

Meeting Minutes
Building Board of Appeals

May 12, 2015

The Rapid City Building Board met on May 12, 2015. The following members were present: David Asbridge, Mark Beshara, Michelle Seaman, Myron Tatum, and Steve Malone.

Staff Present: Brad Solon, Tim Behlings, Carla Cushman, John Roberts, and Serenna Zeisler.

Others Present: Dave Eccleston.

Asbridge opened the meeting at 7:30 a.m.

1. Set Agenda

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

2. Status Update for 105 & 121 Saint Joseph

Solon stated he sent a certified letter to Wynn Rentals about two years ago. Solon then stated they appeared at Building Board in July of 2013 to appeal the letter and they were given somewhat of an extension to fix the issues on the two properties. Solon stated the board was upset due to them not giving a time frame on when they would have the issues fixed on the properties. Solon stated about a year ago the board was not pleased with the progress. Solon stated he never received funding to have the properties demoed. Solon stated Wynn Rentals sold the properties to Hanni Shafai, who is a potential developer for the Tech Two Housing Project. Solon stated, in recent times they've also performed a Tiff which can help pay for the demo and improvements. City Council member John Roberts stated he wanted to speak on behalf of the developers, and stated that the asbestos abatement had started yesterday. Cushman stated demolition is going to begin on May 22nd. Roberts stated they are going to be removing all of the trees and bushes out this week as well. Malone asked, did the board not vote a year or so ago on the properties to be torn down within 60 days. Cushman stated yes, and then explained why they were unable to proceed in the demolition of the properties within 60 days. Solon stated, Allison Creelman, City Attorney, sent Wynn Rentals a letter regarding the demolition and they then immediately hired an attorney. Cushman stated Malone's question and comments were valid.

3. Status on 2012 IRC

Solon stated the three items went to first reading at Legal & Finance on March 29th and it was considered briefly but then it was continued for a month. Solon went on to state that it then moved onto City Council and was heard for the first reading and continued to the upcoming City council meeting tomorrow May 13th. Solon stated, it had not passed the

first reading at City Council. Cushman stated it had been stalled at the last few City Council Meetings. Roberts stated it keeps getting pushed forward because council members want more information. Asbridge stated as far as the soil argument is concerned the building community feels like council should either go with the amended ordinance as they have presented it to the council, or get rid of it in its entirety, because anything in between is going to be very troublesome and very expensive.

4. Status on IPMC, IEBC, IBC Climatic Table

Solon stated the corrections have all passed and they will be published.

5. Dave Eccleston- Continuing Education

Dave Eccleston with the buildings and grounds for the county stated his concern with the requirement of only 2 CEU's per year. The national average is 12 hours per year. Eccleston stated 6 CEU's a year is fair and not a burden on anybody. Asbridge asked what his concern is, and what brought him in today to speak on the subject. Eccleston stated he believes it is laziness if a person cannot attend one training session per year and contractors should be held to a higher standard. Asbridge stated our license responsibility is code based, so there is validity in Ecclestons concern. Eccleston stated if a person completed 6 hrs per year that would be 18 per license period. Asbridge asked Solon what it would take to get it changed. Solon stated under the prior code the board set their own requirements on CEU's. Solon stated it used to be more, and then people complained about it, so the Mayor formulated a committee which with Bill Freytag was head of, and it got changed back down to 2 CEU's per year. Tim Behlings with the Fire Department stated in the last several years they have seen a decline in unskilled workers in the field. Behlings stated additional education hours are a good start. Asbridge stated the mechanical test is completely based on code questions. Troy with Climate Control Systems stated he is in agreement for additional hours to be required. Seaman stated, they worked hard on the mechanical board to get it up to 12 CEU's and she was very disappointed to see a standard lowered to 2 per year. Malone stated he would like to revisit this issue, two hours in not even having to put an effort in, where as 12 hours is where a person has to make a little bit of an effort. Tatum stated plumbing and electrical CEU's are monitored through the state, not by the city, like the mechanical and contractor licenses. Asbridge stated he would like to see the building community as in Commercial and Residential Contractors held to a higher standard as well. Eccleston stated any good faith contractor is going to want to get his/her employees trained correctly on current codes. Malone stated he would like to revisit the discussion at the next meeting.

Discussion continued until the next scheduled meeting on June 9th.

6. Approval of the March 10th 2015 Meeting Minutes of the BBOA

Malone made a motion to approve the meeting minutes, seconded by Tatum, the motion passed 5-0, with Seaman, Beshara, and Asbridge voting yes and none voting no.