



CITY OF AURORA
BUILDING CODE & CONTRACTOR'S APPEALS & STANDARDS BOARD MEETING
TUESDAY, October 11, 2022, 3:00 P.M.
OAK CONFERENCE ROOM, 2ND FLOOR AMC

MINUTES:

Present:

Michael Aitken, Chair, Building Code and Contractor's Appeals & Standards Board
Scott Berg, Chief Building Official
Jose Rodriguez, Plans Review Manager
Dora Shols, Permit Technician Supervisor
John Dougherty, Building Code and Contractor's Appeals & Standards Board
Greg Echols, Building Code and Contractor's Appeals & Standards Board
Alecia Peabody, Building Code and Contractor's Appeals & Standards Board
John Lichtner, Building Code and Contractor's Appeals & Standards Board
Darcy Dodd, Manager of Permit Center
David Schoonmaker, Manager of Building Inspections
Lupe Loewe, Administrative Specialist

Absent:

Tim Green, Building Code and Contractor's Appeals & Standards Board

Introduction:

Michael Aitken called the meeting to order at 3:00 p.m.
Meeting minutes from July 12, 2022, accepted.

1. Agenda Item 1 – Development Activity Presentation – Jacob Cox, Manager of ODA

Jacob Cox, manager of Development Assistance ODA had a presentation with information about new developments for the City of Aurora. Using GIS, he showed a north-east mapping with links to approved site plans and master plans for new development projects. These information links can pull documents to view developer maps, renderings, site plans, and active development applications.

He stated that there is a lot of growth along the 470 corridor and south of the DIA. There are approximately 5400 acres of land, and they are working on water rights and getting water lines done through Capital Improvement. He mentioned that there is a lot of development activity towards Watkins, and in Aurora Highlands, also in the Gaylord Rockies. He also talked about other projects, such as Painted Prairie, the town center south of Gaylord and the future building of more hotels. He said it will look very different in 4-5 years and will take decades to build out. He also stated there are approximately 166 square miles of opportunity for growth, and that they are focused on sustainable water, and there will be requirements for ornamental turf grass, and he also mentioned the

purple pipe system for irrigation. There is lots of land sitting vacant and some of it has not been annexed. He talked about several other projects such as the new Shamrock headquarters, the Fitzimmons, the Stanley residential and Port Colorado. He showed pictures of several new parks and talked about how some of the new streets will be curvilinear.

There were no further questions or comments.

2. Agenda Item 2 – 3rd Quarter Building Activity recap

Scott stated that according to the September activity report, overall total permits are down 6% from last year. Roofing permits are down but there has not been a hail event or a significant snowstorm. Plan reviews are up 13% compared to 2021 and inspections are down 3% compared to 2021.

He mentioned that the biggest drop has been in single-family permits. There were 84 permits in September, and 72-74 permits in the previous two months. The year-to-date activity is down 26% from last year and mortgage rates are approximately at 7%. He checks to see how many single-family permits have been approved but are not yet issued, and the numbers vary but it seems builders are holding off building and this may be a similar pattern to what happened in 2007-2008. Builders also are facing a problem with being short-staffed. There was a question regarding if there is a deadline to pay permits. The answer is yes, customers have 180 days and staff does send them reminders.

There was discussion about the upgrade for the Gaylord Resort. The resort will upgrade and redo the grand lobby, and next spring they will do an addition for an indoor waterpark. They will add another 500 rooms to the south and add a courtyard with a pool. This is a big investment, and they will stay open during remodeling.

Building revenue is down slightly, it is on target at about one million dollars a month. If revenue begins to level off, an option for Public Works would be to possibly cut outside contracts and possibly reduce overtime.

There has been some turnover with inspectors, there are currently 23 inspectors, but new ones are hired and then a couple leave or retire. The goal is to reduce overtime and the average is 29-30 inspections a day per inspector.

There were no further questions or comments.

3. Agenda Item 3 – Safety Discussion – David Schoonmaker, Inspection Manager

David mentioned that safety meetings are done once a week and that safety in general, is covered by Risk Management. It appears that the biggest hazard is usually snow season, and maybe run vehicles into curbs. They do their weekly meetings and discuss safety items such as standing ladders 3 feet above a roofline. Luckily, there have not been many accidents, maybe 2 in the last 5 years. There was one recent accident where an inspector had a minor cut on the hand from an electrical panel during an inspection. If there are any accidents, they are usually just a minor vehicle accident.

