

MINUTES
BUILDING CODE ADVISORY BOARD
February 13, 2019

CALL TO ORDER: The meeting was called to order at 6:02 p.m.

ROLL CALL:

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| Vacant (Chairman) | |
| Nelson Wolfmeier (Vice Chairman) | Present |
| John Soper | Present |
| Frank Stump | Present |
| David Lucy | Present |

Also in attendance were Justin Nielsen, Building Inspection Supervisor, Greg Wheeler, Chief Building Official, and April O'Connell, Recording Secretary. A late appearance by Luis Corchado, City Attorney.

APPROVAL OF AGENDA:

Mr. Soper made a motion to approve the agenda; seconded by Mr. Lucy.

DECISION ON MOTION: Ayes – Unanimous.

APPROVAL OF MINUTES:

Mr. Soper made a motion to approve the minutes of October 3, 2018 as presented; seconded by Mr. Stump.

DECISION ON MOTION: Ayes – Unanimous.

OLD BUSINESS:

New Chair Nomination/Open Seat Advertisement

- Mr. Wheeler recommended tabling the item until the April Elections. The Board Members agreed.
- The Board asked about the open seat. Mr. Wheeler said that he has received one application and rejected it because the applicant did not have any type of construction experience. The seat will remain open until filled.

NEW BUSINESS:

Review of the 2018 Code Amendments

- Mr. Wheeler announced that the amendments are in color. Anything in red is new to the 2018 Codes and anything in black that is underlined or stricken are the same amendments that have been carried over for many code cycles. Mr. Wheeler then turned the new Code Amendments review over to Mr. Nielsen. As Mr. Nielsen read through the amendments there were a few questions;
 - Mr. Soper had a question on Section, R306.2 in the 2018 International Residential Code (IRC), Garbage Disposal. He asked if you are selling an older home that does not have an existing garbage disposal, is it required to install one before selling. Mr. Wheeler answered no. Only if there is a kitchen remodel permit and an inspection.
 - Mr. Lucy asked a question on Section R311.7.7 in the 2018 IRC, Stairway and landing walking surface. Does the landing need to be on center to the door? Mr. Wheeler said that the intent is to step down to a solid surface instead of directly onto the ground. It needs to cover the opening.
 - When reading R908.1 in the 2018 IRC, Exceptions: Ponding Water. Mr. Soper asked how close the inspectors check the roof drainage for the ponding water problems. Mr. Wheeler said the Scuppers do help with a lot of the water. Mr. Nielsen said that the inspector would look at the roof drainage, along with the manufacture specifications requirements.
 - When reviewing Section 10-163 in the 2017 National Electrical Code (NEC), Article, 110.5, Conductors. Mr. Stump asked if it just allows aluminum in the main feeders. Mr. Wheeler replied in the branch circuits, Aluminum of 10awg or smaller is not allowed.
 - When Mr. Nielsen was reviewing Article 250.50, Receptacle Outlets from the 2017 NEC. Mr. Soper said that it did not comply with the 2018 IRC. After checking, Mr. Nielsen had skipped that section of the 2018 IRC and when we went back, Mr. Nielsen then verified that it is addressed in Subsection E3704.4, Lighting and general use receptacle load in the 2018 IRC.
 - There were a couple of questions on Subsection E3902.5.1 Sump pit receptacle, in the 2018 IRC.

Mr. Stump asked if the sump pump needed a designated circuit. Mr. Wheeler replied, no. The City of Thornton, will give the builder the option for the designated circuit or the required GFCI can be installed by the sump pit.

Mr. Wolfmeier said that there is different verbiage on this Subsection saying that a GFCI protected receptacle shall be installed verses, A receptacle outlet shall be required in Article 210.50 D. Required Outlet for Sump Pit in the 2018 IRC. Mr. Wheeler said that we would get an answer to the question by or at the next meeting.

APPROVAL OF NEW BUSINESS:

Mr. Wolfmeier made a motion to approve new business; seconded by Mr. Stump.

DECISION ON MOTION: Ayes – Unanimous.

OTHER MATTERS:

None

ADJOURNMENT:

Mr. Lucy made a motion to adjourn the meeting; seconded by Mr. Stump.

DECISION ON MOTION: Ayes – Unanimous.

The meeting was adjourned at 7:08 pm.

BUILDING CODE ADVISORY BOARD
CITY OF THORNTON, COLORADO

Nelson Wolfmeier, Vice Chairperson-
Interim Chair

ATTEST:

April O'Connell, Recording Secretary