



**CITY OF AURORA
BUILDING CODE & CONTRACTOR'S APPEALS & STANDARDS BOARD MEETING
TUESDAY, January 10, 2023, 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
John Dougherty, 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
Jose Rodriguez, Plans Review Manager
Mike Dean, Manager Level 4 Public Works
William Polk, Fire Life Safety Plans Review Supervisor Public Works
Bruno Busnardo, Eaton Sales & Service, LLC
Lupe Loewe, Administrative Specialist

Absent:

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

Introduction:

Michael Aitken called the meeting to order at 3:11 p.m.

1. Agenda Item 1 – Contractor Appeal Request – Bruno Busnardo, Eaton Sales & Service LLC

Bruno Busnardo, Division Manager for Eaton Sales & Service, LLC requested to discuss an interpretation of an IFC code regarding the installation of an Emergency Disconnect Switch at a new Fuel Fleet filling station for a Kroger Warehouse; this Emergency Disconnect Switch failed the final inspection at the jobsite. Mr. Busnardo explained his interpretation of the IFC code and asked the board to approve the final inspection for this project. Two life safety plan review staff participated via Teams in this discussion. After some discussion and after Mr. Busnardo was dismissed, the Board made its determination, and Mr. Busnardo will be informed of the decision by certified mail. The board's decision was to agree with the interpretation of the city of Aurora Building Division and their interpretation that the installation of the shut off switches did not meet the IFC requirements.

There were no further questions or comments.

2. Agenda Item 2 – 4rd Quarter Building Activity recap

Scott stated that according to the December activity report, there has been a drop off in permits for single-family homes. So far there have been 12 permits issued for this January, compared to the 150 permits issued for January last year. There has been a slow down with a layoff of construction workers and a scale back of work. There are 180 single-family permits ready to be issued in the system but contractors are waiting to pull them. Roofing permit numbers have been less than last year probably because there has not been any hail events in years; although the hail will return. There are 7 vacancies for inspectors and due to this shortage existing inspectors have made up the time doing overtime.

Scott mentioned that the Home Builders Association (HBA) mentioned that its members are laying off people, some are superintendents and that the city should reach out to hire them and train them as inspectors. He also mentioned Pickens Tech and how it would be a good idea to reach out and do a presentation in hope to hire more inspectors.

He mentioned activity is down and revenue is down but the city does have a reserve fund in place to continue running for a number of years. There has been no cost cutting nor reduction in contracts at this time. If the need arises to scale back, then there could be a reduction of outside contracts, a reduction of overtime, and vacant positions would stay open.

There was a question regarding multi-family permits and is the Red Lion hotel going to become apartments? Yes, there is a renovation for that existing building to be converted into regular apartments with a change of occupancy type. The permit is under review in another department. There is a fence up around the project, but no work has commenced.

There was discussion about the ICC Educode training. Scott said staff would follow up on this to make sure everyone is registered, and all the registration fees are paid.

There were no further questions or comments.

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

David was not available to discuss this item.

Jack mentioned that there has been zero snow melt and there should be cause for caution while walking or driving on the ice. He advised to be safe and don't have an accident.

There were no further questions or comments.

4. Agenda Item 4 – IAS Accreditation Renewal Update

Scott stated that they completed the 3-day on-site visit with the IAS inspectors. The assessment report has a rating for timeliness from 1 to 10. The city of Aurora got a rating of 10 for quality, 9.7 for staff, and 9.3 for professionalism. The report said that the Building Division staff is very professional and responsive, staff is very knowledgeable regarding code, they respond to emails and phone call promptly, and leadership is committed in doing a good job and solicits customer feedback. Internal customer ratings from staff including the planning director, fire chief and so on was rated such as "most excellent", "meets and exceeds expectations", and a "good model for other departments".

In the assessment, there is also a "Correction Action Required" or "CAR" and the building department did not get any of those. There was a concerns category also, and those were minor things such as the need to have enough

emergency response kits for inspectors in case of natural disaster, items such as backpacks. Another item in the assessment was a need for documentation or tracking system of supervisors doing quality control checks on 3rd party's work and staff's work. They want to see a written policy for quality control. He said quality control is being done, but there is not written policy and no recordkeeping.

Scott also mentioned that the city of Aurora is 1 of 20 accredited cities in the country and the only accredited city in Colorado. So the city did get its accreditation renewed and it is good for one year and on-site assessments will be every 3 years. There is a lot of time involved to get the accreditation and a lot of work to keep it and the City Manager is very supportive of the department maintaining the accreditation.

There were no further questions or comments.

5. Agenda Item 7-Requests for Modifications

- Aurora DEF Terminal – 17350 E 22nd Ave.
- Pallot Solutions, Inc. – 3700 N. Windsor
- Xpress Global System – 1400 N. Lisbon
- Sun Empire – 5300 N. Harvest/25000 E 56th
- Shamrock Foods Fuel Canopy – 22010 E. 38th Ave.
- Shamrock Foods Fleet Maintenance – 21920 E. 38th Ave. (Check where the switches are at the Shamrock)

These were all approved.

6. Other items for discussion?

There were no further questions or comments.

Next Meeting: The next meeting will be in person at the AMC on April 11, 2023.

Meeting adjourned the meeting at 4:39 p.m.



Chair, Michael Aitken

March 23, 2023

Date