

## City Buildings/Street Lighting Committee

### Minutes

July 28th, 2020

5:30pm

Due to some recent developments with many uncertainties with the current COVID-19/Coronavirus pandemic and City Hall Staff, the July 28th, 2020 meeting will be call in only by all. The public is invited to participate in the meeting by calling 1 (408) 650-3123, access code561-478-645.

Present: Bryan Gartner, Ken Koffler and Tami Christensen (replacing Alderwoman Rasmussen)

Absent: None

Visitors:

Mayor Norby, Building Inspector/Fire Marshal Kale Rasmussen, Utilities Manager Anderson, Dexter Thiel, Morgan Thiel and Mark Delaney. Via Phone: Clerk/Treasurer Chamberlin

### 2018 Building Code adoptions:

BI/FM Rasmussen stated in 2014 they passed Ordinance 551 that would automatically update the City of Sidney building codes to those adopted by the State, but the State has stated we cannot do that as we have to adopt each code we plan to enforce each time they are renewed. He stated that Julie Strong from the State has stated the City needs to adopt the 2018 International existing building codes, International building code, International residential code, and International energy conservation code. He stated the City would only adopt the codes that they will be enforcing. After discussions with Kyle Harlan, contracted building inspector and plan reviewer for the City of Sidney, Mr. Harlan strongly encourages the City not to adopt the 2018 Pool and Spa codes and leave that up to the state to inspect and permit, as it would include all new pools in the jurisdiction.

Mayor Norby stated in the adoption of the 2018 building codes on commercial the City Council can decide if they would like to include permits required for repairs, which is the only change in question from the 2012 building codes for commercial buildings. He stated in discussing it with others, he recommends excluding this. BI/FM Rasmussen stated he discussed with many surrounding areas and with the State and the State stated no municipalities in Montana are including this and Williston in North Dakota has a \$2,000 cap on repair cost before the permit is required. Alderman Gartner asked about emergency repairs and BI/FM Rasmussen stated there is a subsection for emergencies stating they must get the permit the following business day but can start the repair work immediately. Mayor Norby stated he has concerns with manpower and time for requiring permits for all repairs, but anything structural would still need to be permitted. Utilities Manager Anderson stated the City Council will still need to adopt the 2018 building codes with an exclusion of this repair section. Alderwoman Christensen asked what is considered a repair and Utilities Manager Anderson stated the Sidney Zoning Code has a trigger of 51% for other requirements. Mayor Norby reiterated that structural issues will need to be permitted but maintenance and repairs would not. Mr. Thiel

stated he agrees that structural, such as cutting new doors or bigger windows, should need to be permitted. He further stated that the purpose of the building codes is for the protection of citizens, and with that contractor's license should also be required. He stated a license should be required because that will ensure that the contractor has workman comp and liability insurances for accidents.

Motion was made by Alderwoman Christensen to recommend approval of the outlined 2018 building codes by BI/FM Rasmussen with the exclusion of the repair permit section. Alderman Koffler seconded the motion. Mr. Delany inquired as to the contractor license requirement and Mr. Thiel stated it should be a requirement for the building permit. Mayor Norby stated this is something that could be investigated by the City Attorney but would have to be decided on later. Mr. Thiel stated he strongly supports the building code enforcement as it is very important for safety. BI/FM Rasmussen stated the motion should also include Administrative Rules of Montana, as they exclude certain international building codes that the City does also. Alderwoman Christensen amended her motion to include Administrative Rules of Montana per BI/FM Rasmussen, and Alderman Koffler seconded the amended motion. With no further discussion, all present voted aye.

Meeting was adjourned at 6:02 pm.

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Jessica Chamberlin, City Clerk

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Bryan Gartner, Committee Chair