

MINUTES OF THE LINN COUNTY BUILDING BOARD OF APPEALS
Wednesday, June 20, 2018

The Linn County Building Board of Appeals met at the Jean Oxley Public Service Center, Formal Board Room, 935 Second Street SW, Cedar Rapids, IA 52404. The meeting convened at 5:30 p.m. on Wednesday, March 7, 2018.

PRESENT: Matt Olmstead, Vice Chair
Christine Hodel
Mary McGuire
Mike Broghammer

ABSENT: Steve Emerson, Chair

STAFF: Les Beck, Director
Jill Mathey, Recording Secretary
Paul Rohlwing, Senior Combination Inspector
Luke Maloney, Senior Combination Inspector
Ron Hoover

Approval of Minutes

All present voting aye to approve the minutes from the 4-4-18 BBOA meeting.

New Business

Beck introduced Ron Hoover, retired Building Official from Marion Iowa to the Board, and explained that in the absence of a Building Official, Planning and Development has contracted with Hoover to help with the code update process.

Beck informed the board that the County's Code of Ordinances are now on- line, and explained that the numbering has changed, but the content is still the same.

Hoover reviewed the proposed updates to Chapter 105, Buildings and Building Regulations, Linn County Code of Ordinances.

Delete a portion of the existing amendment (2) (2)10 to more closely align with common practices of some limited size residential decks built without a permit.

Delete previous amendment (12) and recognize the 2018 edition definition language for habitable attic.

Delete previous amendment (15) as no longer needed. Changes to the 2018 edition provide the same language as the 2015 edition Linn County amendment for townhouse fire separation.

Add a new amendment (16) to allow door openings between a dwelling and an attached garage without an automatic door closer.

Add a new amendment (17) to provide simpler, logical and enforceable language for safety glazing requirements adjacent to doors.

Delete previous amendment (24) as unnecessary modification to water resistive barrier code language.

Add a new amendment (26) to maintain the 2015 edition code language for plumbing vent pipe frost protection consistent with language of the Linn County plumbing code.

No other changes are proposed to the existing administrative provisions of Article II.

No changes are needed for the design criteria of Table R301.2 (1).

The proposed draft maintains the existing level of residential fire protection, with no increased requirements for fire sprinklers or floor joist coverings.

Additional changes to the 2018 edition of the International Building Code are accepted as positive changes, including:

- Clarification of the occupancy classification for accessory storage area uses.

- Permitted use of certain occupancies of rooftops.

- Limitations of permitted use for NFPA 13R fire sprinkler systems.

Additional changes to the 2018 edition of the International Residential Code are accepted as positive changes, including:

- A new definition of crawl space.

- Reduced escape window requirements for sleeping rooms in basements of dwelling units with fire-sprinklers installed.

- Interconnected carbon monoxide alarms are required in dwellings.

- Additional fire department roof access requirements for residential photovoltaic installations.

Beck asked Hoover whether everyone was looking at the same paperwork, as some of the items on his paperwork seemed to be different. The group discussed this, and realized there were a couple changed not crossed off on some of the documents. Hoover acknowledged and corrected the differences.

Olmstead questioned why they were deleting the door closure at the garage.

The board discussed this item, and Hoover said it has removed and put back in the code several times over the years.

Hoover said that while it is a benefit as a fire prevention item, it really isn't always practical, and remarked that often it is changed by the homeowner after the final inspection is completed.

Maloney stated that Linn County is the only local jurisdiction that still requires this, and said it is a common complaint he receives from homeowners.

Boyle made a motion to approve the proposed updates, second by McGuire. All present voting aye.

Roll call vote:

Emerson	Absent
Olmstead	Aye
Hodel	Aye
McGuire	Aye
Broghammer	Aye

Old Business

None

Other Business

None

Board Comments

None

Staff Comments

None

Public Comments

None

Adjournment

The meeting adjourned at 6:06 PM.

Respectfully submitted,

Approved

Jill Mathey, Recording Secretary

Matt Olmsted, Vice Chair