



CITY OF AURORA
BUILDING CODE & CONTRACTOR'S APPEALS & STANDARDS BOARD MEETING
TUESDAY, January 14, 2020, 3:00 P.M.
OAK ROOM, 2ND FLOOR, BUILDING DIVISION

MINUTES:

Present:

Michael Aitken, Chair, Building Code and Contractor's Appeals & Standards Board
John Dougherty, Building Code and Contractor's Appeals & Standards Board
Tim Green, Building Code and Contractor's Appeals & Standards Board
Alecia Peabody, Building Code and Contractor's Appeals & Standards Board
Scott Berg, Chief Building Official
John Braketa, Building Inspector Manager
Dora Shols, Permit Technician Supervisor

Absent:

Greg Echols, Building Code and Contractor's Appeals & Standards Board

Introduction:

Michael Aitken called the meeting to order at 3:00 p.m.

Agenda Item 1 – Approval of October 8, 2019 meeting minutes

John Dougherty made a motion to approve the October 2019 meeting minutes. Michael Aitken seconded the motion. Minutes were approved

Agenda Item 2 – 2020 Board Meeting dates

Michael asked if there were any objections to keeping the meeting on the second Tuesday of each quarter. There were no objections to the 2020 meeting dates, January 14th, April 14th, July 14th and October 13th.

There were no further questions or comments.

Agenda Item 3 – Cindy Colip has been chosen as new PW Director

Scott introduced Cindy Colip to the Board. He explained she is a licensed Engineer (PE) and has been with the city for a 5-6 years. She was originally hired as a contract employee for the RTD light rail project. She was a Transportation Projects Delivery Manager. When Dave retired in June last year, Cindy was in the acting position through November and then selected as Director. It was asked if there were quite a few candidates for the position? Scott replied he did not know. The Deputy City Managers conduct those interviews. She has attended a few of the Building Division meetings and has been able to meet everybody. Michael asked if the Building division is part

of Public Works. Scott confirmed Building Division is in the Public Works Department. He will try to schedule her to attend the next board meeting.

There were no further questions or comments.

Agenda Item 4 – 2019 Building Division activity summary

Scott had the Board look at the December report for the 2018 and 2019 comparison. He stated one of the main indicators of the economy is single family permits which had a 7% increase from 2018. The prediction was for it to be flat however with the upcoming projects Aurora will reach 400,000 residents soon. Scott pointed out most of the work and revenue comes from the existing buildings not from new development. Roof permits were up at almost 6,000 and a normal year is 4,000. He mentioned with no hail event it was a bit surprising roof permits were up. Overall this has been a great year and there are a lot of projects in the system that will keep the office busy for the next couple of years. John asked about revenues being down from last year and if that impacts the operation. Scott said they are one of the revenue generators along with Planning, Public Works, Engineering, Grade and Civil plans also collects revenue that goes into the Development Review fund. Scott will have the status of the Development Review fund for the next board meeting with projected revenues and projected expenditures. It was also noticed inspections were down and was asked if it was because of the Gaylord project. Scott said yes, it accounted for 20-25% of inspections. Michael asked if inspections will be conducted the same way as before for the Gaylord expansion. Scott said the expansion will be 301 rooms and 8 stories tall, but inspections will be at a smaller scale so no on-site trailer will be needed.

There were no further questions or comments.

Agenda Item 5 – Requests for Modifications

Scott discussed the denied request first regarding a parking structure wanting to lock the exit doors from the parking structure that would only allow someone out with a key card. Then Scott discussed a few of the other requests for modification.

There were no further questions or comments.

Agenda Item 6 – Ongoing and upcoming big projects

Scott stated the following are only a few of the ongoing and upcoming projects. The new name for the Fanfare site is Argenta, it will contain 86 townhomes, 206 apartments, retail and commercial space along with a public park and plaza. The Fitzsimons Gateway Hotel is on the southeast corner of Colfax Ave. and Peoria St., it will have 140 hotel rooms, 8,000 square feet of retail and other residential. Horizon Uptown, out East near E-470, will have 3,800 homes, 2.9 million square feet of office space and 1.25 million square feet of retail. Stafford Logistics, just East of the Aurora Sports Park is a warehouse park that will have 4.4 million square feet with multiple buildings, close to I-70 and railroad. Aurora Highlands, North of I-70 and East of E-470, will have a new exit for 5,000 acres of 23,000 homes, corporate medical campus, 4 different schools a recreation center, 12 parks and one park will be 100 acres. Painted Prairie was also mentioned as having new projects. Michael asked on the progress of the construction at Peoria St and Parker Rd, phase 2. John Braketa said King Soopers had not moved in yet, the bank has a TCO but it will take time to fill in.

There were no other questions or comments.

Agenda Item 7 – State moving to 2020 NEC in July

Scott stated this is only for the 2020 NEC codes. His plan is to adopt 2021 I-codes in the future. The building division is on the 2015 I-codes but would like to go to the 2021 I-codes as soon as they come out.

For the 2020 NEC, July 1st is typically when the State adopts the code and they typically do not make any amendments. The Building Division will follow and will have internal training classes. The Board is welcome to attend, and copies of the 2020 NEC and commentary will be provided to the Board.

Scott discussed not attending ICC week in Loveland and having future internal classes for the Building Division.

There were no other questions or comments.

Agenda Item 8 – Contemporaneous reviews required as of January 1, 2020

The State Electrical and Plumbing Boards has come up with a policy to check for proper ratios. It has been posted to the city website as required. Michael asked if this gave the inspectors the authority check or a mandate? Scott said they always had the authority to do so but now our policy has to be put in writing. Michael asked if this was something that would come up at time of review of city credentials. Scott said this was a bill that went through last year and they could probably revoke credentials.

There were no other questions or comments.

Agenda Item 6 – Other items for discussion

There were no other questions or comments.

Michael Aitken adjourned the meeting at 4:00 p.m.



01.31.2020

Chair, Michael Aitken

Date