A meeting of the Construction Commission was held on Wednesday, February 18, 2015, at 2:00 p.m., City Hall, 419 Fulton Street, Room 404.

ROLL CALL

The following Commissioners were present: Cicciarelli, DeJarld, Goad, Shoemaker, Snyder - 5. Absent: Dillon, Hall, Huber - 3.

City Staff Present: Kay Burroughs, Joe Dulin, Raven Fuller, Ben Krokum, Phillip Maclin, Dan McGann, Brian McGrath, Roberto Medina, ShamRa Robinson, Jim Stevens, Wes Stickelmaier, Scot Wolf, Phil Yehl

MINUTES

Commissioner Snyder moved to approve the minutes of the Construction Commission meeting held on September 26, 2012; seconded by Commissioner Shoemaker.

The motion was approved unanimously by viva voce vote 5 to 0.

COMMENTS BY ASSISTANT DIRECTOR JOE DULIN

Assistant Director Joe Dulin said today's meeting will act as an introduction to the process from which staff gets direction from the Construction Commission on how to proceed with the steps and action items for approval.

Staff members in attendance from the City of Peoria Building Safety Division and Peoria Fire Department were introduced.

Assistant Director Dulin gave a brief overview of the chairperson's duties.

ELECTION OF CHAIRPERSON

Commissioner DeJarld nominated Commissioner Dennis Shoemaker as Chairperson; seconded by Commissioner Cicciarelli.

The nomination was approved unanimously by viva voce vote 5 to 0.

DISCUSSION AND SCHEDULING OF THE 2015 COMMISSION WORK PLAN

a. Adoption of the 2012 ICC Codes

Assistant Director Dulin said the codes under review for adoption are the 2012 International Building Code, International Residential Code, International Existing Building Code,

Assistant Director Dulin said staff would like to proceed by scheduling a Construction Commission meeting in two weeks with an emphasis on discussing the International Building Code, International Existing Building Code, International Fuel Gas Code, International Fire Code, and the National Electric Code. As part of the agenda process prior to the meeting, staff will prepare a summary with a list of significant changes from the current 2006 codes. Code books will be made available to Commissioners who want to review those applications.

Senior Building Inspector Scot Wolf acknowledged there were significant changes in the International Residential Building Code and National Electric Code, stating the City of Peoria skipped a code cycle in 2009. He said staff will prepare a summary on what codes other jurisdictions in the Tri-County area and throughout the State have adopted as well as how the issue of residential sprinklers has been handled.

Assistant Director Dulin said staff would need at least a week to compile an agenda packet that would include each code section with listed changes, significant changes with a primary staff contact for that particular section, and other pertinent information and links. He suggested a schedule of having an initial discussion after Commission members receive the agenda packet, meeting again in two weeks to have a final discussion on those set of codes, and starting the process over again for the International Residential Building Code.

Assistant Director Dulin said it is the intent of staff to make the public aware of these code discussions and be active participants, and they will reach out to associations in Central Illinois to inform them of meetings and seek out information on specific code sections they would like to be considered for discussion. He informed those attending the meeting that staff was present if they wanted to discuss a particular code section with a specific inspector in his field of expertise. The public will also have access to agenda packets posted online. Assistant Director Dulin recognized Raven Fuller of the Community Development Department in the room and told those attending the meeting if they wanted to be included in the agenda process going forward to leave their contact information with her.

Staff will be contacting Commissioners to see what code books are needed and get those to them. There are a couple of sets available in the Development Center in City Hall for individuals who want to review them prior to meetings, and the library typically has a set as well. Although the codes cannot be printed due to copyright infringement laws, they can be viewed online. Information on how the public can access codes online will be included in the next agenda packet. Assistant Director Dulin said the cost effectiveness of the City of Peoria purchasing code books for resale can be looked into.

Staff Liaison Kay Burroughs said if Construction Commission meetings are not held on the third Wednesday in the month, it is her understanding that the meeting has to be considered a “Special Meeting”. Ms. Burroughs said she would seek clarification from City Clerk Beth Ball as to the terms and conditions of a “Special Meeting” and report back to Commission members. Assistant Director Dulin said City Clerk Ball advised him it is not necessary to have a quorum for public input if it is just a discussion where no official action would be taken.
Motion:
Chairman Shoemaker motioned for approval of scheduling the next Construction Commission meeting for Wednesday, March 11, 2015, at 2:00 p.m., and scheduling a meeting for every other week thereafter until the code discussions are concluded; seconded by Commissioner Snyder.

The motion was approved unanimously by viva voce vote 5 to 0.

b. Simplifying the Redevelopment Process for Existing Buildings

Assistant Director Dulin said warehouse improvements have created potential issues in the development of older buildings, and there will be public discussions regarding ways within the code to simplify the process. Staff will engage the Construction Commission in that discussion to get input on items that could be improved upon.

c. Educational Outreach on the Importance of Building Codes

Assistant Director Dulin said as part of this process and other processes, staff will be engaging the public as much as possible regarding code changes and the importance of codes. The Construction Commission will be asked to support those actions by leading discussions in the public as to the importance of the codes being adopting.

d. Role of the Commission as an Appeal and Variance Body

Assistant Director Dulin said that although the process is rarely used, the Construction Commission is set up as an appeal and variance body. Staff will be working to formalize the internal process so that opportunity will be available to the public if there is a code disagreement with the building inspector/official. Training will be provided on how that process works, code guidelines when reviewing those requests, and obligations as Commissioners.

NEW BUSINESS

Chairman Shoemaker said he wanted to acknowledge the passing of two former long-time Construction Commission members who will be greatly missed, Ed Meister, owner of Meister Heating and Air Conditioning, and former Chairperson Mike Lewis, owner of Peoria Construction Company.

CITIZENS' OPPORTUNITY TO ADDRESS THE CONSTRUCTION COMMISSION

Jeff Kolbus, 6118 W. Waterstone Way, Edwards, Illinois, expressed concerns about stakeholders who are involved on a day-to-day basis not being heard or being a part of the process and said his recommendation was that the Construction Commission ask for their input before making a recommendation to the City Council.

Chairperson Shoemaker responded by stating what is different in this situation is that the codes up for discussion have already been vetted through many groups, including building code officials, developers, fire officials, and home builders. Chairperson Shoemaker asked Assistant Director Dulin if there was an intent on having a focus group. Assistant Director Dulin said staff’s intent is to make the process as open as possible and use the forum of the Construction Commission to get those discussions in the public.
John Callear, 4815 W. Plank Road, Peoria, Illinois, representing Peoria Home Builders, said his group is open to communication and would like to be involved.

Commissioner Cicciarelli said they can be as involved as they want to be and encouraged them to reach out if there is something that needs to be discussed.

In response to Commissioner Goad's question as to the latitude and/or limitations of the Commission, Assistant Director Dulin said the codes are locally approved and recommended by the Construction Commission to the City Council, so the latitude does exist to make particular changes as Commissioners see fit. The City Council can then accept or even modify the Commission's recommendation. However, the Legal Department would have to weigh in if the change was drastic and make the City Council aware of any liability issues.

Kristie Engerman, 510 S. Breckenridge, Dunlap, Illinois, representing Peoria Area Association of Realtors, said other communities, including East Peoria, have made residential sprinklers for new construction an option, leaving it up to the homeowner rather than making it a mandatory requirement.

**ADJOURNMENT**

Commissioner Snyder moved to adjourn the Construction Commission Meeting; seconded by Commissioner Cicciarelli.

The motion was approved unanimously by viva voce vote 5 to 0.

The Construction Commission adjourned at approximately 2:50 p.m.

Kay Burroughs
Staff Liaison