Minutes – Regular Meeting

BUILDING CODES ADVISORY COMMISSION

**Held on Thursday, May 15, 2014 at 5:30 p.m.**

**In Room 215 of the Oak Park Village Hall**

**ROLL CALL AND CALL TO ORDER**

PRESENT: Commissioners: Floody, Hudson, Kelly, Liles, Nussbaum and Visteen

Staff Liaison Witt

Absent: Chair Gilchrist, Commissioner Hamer

Guests: None

QUORUM: The meeting was called to order at 5:35 p.m. and a quorum was declared.

**AGENDA**

A voice vote was taken and the agenda was approved as written.

**MINUTES**

Minutes from the meeting held on January 16, 2014 were distributed but tabled, no vote taken on them.

**PUBLIC COMMENTS**

As there were no members of the general public in attendance, there were no public comments.

# **NON-AGENDA PUBLIC COMMENTS**

As there were no members of the general public in attendance, there were no non-agenda public comments.

**REGULAR AGENDA**

The following items were discussed:

1. A citizen concern over energy use in rental buildings was discussed. During the spring cold spell, a citizen called to complain about the cold temperature in their rental building and wanted to see the Village enact an ordinance to require energy retrofits to existing multi-family buildings, rental units in particular. The commission raised issues such as being legally able to force energy retrofits and the cost to building owners. The consensus of the commission was not to impose energy conservation requirements in excess of the State’s Energy Conservation Code on existing buildings and offer residents information on available rebates and energy conservation methods instead. Two resources mentioned were dsireusa.org and the Department of Energy of North Carolina. It was suggested that information could be sent out each fall as a public education piece in the Village’s FYI.
2. Witt raised an issue related to exit stair door hardware. There is a property in the Village that is a 4-story building with stair exit doors that do not have hardware on the stair side of the door at upper levels or at the exterior face of the lower level to allow Fire Department re-entry into the stairway once they leave it and the door latches shut. Witt requested that the commission consider adopting language to require hardware to allow for such re-entry to facilitate the Fire Department’s activities and to make the requirement retroactive with a given period of time for compliance. The matter was tabled as the commission asked for additional information from the Fire Department for their review.
3. Mark Nussbaum presented a matter related to make-up air for commercial kitchen hoods. The Mechanical code indicates that the amount of make-up air should be approximately equal to that of the supply air. The Building Department would like to know what “approximately equal” means. Is 80 % OK, 90%, or what ratio is adequate? Section 501.3 presents a “space” approach whereas Section 508 presents a “building” approach. Further discussion was tabled to the next meeting.
4. Witt raised a question received from a local architect who asked if a building was provided with fire sprinklers, could engineered wood joists be allowed to remain exposed. A voice vote was taken on a motion to approve the change to the proposed amendments and passed unanimously.

# **OTHER BUSINESS**

The next meeting date was noted to be June 19, 2014.

**ADJOURNMENT**

It was moved and seconded to adjourn the meeting. A voice vote was taken and the motion was approved. The meeting adjourned at 7:05 p.m.

By: Stephen Witt

Staff Liaison,

Building Codes Advisory Commission