

City of Lawrence

Building Code Board of Appeals Meeting

December 15th, 2016 Development Services

MEMBERS PRESENT: Sean Reardon, Mark Stogsdill, Greg Rau, Michael Brunin

MEMBERS ABSENT: Kevin Markley

STAFF PRESENT: Development Services

Ex- Officio Lee Queen-Building Inspector, Ex- Officio Janet Smalter-Plans Examiner, Barry Walthall- Building Official, Kurt Schroeder- Assistant Director, Randy Larkin- Senior City Attorney

PUBLIC PRESENT: Bobby Flory- Executive Director, Lawrence Home Builders Association

Meeting called to order 11:07 am

New board members were introduced.

The Board reviewed minutes from the November 10th, 2016 meeting. **Greg Rau moved to approve minutes as written, Seconded by Sean Reardon. Motion passed 3-0.**

Randy Larkin, Senior City Attorney, then introduced himself and gave a detailed discussion on the Kansas Open Meetings Act and Conflicts of Interest and our local code of ethics related to city boards (Outline of presentation is attached to minutes).

At 11:24 am, board member Brunin arrives late and introduces himself to the other board members.

Kurt Schroeder then gave a presentation on new code requirements and proposed amendments for storm shelters relating to new construction in K-12 school buildings and critical emergency operations facilities, as well as proposals to the IEBC relating to additions to K-12 schools. Schroeder said that a new item in the 2015 IBC was a requirement that mandated storm shelters meeting ICC 500 standards for occupancy that included K-12 education facilities and emergency operations facilities. These were new requirements. Schroeder said that in the previous two code editions, ICC 500 standards applied. If you said you were building a storm shelter it had to be constructed to the ICC 500 standard. Storm shelters, however, were voluntary. Schroeder noted this was a big change in the code. Schroeder then stated that when USD 497 learned of the code change they asked for additional time to review. At that time, these items were taken out of the code. Conversations were started with USD 497, several architectural firms, Veritas School, Bishop Seabury, and others, about the code change. What came out of those talks was a consensus by the stakeholders that if a new school were

designed it would have to meet the ICC 500 standard. If it were a campus, and that new school building exceeds 25% of the footprint of the other buildings on that campus, then you would have to provide the ICC 500 shelter space for the entire campus. New language in the code also would read that if an addition were to occur that reached the 25% threshold of expansion of existing floor space the shelter requirement would apply. The shelter would then be required to house the schools entire population. Schroeder said the stakeholders committee met in October and did concur that these new proposals would work. Schroeder said the only real change was the 25% threshold. Schroeder then said that he would like a recommendation from the board so that these code changes could go before the City Commission in mid-January.

Walthall stated that the amendments also give extra guidance on how to calculate the occupant load for storm shelters. Stogsdill asked about the square footage requirement per student of 5 feet. Schroeder noted that the 5 square foot requirement per student in the code would remain. Rau asked if a gymnasium could trigger the need for shelters. Walthall stated that based on its size, a gymnasium could trigger shelter requirements. Reardon asked if the 5 square foot requirement would be the same for elementary and secondary schools. Schroeder answered yes. Reardon then asked about bathroom requirements for shelters. Walthall said the ICC 500 code requirements would be followed. Schroeder said he felt the school district was comfortable with these proposals. Reardon said he felt the proposed changes were a good compromise.

Reardon then said he would move to accept the amendments as proposed, Seconded by Rau. Motion passed 4-0.

With no other business Stogsdill moved to adjourn, Seconded by Brunin. Motion passed 4-0. Meeting adjourned 11:55 am.