



CITY OF AURORA
BUILDING CODE & CONTRACTOR'S APPEALS & STANDARDS BOARD MEETING
TUESDAY, July 11, 2023, 3:00 P.M.
OAK CONFERENCE ROOM, 2ND FLOOR AMC

MINUTES:

Present:

Scott Berg, Chief Building Official
Michael Aitken, Chair, 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
David Schoonmaker, Manager of Building Inspections
Thomas Blevins, Building Plans Reviewer Supervisor
Jose Rodriguez, Manager of Building Plans Review
Terry Vonclausburg, Construction Inspection Supervisor
Christopher Dodson, Building Plans Reviewer Supervisor
Lupe Loewe, Administrative Specialist

Absent:

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

Introduction:

1. Agenda Item 1 – 2nd Quarter Building Activity

There was a 110% increase in roofing permits due to recent hail events. In the detailed report for June activity, it shows that single-family permits continue to be ok, it is down 38% but there is still a demand. The biggest increase in permits is due to the hailstorm. In June there were 1,600 roofing permits compared to 300 last June, and double year-to-date. The on-time measures are good. The metric is 90 % or better and we are averaging above that for all areas. Revenue is up a little bit and it bumped up 6% on permits year-to-date mainly because of roofing permits.

Scott is still looking to hire inspectors. Usually, once the count gets to 25, someone retires or resigns. Jose's group is fully staffed for plan review. Darcy has a couple permit technicians recruiting, and her group took over intake of civil plans, which is a heavy lift. She has made some improvements in that process. A lot goes through the permit center such as temporary use permits, chicken permits, block party permits, and sign permits.

There were no further questions or comments.

2. **Agenda Item 2 – Requests for Modifications**

- Fitzsimons Gateway Hotel – 12100 E Colfax

This project has a very large roof top area, but the occupancy load request is 49 people. The customer had the idea to put planters up to block access to some areas and be able to comply with the occupancy load limits. The situation didn't feel comfortable because it was possible that these planters could be later moved aside to have more room for people on the roof type patio. The final solution was to install and bolt down a metal fence to limit access and space to keep the occupancy load at a maximum of 49, and to have an occupancy load sign posted. Later in time, if the Fire department sees the fence moved or taken down, the city has a letter from the hotel owner acknowledging the occupancy load limitations for this space. This space needs to be restricted to keep people from having a big party.

- Colorado Community Church – 14100 E Jewell Ave

This one was denied. Initially, they did not want to renovate their restrooms for ADA compliance. They later found a solution with minimal effort to comply to provide accessibility.

There were no further questions or comments.

3. **Agenda Item 3 – 2023 National Electrical Code**

- Tom Blevins and Chris Dodson, Plan Review Supervisors' summary.

The State is adopting the 2023 on August 1st and the city automatically adopts this code at the same time by ordinance. The changes this year do not appear to be too terrible for consumers or the city, it is a light code change year. Many of the changes in the NEC have to do with relocating things and bringing the structures of the book in line with other NFPA publications. The first change will be the location of definitions, which will now be in the front of the book rather than throughout the book. 840 definitions have been added for clarification and to help change things. One of the changes is the new requirement for the spaces for electrical equipment for door openings to the path of egress. Doors could impede the path of egress, and this might affect the layout of electrical rooms. 11026 had a change with the need for required working space to be clear of objects level and flat as practical.

There will be no electrical services over window wells. Also, kitchens, whether commercial or in dwelling units, will be treated in a very similar manner. Everything in kitchens will require GFCI protection. Other receptacles that will require GFCI are the dryer and the oven. Also, anywhere people are sleeping, will be required to have FCI requirements, and this includes hotels, fire stations, police stations, ambulance rescue ranger stations and any other similar locations. Colorado is also looking into EV and solar requirements. The new energy code is going to require emergency disconnects to be readily accessible outdoors.

There were no further questions or comments.

4. **Agenda Item 4 – Contractor License Suspensions:**

- Terry Vonclausburg, inspector, spoke about Olivas Excavating and Shark Excavation.

These contractors have been doing trenching/backfilling work in the public right-of way-without permits. Also, if they do get permits, they often go without inspections. The work that has been done is of poor quality. Without inspections, the inspectors cannot know how deep or what type of asphalt was used for the backfilling. The asphalt does not settle correctly nor is level. There was an incident where a bicyclist was injured when he went over the handlebars and fell. This was because of uneven asphalt. These contractors do not respond to emails, and do not return phone calls, so their licenses are to be suspended. Scott will check with the legal department to get clarification on how long these licenses can be revoked. Improper work has been done and Public Works might have to make the repairs to make it a safe environment for pedestrians and traffic. This

easily can become a legal issue. Aurora Water inspectors check the pipe installation and connection but do not inspect the trenching and backfilling. Many of these contractors were hired by the homeowner to do sewer repairs and these contractors have been paid already and most likely will not make the necessary repairs. The question is who pays for these repairs. Does the city go after the homeowners? Is there a limitation on fines? The city will revoke their licenses and they can come talk to the board. These companies and their revocation times are Olivas Excavating - 6 months beginning June 9th, and Shark Excavation – 6 months beginning June 16th.

There were no further questions or comments.

5. Other items for discussion?

Scott also said that he had planned on introducing Steve Durian, Deputy Director in Engineering Development Review to the board, but now he is leaving to work in Boulder County to be the Public Works Director.

There were no further questions or comments.

Next Meeting: The next meeting will be in person at the AMC on October 10, 2023.

Meeting adjourned the meeting at 3:56 p.m.



Chair, Michael Aitken

October 24, 2023

Date