

City of Lawrence
Building Code Board of Appeals Meeting
September 5th, 2018 Development Services

MEMBERS PRESENT: Michael Brunin, Greg Rau, Chris Cunningham, Mark Stogsdill
MEMBERS ABSENT: Kevin Markley
STAFF PRESENT: Development Services Ex- Officio Janet Smalter –Plans Examiner, Ex- Officio Lee Queen –Building Inspector, Barry Walthall –Building Official
PUBLIC PRESENT: Bobbie Flory, Tina Rakes

First item of business was to approve minutes from the August 1st, 2018 meeting. Stogsdill wanted to clarify that the International Swimming Pool and Spa Code, voted on at the previous meeting, did specify a 4' barrier height. **Michael Brunin moved to approve minutes as written, Seconded by Greg Rau. Motion passed 4-0.**

Stogsdill asked for any public comment.

Bobbie Flory stated that she has yet to see the Department of Energy report on the International Energy Conservation Code. She said its release is rather late compared to other years.

The next item was to review all amendments to the 2015 International Building Code, International Residential Code, and the International Existing Building Code.

Smalter said that all amendments pertaining to pools in the IBC and the IRC would now be deleted with the adoption of the International Swimming Pool and Spa Code.

Walthall stated that the ISPSC will allow a much more thorough review for swimming pools. He said it would be a very beneficial document to use.

In the IRC, Smalter stated that staff was recommending adoption of Appendices E, F, J, and M.

Stogsdill asked about the Tiny House appendix as well as the Straw Bale and Light Straw Clay Construction appendices.

Queen advised that the Solar Ready appendix was a very useful group of guidelines but at this time, thinking about keeping new housing affordable, it might be punitive to entry level type homes to require it.

Stogsdill asked if there was a downside to the adoption of special type construction appendices.

Walthall stated that he did not have a strong opinion on adopting these appendices one way or the other. He did say that he would not recommend adopting the Solar Ready appendix for reasons Queen previously stated. Walthall said that adoption of appendices Q, R, and S would not make much difference to whether those types of construction would be allowed or not, that there would be flexibility either way.

Rau said he thought that the board had already discussed adopting appendix Q at a previous meeting.

Stogsdill thought that Tiny Houses would be an option for more affordable housing on smaller lots, which would be beneficial in the future.

Walthall said he felt the major hurdles for Tiny House construction would come from zoning, not from the building codes.

Cunningham made a motion to adopt appendices Q, R, and S. Second by Stogsdill. Motion passes 4-0.

Smalter stated the new manual J design temperatures are from the Lawrence Municipal Airport. The winter design temperature is 10° and the summer design temperature is 95°.

Smalter noted that amendments to the table for insulation and fenestration by component will remain.

Smalter stated that staff is recommending elimination of the amendment allowing deletion of slab edge insulation in lieu of a 90% efficient furnace.

Staff also is recommending keeping the ERI number at 70. Smalter noted that we are still waiting for the independent analysis of the changes to the IECC by the Dept. of Energy before considering changes to that number.

Walthall noted that data collected recently showing averages of ERI numbers could possibly be skewed by the fact that one of the main raters licensed in the Lawrence has had his results called into question because he had not been getting required 3rd party oversight. That rater has been expelled and the City was notified last week that he is no longer certified through Resnet to perform ERI ratings. This fact calls into question the reliability of the information the City has collected. Walthall thought the information was not terribly skewed but thought the air changes per hour numbers would be affected most. Recent, more reliable test results have shown these ACH numbers have risen. Walthall said he thought the 70 number was appropriate for now until more data was collected. Walthall also added, in the future, the board may want to come up with a mechanism that could allow the Code Official to allow a slight deviation for building tightness (ACH) if the best effort had been made to comply with the code.

Smalter noted that as in the IBC, all amendments would be deleted in the IRC relating to swimming pools.

Staff has recommended no changes to existing amendments to the IEBC.

Queen noted that the rain data design number, which will now be required on construction documents, is 3 ½ inches per hour for the Lawrence area.

Smalter clarified an earlier question about illumination of safe dispersal areas with 1 candle power. The code now requires illumination of these areas.

The board then discussed the adoption of the 2018 International Property Maintenance Code.

Brunin made a motion to adopt the 2018 IPMC as recommended by staff. Seconded by Cunningham. The motion passed 4-0.

Smalter said the next scheduled meeting will be with all trade boards and board consolidation will be discussed. The time and location has yet to be determined.

Brunin asked if staff was proposing any changes to storm shelter requirements. Walthall said not at this time.

Brunin made a motion to adjourn, Seconded by Rau. Motion passed 4-0.

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