

Minutes

Building Board of Appeals

November 12, 2014

The Rapid City Building Board met on November 12, 2014. The following members were present: David Asbridge, Steve Malone, Steve Struble, Myron Tatum, and Michelle Seaman.

Staff Present: Brad Solon, Building Official, Carla Cushman, City Attorney, and Serenna Zeisler, Building Services Secretary.

Others Present: David Hirning, Gary Rasmussen, and Greg Whalen.

Asbridge opened the meeting at 7:35 a.m.

1. Set Agenda

Malone moved to set the agenda, seconded by Struble, the motion passed 5-0, with Tatum, Asbridge, and Seaman voting yes and none voting no.

2. International Residential Code-Follow up on changes

Solon presented a section in the new codes regarding fire construction on floors and I-Joists for floor requirements. Solon stated, the code reads if you have a 2x8, an I-joist, or truss, the builder would have to put a half inch layer of gypsum board. Solon stated there is an exception to that rule, if the house is sprinkled. Solon explained the change would force the ceiling to be finished in an unfinished basement. Discussion continued. Struble asked Solon how many floor trusses where 2x8 or less are being built in a house. Solon stated, you rarely ever see that. Greg Whalen stated, the new code would make building more extensive and cost the homeowner/contractor more money. Malone asked if the new codes have gone to hearing. Cushman stated, the codes had not been moved to Legal and Finance as of yet, and once it is heard there, it will then go to City Council. Asbridge asked if there are statistics on how many house fires have occurred with the way the new code is written. Solon stated, he could get that information for the Board. Asbridge asked from a mechanical stand point, if they could restrict the code to the mechanical portion of the basement only. Tatum stated, he was excusing himself from the Board meeting. Asbridge asked if this is a new requirement. Solon stated yes, it is a new requirement; it is currently not in our codes. Malone stated we are weighing safety issues if they do not adopt the new code. Malone stated, it is obvious why it is put in the new code and that is for safety reasons. Whalen stated, he does not agree with the new code, due to making it unfair for the home buyer to not be able to decide for themselves how their basement is finished. Asbridge stated, he would like to figure a way to amend the new code. Whalen asked if sprinkling the basement could be an option in lieu of the sheet rocking requirement. Solon stated, the City cannot require the sprinkling of a house, by state law. Solon stated, about 25% of house permits have

unfinished basements, 25% are completed within the year, another 25% are partially completed, and the last 25% don't get done. Malone stated, he is going to support leaving the new code in as is, and then stated, it is their duty as a board to protect people. Struble stated, he also agrees and the NFPA has more information to make the conclusion that the new code is the safest option for residents of a home when a fire occurs. Discussion continues between board members and others present. Malone stated, he would like to have Tim Behlings with the Fire Department present to discuss and have input from him, before making a decision. Solon suggested for the Board to strike it, so it can then move forward, he also stated the director would like to have the new codes moved forward to Legal & Finance. Asbridge stated, he would attend the legal and finance meeting to further explain their concerns with the new code. Cushman stated, we could have the meeting minutes attached in the legal and finance agenda as well.

Malone made a motion to keep the new code as is, seconded by Struble, motion passed 4-0, with Seaman and Asbridge voting yes and none opposed.

David Hirning, a licensed contractor in Rapid City, passed out a document regarding roofing. Hirning suggested keeping the code as is. Whalen stated, he would also like the code to stay the way it is. Whalen stated, it gives the contractor another opportunity to inspect the roof. Hirning and Whalen explained the architectural shingle. Whalen stated the new code adopts putting a second layer over the existing shingles, versus the current code, which requires all shingles to be torn off. Hirning stated, most manufacturers want to keep the longevity of their product and want the shingles laid on a flat surface. Malone stated, he agrees with taking the old shingles off and placing new shingles on bare wood. Hirning stated, he also agrees and it obligates the contractor to tear the tar paper off as well, which is beneficial to see the condition of the wood before putting the new shingles on.

Malone made a motion for the intent to not have a second layer, and tear it down to bare wood, Struble seconded for further discussion, motion carried 4-0, with Seaman and Asbridge voting yes and none opposed.

Mike Whalen stated, he wanted to bring to the Boards attention R401.4.2 in the 2012 IRC, regarding expansive soil charting. Mike Whalen and Greg Whalen present to the Board two Geologic Maps. Whalen stated, his own experience with two homes, where the soil was not tested and ended up affecting the whole structure of the house with doors not shutting and cracks in the walls. Whalen stated, the high cost to fix these issues and the homeowner not being able to afford to fix them, or sell to their property, becomes a nightmare.

Asbridge stated, he does not think the responsibility of testing expansive soils should be on the Building Department, the responsibility should be on the permit holder, whether that be a contractor or homeowner. Whalen stated, the consumer does not have the knowledge but should have the protection. Struble asked how long it takes to have a soil sample tested. Whalen stated, it takes about two weeks, and it costs around \$2,000

to \$2,500. Malone stated he is okay with leaving it the way it is in the code. Solon stated the way it is written now is the City requires a plan and then it is stamped when reviewed and approved.

Malone made a motion to leave it the way it is currently written in the code, and is not in favor of requiring a homeowner get soil testing completed before they can build, seconded by Seaman for further discussion, Struble stated the slab on grade is the major concern.

Struble stated, he would like it continued to the next scheduled meeting, due to the issue of slab on grade not being discussed extensively, and suggested it not yet be moved to Legal & Finance.

Continued to the next scheduled meeting.

3. International Fuel Gas Code

Seaman made a motion to move to Legal & Finance, seconded by Struble, motion passed 3-0, with Asbridge also voting yes and none opposed.

4. Mechanical Codes

Seaman made a motion to move to Legal & Finance, seconded by Struble, motion passed 3-0, with Asbridge also voting yes and none opposed.

5. Approval of the October 14, 2014 Meeting Minutes of the BBOA

Struble made a motion to approve the October 14, 2014 meeting minutes of the BBOA, seconded by Seaman, motion passed 3-0, with Asbridge also voting yes and none opposed.

6. Adjourn

Meeting adjourned at 9:42