

From: Carrie Vibert June 20, 2012 3:21:36 PM
Subject: Building Code Board of Appeals Minutes 06/21/2011 ADOPTED
To: SimsburyCT_BCBAMin
Cc:

BUILDING CODE BOARD OF APPEALS
MINUTES – ANNUAL MEETING
JUNE 21, 2011

I. ROLL CALL

Emil Dahlquist, Chairman, called the annual meeting of the Building Code Board of Appeals to order at 6:05 p.m. in Room 103 of the Simsbury Town Offices. In attendance were members Emil Dahlquist, Charles Warren, Harvey Goodfriend, Sandy Ziplow, and Paul Holland. Steven Antonio arrived at 6:10 p.m. Also in attendance were Henry Miga, Town of Simsbury Building Official, Nancy Haase, liaison to the Board of Selectmen, and Colleen Fenn, Commission Clerk.

II. REVIEW AND APPROVE MINUTES of June 15, 2010

There were no changes to the minutes.

Mr. Goodfriend made a motion to approve the June 15, 2010 minutes. Mr. Warren seconded the motion. The motion was approved, with Mr. Ziplow abstaining.

III. ELECTION OF CHAIRMAN

Mr. Goodfriend made a motion to nominate Emil Dahlquist as Chairman of the Building Code Board of Appeals. Nominations were closed. Mr. Warren seconded the motion, which was unanimously approved.

IV. APPOINTMENT OF DEPUTY CHAIRMAN

Mr. Goodfriend made a motion to nominate Charles Warren as Deputy Chairman of the Building Code Board of Appeals. Nominations were closed. Mr. Dahlquist seconded the motion, which was approved. Both Mr. Warren and Mr. Ziplow abstained.

V. OLD BUSINESS

Chairman Dahlquist stated that there is no business carried over from the

last meeting. He also indicated that the Building Code Board of Appeals now has a full staff.

VI. NEW BUSINESS

A. Discussion of current Connecticut Building Codes and proposed changes with Henry Miga, Town Building Official

Mr. Miga stated that the Code Review Committee is currently about halfway through its review of the International Residential Code. This, along with the 2009 International Energy Code (IEC), were made priority in order that the deadlines could be met for eligibility for funding promised through the Resource Recovery Act. Mr. Miga stated that the IEC is currently before the State for review. The IEC has gone through all the necessary hearings and unfortunately, due to an outside analyst's opinion on several proposals such as keeping the option for electric heat, that the code should be rejected without prejudice. This means that making changes administratively is no longer an option, but rather the whole review has to be pushed to the next meeting. The next meeting has to be proposed by the new Commissioner, who has not been appointed as of yet. The adoption of the code will now be delayed approximately 4-6 months.

Mr. Goodfriend questioned the status of the sprinkler codes. Mr. Miga noted a subcommittee had been formed to deal with the residential sprinkler issue. They have been given a timeline to discuss whether all new residential homes should be required to be sprinklered and report back at the time the rest of the 2009 IRC is ready to be voted on. The Code Committee would then make a recommendation to the new Commissioner based on that report.

Mr. Miga stated that with all the delays, the 2012 International family of codes has actually already been published. The Code Review Committee decided to examine the 2012 codes along with the 2009 family of codes. So at the next adoption cycle, within the next 12-18 months, CT should be up to speed with the 2012 building code.

In response to Mr. Goodfriend's question whether the code will be available online, Mr. Miga responded that the International Code is copyrighted and is not necessarily searchable or readable and probably will not be made available online. Mr. Goodfriend indicated that New York has it available online but Mr. Miga indicated there have been some legal disputes regarding that. Mr. Warren wondered whether such terms couldn't be built into the agreement with each State.

Mr. Miga informed the Board of a proposal by the Deputy State Fire Marshal to go back to the use of several separate fire codes, which have more

recently been incorporated into a single State Fire Code. A coalition of architects, engineers, builders and buildings officials have voiced their disagreement with this proposal. Later in the meeting, Mr. Miga clarified for Mr. Warren what compromises the State fire code. Mr. Miga indicated the State Fire Prevention Code that was adopted was based on the International Fire Code (NFPA 1), with the exception of Chapter 5 that deals with existing buildings. Fire prevention deals with such issues as propane trucks, oil tanks and transport and other issues Fire Marshals deal with aside from building structures. The Fire Safety Code, which includes provisions for new construction, is also comprised of the International Fire Code with some modifications.

Mr. Miga clarified for Mr. Ziplow the local and state jurisdiction and appeal process. The State Building Official is the only one who can interpret the building code and likewise with the State Fire Marshal. Appeals can be made at the local level if an appeal board, such as this one, is available. It can then go to the State appeal level. The national level serves more as a commentary and background role.

In response to Mr. Goodfriend, Mr. Miga indicated there was some change in the energy code with regard to wind, but nothing has changed in the Building Code since it was never restricted in there. However, he noted with the new wind provisions from the 2012 code the high wind zones for CT will be substantially different. These and other requirements for items such as insulation, windows and reinforced concrete foundations will result in more costly construction overall.

In response to Mr. Dahlquist, Mr. Miga assured him that language has been retained so there will be no changes to the appeal process and what triggers meetings for this local Board. In many other states they do not have an appeal entity at the State level.

VII. DATE FOR 2012 ANNUAL MEETING: TUESDAY, JUNE 19, 2012

Mr. Warren made a motion to accept the date of the next meeting as June 19, 2012. Mr. Goodfriend seconded the motion, which was unanimously approved.

VIII. ADJOURNMENT

Mr. Antonio made a motion to adjourn the meeting at 6:35 p.m. Mr. Goodfriend seconded the motion, which was unanimously approved.

Recorded by:

Colleen Fenn