

**Minutes
Building Codes Committee
January 7, 2019
6:00 PM
1st committee meeting**

Members present were Chairman Dale Black, Committee members Carol King, Economic Development Planner David Dyrhaug and City Administrator Brandon Madden were also present. Committee member Larry Goodson and Community Development Director Van Broad were both out with illnesses.

1. Call to order- Chairman Black
2. Public comment
3. Reading and approval of minutes- December 3, 2018
Councilwoman King made a motion to approve the minutes with Chairman Black seconding. The vote was unanimous (3-0).
4. Reports or communications from city officers- None
 - a. Budget Review
 - b. Department report
5. Unfinished business
6. New business
 - a. Rezoning at 161 Verdin Road- This is two parcels of land of approximately 4.8 acres across from Brookfield. They both request zoning of C2 and are currently zoned S1. David reported these properties are already in the City. The planning commission voted unanimously for recommendation of the rezonings. The developer is planning businesses and restaurants in a strip center. Verdin Road already has several businesses on it so it fits in the land use.

Councilwoman King made a motion to send this item to the council meeting in January. Chairman Black seconded the motion and the vote was unanimous (2-0).
 - b. Building Codes Insurance Service Office (ISO) Rating- The BDS participated in the ISO codes rating system. This rating is similar to fire department ISO ratings. On a scale from 1 to 10 with 1 being great, and 10 being no enforcement, the department scored a 9. Primarily this rating had to do with the City not having a structural plan review for residential detached single family homes. The recommendation is to add this plan review. Other communities offer this service, with some charging a fee. Fountain Inn charges \$45.00. Some communities do not charge. This does not affect insurance rates for existing homes; it is just for new construction. There is an opportunity for rating credits for new homes.

Chairman Black said we do inspections for other aspects of construction. David said that is correct, but we need to add one piece where we do the plan review for structural. Chairman Black asked what the turnaround time would be. David said he is not sure there is any added time. Brandon said this is another requirement for those submitting the plans. It shows the City is taking its permit process seriously. Chairman Black asked how long the turnaround would be for reviewing the plans. He doesn't want to hold up the developers. David said he needs to find out more about this. It could be that the plans are submitted to us, and we issue the permit right then, without waiting for the plans to be reviewed. Brandon said we don't need an answer right now from council on whether we will participate, but just need to submit something to ISO that council has authorized staff to review this issue and submit an improvement plan.

ISO has given us until February 12th to submit an improvement plan. This gives us a chance to find out if this will impact our turnaround time. Chairman Black said would like to see the plan. He asked again if it was correct the City fell from a 3 to a 9 because we don't have this single family residential plan review. David said the structural plan review has affected the rating.

Councilwoman King asked if we needed to decide on whether to charge a fee or not right now. Brandon said this is not something we need to do right now. David said he doesn't even know if we should charge a fee with how the housing prices are going up. The more fees that are charged, the farther away you get from having affordable housing.

Brandon said if committee prefers, this can stay in committee while he contacts ISO for more information. David also added that if changes are implemented, you can call ISO out at anytime and they will come and re-evaluate. So there is not a rush to meet the February 12th deadline if committee is not ready.

This item was held in committee.

7. Public comment- None
8. Committee concerns

Councilwoman King requested that committee go back at some point and pick up the Air BnB issue again. Councilwoman King said the information is cumbersome but thinks we can accomplish what we need to without having a 120 page document.

Chairman Black said staff had a list of interested parties and wants to make sure they are notified of the meeting when we are going to discuss the item.

9. Adjournment- Chairman Black adjourned the meeting.

Respectfully Submitted,

Cindy Miller

Municipal Clerk

NOTICE: A majority or quorum of City Council may attend a committee meeting.