6 feet.
- 4/12 and over roof pitch – 1 layer of 15 lb. felt lapped 2 inches horizontally and 4 inches vertically. All end laps shall be offset by 6 feet.



Ice / Water Barrier

- Ice / water barrier is required on both the house and attached garage roof. An ice / water barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the building. Typically, two rows (6 ft.) of ice / water membrane are required, but more than two rows may be required depending on the size of the soffit overhang. The underlayment must extend to the outer edge at all fascia boards. See manufacturer's installation instructions. Ice / Water barrier is not required on detached accessory structures with no conditioned floor area.

Crickets and Saddles

- A cricket or saddle shall be installed on the ridge side of any chimney greater than 30 inches wide. Cricket and saddle covering shall be sheet metal or of the same material as the roof covering.

Valley Flashing

- When any existing flashing is rusted, damaged or deteriorated it shall be replaced. Valley flashing shall consist of not less than No. 26 galvanized sheet gauge corrosion resistant metal or equal. The metal shall extend at least 12 inches from the centerline each way. Valley linings shall be installed in accordance with the manufacturer's installation instructions.

Sidewall Flashing

- When an existing flashing is rusted, damaged or deteriorated it shall be replaced. Flashing against a vertical sidewall shall be by the step-flashing method.

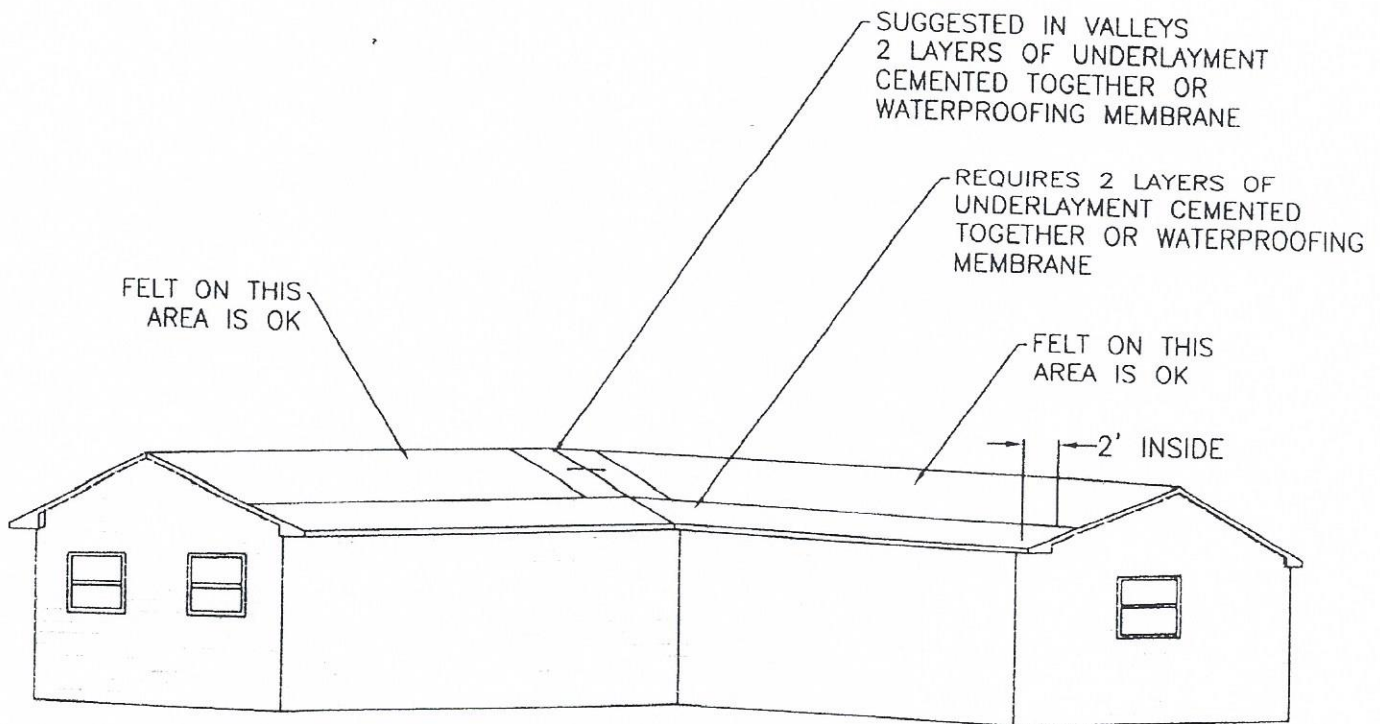
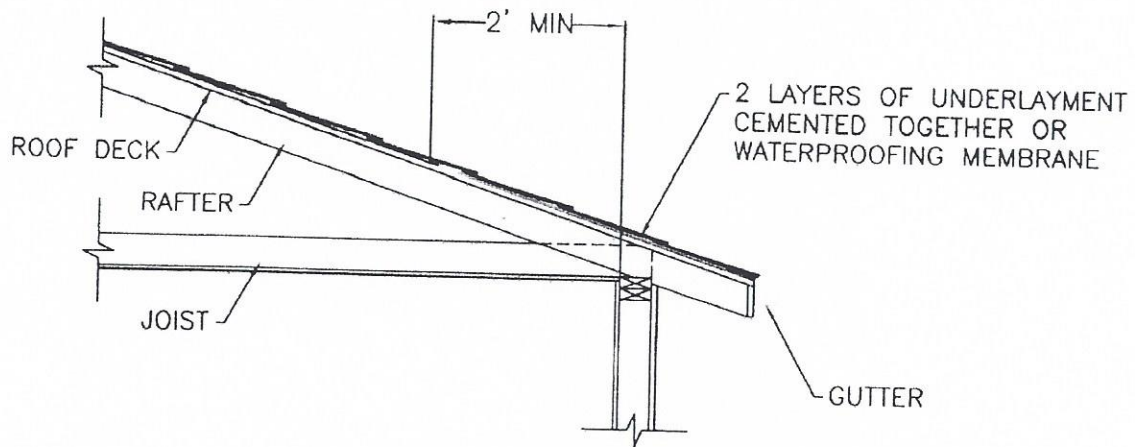
Other Flashing and Vents

- Flashing against a vertical front wall, as well as soil stack, vent pipe and chimney flashing, shall be applied according to asphalt shingle manufacturer's instructions
- Care should be taken to insure that kitchen and bathroom exhaust fan pipes are connected to the appropriate damper exhaust roof vent with no openings into the attic that would allow exhaust air back into the attic space. The exhaust vents should be installed on the roof the same as other attic vents and other vent pipe flashing.
- When re-roofing around furnace flues, take care to not dislodge the joints of the flue pipe within the attic or within interior chases this pipe might pass through. If in doubt, consult a licensed contractor.

Always follow shingle manufacturer's installation/application instructions.



PROTECTIVE ICE BARRIER



5-1-13

Jim -

As indicated by GAF warranty, the job in question is still covered by GAF's shingle & accessory warranty.

Randy Schmidt

Shingle and Accessory Warranty (English Version)

Updated: 1/12

This job was 6 nailed which surpasses GAF's 4 nail pattern minimum nailing requirement.

Randy Schmidt
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