He mentioned a new program called Near Miss Reporting that is being used to report possible incidents and he also mentioned another program called Origami. Origami is used to report items such as graffiti or serious incident reports. Inspectors normally do not use many tools, only eyes, viewing and recording; so luckily there have not been many accidents.

There were no further questions or comments.

4. Agenda Item 4 – Public Works Reorganization Updates – Scott Berg

Scott talked about the Public Works reorganization plan; he said there are different types of inspectors in the department, some are public improvement inspectors, and others are building inspectors. There is an opportunity to cross train these inspectors so there is no need to send two different inspectors to the same jobsite. There are plan reviewers in Public Works who do civil plan reviews, some work on new development, and some work on city projects. The goal is to get everybody under the same deputy director, and this person will be responsible for efficiencies and improving their processes. In the performance matrix for performing plan reviews, they have not come close to being on time in years.

Scott said that the Deputy City Manager would like this group to operate like the Building Division with the attitude to help customers and get projects done on time. Currently, this group is sitting on 40-time percent on time and have a lack of predictability. The cost for developers for delays is millions for every month a project is delayed. For this reason, the Deputy City Manager is working with Scott and Cindy to have this department's work group operate more like the Building Division which has been set as the gold standard for the city. He also mentioned that Darcy and her permit staff have been assigned the intake from Real Property because her group gets the work done.

There were no further questions or comments.

5. Agenda Item 5– Code training classes for Board

Two options for 2023: EduCode Feb 27 – March 3rd (<https://shop.iccsafe.org/educode/educode>) or There is the Colorado Chapter ICC March 6-10th Brochure available shortly (Loveland) and Scott asked if anyone is interested in code classes. If so, they can email Darcy and she will do the sign ups. These will be virtual classes.

6. Agenda Item 6– IAS Accreditation Renewal

Scott mentioned he started the IAS accreditation process in 2006 and that the city was accredited by the IAS in 2008. At the end of this October, the IAS will do a site visit, an audit. The accreditation people will do ride alongs with inspectors, shadow plan reviewers, and shadow Darcy's group. They will do interviews with the City Manager, the City Council, Engineering Department, and Planning Department to validate that the city is still operating to their standards. They will also reach out to customers. The City of Aurora's Building Department is the only department in the state of Colorado with this accreditation. The City Manager is very supportive of the department maintaining this accreditation. They show up every 3 years when they come onsite for their 4-day visit. The people in the IAS who are doing the ride alongs with the inspectors are building officials and these people understand how a building division works and the day-to-day things that the staff faces. Other agencies are not geared that way and they like to think they know how things should operate. The city has had pretty good success with these auditors.

Hopefully, the city gets the accreditation renewal. By end of the month, the IAS will present their findings if things need to be corrected or changes made. It takes a lot of time and effort by a lot of staff to keep us going. The hub of the IAS is in Whittier California, and they are affiliated with the ICC.

He said that in 2006, when he started as chief, this was a private assessment. He thought what a good way to see if there is a way to do better in some areas, and they almost got the certification but had to make some changes. It is also a good way to see if we can be better since they have national standards and they have seen other building departments around the country. Maybe they are doing something better that we are not doing, and we can pick up on, which was the original intent. Once we got it, other jurisdictions have reached out and he has done presentations. Scott said he is pretty proud of it and that when dealing with big companies, the national accreditation has helped us in the years.

7. Agenda Item 7-Requests for Modifications

- 3464 N. Salida St., Unit D. Modification of a drinking fountain.
- 16711 E. Iliff Ave. Modification of construction type and the architect verified what type of construction.
- 6125 Jackson Gap Street. Scott asked if Mike's group was ok with these modifications. FM Global changed their standards to allow certain type of box or crate, now automated.

8. Other items for discussion?

Scott said that Jack will be gone by the next meeting as he has decided to step down from the board.

He talked about the decision on whether to keep the Accela program or not. There is a request underway to stay on Amanda and not go to Accela, at least for the Building Division and go to the more recent version of Amanda, but nothing is official yet. Denver had Accela and later had an RFP to replace their system. They went live and they had to shut down their system. The people who own Amanda are now in Denver. Scott said we will not go live until the system runs the way it is supposed to run.

There were no further questions or comments.

Next Meeting: The next meeting will be in person at the AMC.

Meeting adjourned the meeting at 4:04 p.m.



Chair, Michael Aitken

November 28, 2022

Date