



Washoe County Department of Building & Safety Building Enterprise Fund Advisory Committee

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The regular meeting of the Washoe County Department of Building & Safety Building enterprise Fund Advisory Committee held April 17, 2013 at the Washoe County Public Works Conference Room, 2nd Floor, County Administration Complex Building A. 1001 E. Ninth Street, Reno, Nevada.

- 1.* **CALL TO ORDER** – The meeting was called to order at 3:36 p.m. by Don Jeppson, Director, Department of Building & Safety.
- 2.* **MEMBERS PRESENT** – Tony Abreu, KDH, Dave Pearce, Pearce Construction, Fred Taubel, TNT Construction, Inc., Jess Traver, P.E., BANN and Don Jeppson, A.I.A., Director of Building & Safety.
MEMBERS ABSENT - Anna Heenan, Senior Fiscal Analyst, excused.
3. **APPROVAL OF THE AGENDA FOR THE REGULAR MEETING OF APRIL 17, 2013.** – The meeting moved forward with the agenda as posted.
4. **APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF MARCH 12, 2013.** – Approval of the March 13, 2012 minutes were postpone to the next regular meeting.
5. **PUBLIC COMMENT** - There were no members of the public in attendance and no public comments were presented.
- 6.* **DIRECTOR'S REPORT**
 - a. **Annual Update** – Don Jeppson reported that the Enterprise Fund took in approximately \$158,000 for March, which was the highest month this fiscal year. Mr. Jeppson added that April appears to be another good month for the department. Expenditures were just over 1.2 million dollars. Mr. Jeppson will not be able to hire new permanent employees at the present time, however he can hire contract or temporary employees with no benefits. An inspector could be an on-call position. The department needs someone to work on the counter. Because of the workload, the department is exceeding the 10 day turn around time. Mr. Jeppson provided copies of the budget for review. Mr. Jeppson provided printed information on single family dwellings (SFD) for review. Mr. Jeppson stated that he would speak to the fire chief regarding getting cooperation in reviewing plans. Anticipate increase in applications for SFD from builders. Mr. Jeppson stated that he needs everybody to cooperate in timely approval of plans. Mr. Jeppson stated that in years that had numerous applications, that he had a staff of 20 employees. Today his staff is 10. Mr. Jeppson reported that the COWCAP was revised to \$344,059. Mr. Jeppson stated that the \$90,000 difference can be used to hire temporary staff. Mr. Jeppson stated that Anna Heenan will provide a report on details and changes to the COWCAP during the next Enterprise Fund Advisory Committee meeting. Mr. Jeppson reported on adjustments to errors in the budget.
Comments and Concerns
 - Dave Pearce stated his support for using individuals who will work part time and those who have previous experience to limit training time for individuals.
 - Fred Taubel stated his support for increasing the help at the counter.
7. **OLD BUSINESS**
 - a.* **Continued discussion on Community Service Department (CSD).** – Don Jeppson reported that Rosemary Menard is resigning. Dave Solarno will be the acting Director. Katy Simon, County Manager will be working with the auditors to make sure that CSD is on track.
Comments and Concerns
 - Jess Traver reported that Katy Simon, County Manager will be speaking on May 13, 2013 builders lunch meeting.
 - b.* **Discussion on 2012 ICC Building Codes.** – Don Jeppson reported that the ICC Codes will go before the board on April 23, 2013 for first hearing and the second hearing will be on May 21st or the 28th, 2013. Mr. Jeppson reported that people attending Home Owners Associations and Citizen Advisory Boards in the rural areas are supportive of increasing exempt structures from 120 sq ft to 200 sq ft. Mr. Jeppson stated that there have been several complaints regarding horse sheds that are too close to the property line. Making a decision regarding 12' x 12' horse sheds until the issue has been reviewed by the board. Many of these sheds have been built without

