

**Teller County Board of Review
September 12, 2007
Minutes**

Chairman Sonny Strobl called the meeting to order at 2:09p.m. Those answering roll call were:

Jared Bischoff
Jeff Smith
Dave Dernbach
Sonny Strobl

Staff: Chris Brandt
Lynda Morgan
Allan Chamberlin

Sonny Strobl appointed alternate members Jeff Smith and Jared Bischoff as voting members for today's meeting.

Sonny Strobl stated that the Board of Review meetings are public and anyone wishing to speak must first address the Chairman.

**Review and Approve Minutes
From the July 11, 2007 Meeting**

Jeff Smith moved to approve the minutes as presented. Jared Bischoff seconded. Three yes votes; Dave Dernbach abstained. Motion carries.

Staff indicated that the minutes of the August meeting would be presented at the October Board meeting.

**Contractor Licenses
WAC Construction of Tennessee, LLC
William A. Clark
Class A**

Mr. Clark present. Mr. Clark gave a brief overview of his work history and building experience, which included the following:

- Has been in the building industry since 1949 performing various phases of construction work
- Has been with the same architect since 1969
- Past projects include many hospitals, nursing homes and care facilities throughout the country and has vast experience in projects from the ground up ranging from single family dwellings to high rise structures
- Current project in Teller County is the Assisted Living facility at the Regional Hospital Campus

Upon the Board's review of the documents submitted by Mr. Clark it was noted that an updated Insurance Certificate including a 30-day cancellation clause was needed. Letters of Reference were reviewed along with a list of previously completed projects. It was noted that the applicant's experience appears to be extensive throughout the country.

Mr. Clark indicated that the Assisted Living facility's site is currently being reconfigured to accommodate and meet code for fire lane access. Once the site plan is approved, construction will begin.

Chris Brandt indicated everything was in order with the State.

Sonny Strobl opened this matter up for public comment. No public comment. Close public comment.

Dave Dernbach moved to grant WAC Construction of Tennessee, LLC with William A. Clark as examinee, a Class A License upon receipt of an Insurance Certificate with a 30-day cancellation clause. Jeff Smith seconded. All yes.

Board Discussion

A. Discussion on Suppliers/Vendor produced framing plans

Staff stated it was still researching some of the issues and comments that were brought up at last month's meeting pertaining to the various codes affected by this matter.

Board discussion included the following areas of concern pertaining to the subject:

- Al Chamberlin indicated he was looking into available software for verifying loads during the plan review process rather than requiring architects or engineers to stamp the building plans
- It was discussed that the wording in the International Building Code (IBC) was sufficient but wording in the International Residential Code (IRC) needs to be addressed.
- It was discussed that clear and definitive wording needs to be achieved in the code for addressing rafters, complex roof and point loads along with roof systems.
- The code will also need to clearly define and state when an architect or, engineer's stamp will be required.
- The code should also clearly define what the scope, range and definition of a design professional are.
- It was discussed that a unified and timely plan review be established to determine early on in the process when & if point loads will require an architect or engineer's stamp.

The Board asked that this matter be brought back at the October meeting for further discussion.

B. Consider and recommend to the Teller County Board of County Commissioners amendments to the following sections of the Teller County Building Code: Article II, Sections 101 Definitions, and 105f. Building

Contractor D (Specialty), 105g. Heating Contractor A & B, 105n. Alternative Energy Installation Contractor 107b.1-10 Action and Acts or Omissions, Article III R303.8, Required Heating, and Section 905.2.8.4 Sidewall flashing

Item B was read into the record and the following comments were discussed:

- 101 Definition - Needs further review and will be brought back before the Board at a later date

Staff provided additional handouts of proposed changes for review.

- 105.f Building Contractor D - Board accepted changes as set forth in the staff's report with changes as discussed.

Jeff Smith moved to recommend to the Teller County Board of County Commissioners the amendments to section 105.f of the Teller County Building Code as set forth in the staff report and as amended in the discussion today. Dave Dernbach seconded. All yes.

- 105.g. Heating Contractors A & B – Change wording from Heating to Mechanical

Jeff Smith moved to recommend to the Teller County Board of County Commissioners the amendments to section 105.g of the Teller County Building Code as set forth in the staff report and as amended in the discussion today. Jared Bischoff seconded. All yes.

- 105.n Alternative Energy Installation Contractor – Board accepted changes as set forth in the staff's report with changes as discussed.

Jeff Smith moved to recommend to the Teller County Board of County Commissioners the amendments to section 105.n of the Teller County Building Code as set forth in the staff report and as amended in the discussion today.

After further discussion concerning an additional change, Jeff Smith amended his motion to include the new change. Jared Bischoff seconded. All yes.

- 107.b Action – Board accepted changes as set forth in the staff's report and the changes discussed today.

Jeff Smith moved to recommend to the Teller County Board of County Commissioners the amendments to section 107.b of the Teller County Building Code as set forth in the staff report and as amended in the discussion today. Jared Bischoff seconded. All yes.

- 303.8 Required Heating – Board accepted changes as set forth in the staff report with changes as discussed.

Jeff Smith moved to recommend to the Teller County Board of County Commissioners the amendments to section 303.8 of the Teller County Building Code as set forth in the staff report and as amended in the discussion today. Jared Bischoff seconded. All yes.

- 905.2.8.4 Sidewall flashing – Board accepted changes as set forth in the staff report with changes as discussed.

Jeff Smith moved to recommend to the Teller County Board of County Commissioners the amendments to section 905.2.8.4 of the Teller County Building Code as set forth in the staff report and as amended in the discussion today. Jared Bischoff seconded. All yes.

Other Items

Al Chamberlin indicated to the Board that he continues to work with the Fire Districts to complete the draft of the International Fire Code for adoption in the near future.

Adjournment

There being no further business the meeting was adjourned at 3:50 p.m.