



**CITY OF AURORA**  
**BUILDING CODE & CONTRACTOR'S APPEALS & STANDARDS BOARD MEETING**  
**TUESDAY, October 10, 2023, 3:00 P.M.**  
**OAK CONFERENCE ROOM, 2<sup>ND</sup> 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  
Christopher, Dodson, Building Plans Reviewer Supervisor  
Lupe Loewe, Administrative Specialist

**On the phone:**

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

**Introduction:**

Michael Aitken called the meeting to order at 3:08 p.m.

**1. Agenda Item 1 – 3rd Quarter Building Activity**

There was a 198% increase in roofing permits due to hail events due to the rains and hailstorms in May and June. The increase in work has not hit yet on inspections and David has been working on a proposal for a City Council approval for a third-party roofing inspections service. There was a contract for this work about a decade ago.

Single-family permits issued continue to increase despite what interest rates are doing. Back in April, single family permits were down by over 50% compared to the year before and as of September they are now down only 3% compared to last year. Single family permit activity drives other economic factors. Overall, inspections are down 10% compared to what they were last year. The numbers are good, there is a demand for new homes, and the weather has been good for construction. The Aurora Highlands is building steadily with no noticeable slow down. There is a lot of activity and a lot of demand, trying to keep up with the demand in all areas of Engineering, Planning, Building; it is a very hot market in Aurora.

There were no further questions or comments.

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

- Gaylord Pavilion – Plumbing Fixture Calculation.

This request was regarding exterior outside areas used in conjunction with convention assembly space. This was only for plumbing fixtures; exterior areas would not be an overflow area for people to mingle.

- ENT Credit Union -- 23350 E. Smoky Hill (Drinking fountain)

This request from the applicant who wants to use a high/low drinking fountain instead of providing two drinking fountains, was approved.

- Project Skifree -- 3601 N. Telluride Street (FM Global criteria)- To be discussed in January 2024.

- Shamrock Foods – 2560 Piccadilly Road (FM Global criteria)- To be discussed in January 2024.

- APS Schools 1369 Airport Blvd. (Fire apparatus)- To be discussed in January 2024.

- Goodwill – 15445 E. Iliff Ave. (Occupancy group) – Chris Dodson.

This is for after high school education and this should have been classified as an E, but they said it should be a B (Business) Occupancy because of the age of the students. This request is for adults, 21 years of age or older, who never received their high school diploma to be able to go back and get it at no cost. This was approved due to the age of the people, but there was concern if what if some students are special needs.

- Remodel project -- 1501 S. Potomac (Duct enclosure) – Chris Dodson

This was declined, the Code excluded the occupancy and the code did not allow for this material (Duct wrap) to be able to be used in this occupancy. They are allowed shaft enclosure but not for that occupancy group.

- Osito's Ice Cream – 15450 E. Hampden Ave. (Occupant load for toilets)- To be discussed in January 2024.

There were no further questions or comments.

## **3. Agenda Item 3 – Engineering Deputy Director recruitment – Scott Berg**

Scott never had a chance to introduce Steve Durian to the Board. Steve Durian was hired, and the group Engineering Development Review was formed to move Planning, Engineering and Water into a new division. Mr. Durian was an Engineer and has prior work experience with Boulder County. A position for Public Works director opened in Boulder County and he accepted it. There is a process in place to recruit another deputy director. The final phase of the interview process is set by Thursday or Friday and the expectation is to be able to select a candidate to have on board by January.

There were no further questions or comments.

## **4. Agenda Item 4 – Jason Batchelor – Finalist for City Manager position**

Jason Batchelor is the finalist for the City Manager position. The City Council must have a formal vote to select him as City Manager. Mr. Batchelor has been the interim City Manager in the past. He is a smart guy and very in tune with how things work and he was one of the three Deputy City Managers.

There were no further questions or comments.

**5. Chase Drain Rebate Program – David Schoonmaker**

A chase drain is used to avoid excess water creating ice damming, it allows the water to drain two to three inches underneath the sidewalk. The City has found a funding source on a limited amount of \$300,000 which allows 100 drains and a \$3,000 rebate for a chase drain. There is a special permitting process through the permit center. The rebate program is available on a first come first served basis. The vendors will need to meet qualifications as they would for any roadway work in the City.

**6. Other items for discussion?**

- Applicant for Board vacancy

There is an application to fill the architectural position on the board. Tim Green left and there is an applicant, Tyler Lovejoy Michael who recently was licensed and has lived in Aurora for 3 months. He has 19 years of education and a master’s degree in architecture. The next step is a personal interview to talk to him about the board position, and then come back or send a letter of recommendation to the board to present to the City Council.

Everyone was ok with next year’s calendar for the Board meetings, with second Tuesdays of the first month of the quarter.

- Amanda software update

The Amanda software has been in place for 20 plus years. For the last 3 or 4 years, there was work to move towards Accela but the decision was to move onto Amanda 7. Amanda 7 should have an application that can be used by the inspection group. Amanda is also used in Engineering, Planning and Public Works.

Jose Rodriguez mentioned that his group has been recently moved to the Bluebeam software for the plan reviews.

There were no further questions or comments.

Next Meeting: The next meeting will be on January 9, 2024.

Meeting adjourned the meeting at 4:03 p.m.



Chair, Michael Aitken

December 7, 2023

Date