permits. Mr. Jeppson reported that he met with building officials from the Winnemucca area, City of Elko, Humboldt and Pershing Counties to discuss code amendments. They will meet again in July and then meet on a regular basis to build code amendments that are consistent along the I-80 corridor through Nevada to Utah. Mr. Jeppson provided copies of the ICC code and stated that the building department will be enforcing chapter five. Mr. Jeppson also provided copies of the map which identifies four hazard areas which are in the inner city. In Moderate areas, you use class c ratings. It provides for under floor protection and gutters and downspouts shall be made of non-combustible materials. Mr. Jeppson stated that he would highlight various requirements in the document and forward to the committee members. Discussion continued regarding the fire codes in various Washoe County areas. Mr. Jeppson stated that Amy would provide additional information on the fire code. Mr. Jeppson added that he has been asked to identify a way of locally helping to manage construction defects. Some of the repairs and destructive investigative and repair required permits. Some of the repairs did not follow code and some of those who did repairs did not have a license. Mr. Jeppson suggested that an administrative permit would require that the repairs be tracked and that there would be a way to address life threatening issues. It was recommended that fees could range from \$200.00 to \$900.00. Mr. Jeppson stated concern that some contractors from out of state do not get a business license in Nevada. An administrative permit would put the project on the public record.

Comments and Concerns

- In response to questions raised, Mr. Jeppson stated that he has heard that the codes for the City of Sparks Building Codes and Fire Codes will take effect on September 1, 2013.
- In response to concerns raised, Mr. Jeppson stated that the fire department evaluated the areas for determining code requirements.

c.* Discussion and possible action regarding changes and fees to Chapter 100. – Mr. Jeppson asked that this item be tabled to the next meeting for discussion and possible action.

8. NEW BUSINESS

a.* Discussion on policies regarding soils letters, setback letter, liquefaction study. – Don Jeppson agreed that soils engineers should address these issues.

b.* Discussion regarding I.E.C.C. requirements. -.Don Jeppson reported that he and Eric will review the requirements on the form. Mr. Jeppson stated that Leon Mills run into issues with vents under cabinets and duct blaster tests. Mr. Jeppson referenced a letter from Leon Mills pertaining to energy codes and a form that is being used or will be used throughout the state. Mr. Jeppson stated that Washoe County would follow the 2006 code requirements. The City of Sparks is using both a visual inspection and the duct blaster with the blower door. Mr. Jeppson asked this committee to consider that the 2012 codes will require that homes go to a whole house ventilation system. There may be an opportunity to modify that requirement.

Comments and Concerns

- Dave Pearce stated that the whole house system could increase costs of new construction to over \$3,000 depending on square footage of the dwelling.
- Mr. Pearce asked if there has been any discussion regarding radon regulations? Clients are requesting radon tests. Radon levels of 4 or less have been considered acceptable. Mr. Pearce suggested that radon language be added to contracts and that the code should also be amended.
- Jess Traver reported that the Washoe County Health Department has presented information twice a year to the Citizen Advisory Boards. Mr. Traver suggested that information could be provided by the Health Department.

c.* Discussion on costs and fees including owner builder permits. – Don Jeppson reported that he has done national research on costs and fees. There seems to be various opinions on the quality of drawings and not necessarily on who provides the drawings. Discussion was held regarding costs differences between owner builders and contractor builders during the permitting process.

Comments and Concerns

- Mr. Jeppson offered to provide statistics on the differences in the amount of time staff spends with owner builders and contractors that are available on the computer.
- Dave Pearce supported legitimate cost increases to cover actual time involved during the permitting process of contractor versus owner builder plans. Mr. Pearce encouraged getting support from other sources such as licensed professionals for increasing costs and fees.

d.* Discussion on membership and schedule of meetings. – Don Jeppson reported that Teresa Long-DiLoreto has stated an interest in serving on the board, however she has time constraints. The second candidate, Kylan Perks, will send his biography for consideration.

e.* Future agenda items. – Anne Heenan, update regarding changes to the COWCAP (Indirect Costs), Fire Code, Update on contractor/owner builder costs. Plan check codes and policies pertaining to truss calculations.

9. **ADJOURNMENT** – With no further business, Dave Pearce moved to adjourn the meeting at 5:01 p.m. Fred Taubel seconded the motion. The motion carried unanimously.

Respectfully Submitted by: Allayne Donnelly-Everett, Specialized Secretarial Services.