

Planning Commission
WORK SESSION
CITY HALL CONFERENCE ROOM
WEDNESDAY, AUGUST 24th, 2011
MINUTES

In those matters coming before the Cordova Planning Commission at 6:00 p.m.; Wednesday, August 24, 2011, in the City Hall Conference Room, 602 Railroad Avenue Cordova, Alaska, are as follows:

A. Call to order –

- B. Roll Call Present for roll call were Chairman Tom Bailer, David Reggiani, John Greenwood, Roy Srb, Greg LoForte and Tom McGann.
Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.
There were 0 people in the audience.

Samantha Greenwood ~ Just a quick update for you; ok, last meeting I brought this up but I'm going to throw it out there again

Tom McGann, Tom Bailer and Lauren Padawer; your terms are up in November, if you want to re-up you need to get a letter of interest in to Susan Bourgeois. It will be decided at the second Council Meeting in October on the 16th. I think the only other thing was that Roemhildt's has passed through Council and it's on its 30 day wait while we do the paperwork for the closing, Trident is closing and Leo Americus will be on the next Council Meeting.

Tom Bailer ~ What was the training that Susan Bourgeois was talking about?

Samantha Greenwood ~ So, the Science Center is trying to pull it together and they need a commitment from 10 people. It's on "How to be an effective Board" from my understanding it'll be quite a few people in one place for a couple of hours, no time commitment, but it will be a Saturday and the date is November 19th.

Tom Bailer ~ Speaking of November is anybody going to the AML Conference?

Samantha Greenwood ~ I haven't even looked at that so I don't know yet. Faith and I need to look at our budget; I have to go up to Anchorage again to talk with the lawyers. The other thing we were trying to do was see if Holly could come back down here and do the training that she does here. The thing with brining Holly Wells here is we can have it geared especially for us.

The Open Meetings Act, Facts and Findings, Parliamentary Procedures, Effective Meetings are some of the things that we can go over.

C. INTERNATIONAL BUILDING CODES AND ALASKA'S ADOPTION OF THE IBC.

Samantha Greenwood ~ The State of Alaska adopts the IBC (International Building Code) as their State Code with the exceptions that were sent out. They do not adopt the IRC (International Residential Code) the State wants that done locally.

Roy Srb ~ AHFC (Alaska Housing Finance Corporation) has more stringent rules in regards to inspections because of financing. Having a minimum standard would be good.

The Commission had a lengthy discussion regarding the need for a Building Inspector and for requiring Commercial Building Inspections.

Samantha Greenwood ~ quoting the IBC Chapter 17, Section 1701.1 in the 'scope' it says "The provisions of this chapter are adopted as criteria to guide the owner and the registered design professional in meeting the tests and special inspections necessary to assure conformance with the applicable standards adopted under this code. Tests and inspections required by this code are not performed by the office of the state fire marshal, but are the responsibility of the building owner or design professional of record. The findings of those tests and inspections must be kept for the life of the building. "

The Commission had a lengthy discussion about the Fire Marshal Plan Review process and for which types of buildings they do the review for.

The following suggestions and recommendations from the Planning Commission are based on whether to keep or delete the State's Adoptions in the IBC:

Tom McGann ~ In the second line of Chapter 1, Section 109 (Inspections) I would suggest that we do not delete section 109.

Roy Srb ~ In the end there's an economic aspect to this too, because the better built these buildings are the more they're worth and the more they're worth to the community.

Tom McGann ~ Chapter 1, Section 110 is Certificate of Occupancy, I would suggest that we delete that.

Tom McGann ~ Chapter 1, Section 112 is Board of Appeals, I would suggest that we delete that.

Tom McGann ~ Chapter 1, Section 113 is Violations, I would suggest that we delete that.

Tom McGann ~ Chapter 1, Section 114 is Stop Work Orders, I would suggest that we delete that.

Tom McGann ~ Chapter 1, Section 115 is Unsafe Structures and Equipment, I would suggest we leave that as deleted then.

The Commission had a lengthy discussion about recorded easements, recorded utility easements and road rights-of-way and whether or not property owners can build or put improvements in easements or on rights-of-ways.

Tom McGann ~ Chapter 1, Section 105.2 (Work exempt from permit) of the IBC, #5 I would suggest that we do not delete that.

Tom McGann ~ Chapter 1, Section 106.3 (Construction Documents) of the IBC, is revised by replacing the word "permit" wherever it occurs with the words "plan review".

Samantha Greenwood ~ Chapter 4, Section 406.1.4 (Separation) of the IBC, paragraph 1 is revised by deleting "1/2 inch (12.7 mm) gypsum board" and replacing it with "5/8 inch (15.88 mm) Type X gypsum board".

Samantha Greenwood ~ Chapter 7, Section 717.4.2 (Groups R-1 and R-2) of the IBC, is revised to read: "Draftstopping must be provided in attics, mansards, overhangs, or other concealed roof spaces of Group R-2 buildings with three or more dwelling units and in all Group R-1 buildings. The intervening space between any two draftstopping walls must be designed for adequate cross ventilation as described in Section 1203.2 Draftstopping must be installed above, and in line with, tenant and dwelling separation walls that do not extend to the underside of the roof sheathing above."

Samantha Greenwood ~ Chapter 10, Section 1009.1 (Stair width) of the IBC, is revised by adding an exception to read: Exception 5: Stairs or ladders used only to attend equipment are exempt from the requirements of this section."

Samantha Greenwood ~ Chapter 10, Section 1010.7.2 (Outdoor conditions) of the IBC, is revised by adding a sentence: "In occupancies other than Group R-3 and Group U occupancies that are accessory to Group R-3 occupancies, surfaces and landings that are part of exterior ramps in climates with snow or ice shall be designed to minimize the accumulation of the snow or ice;"

Samantha Greenwood ~ Chapter 16, Section 1601.1 (Scope) I wanted you guys to know that we already have a FIRM Map.

Samantha Greenwood ~ OK, so we want to adopt Appendix H and J, J is the Grading Permit Appendix and we talked with Public Works Director Moe Zamarron about that previously, the State does not adopt that so we want to in our Local Amendments and then the other one that we want to put in our Local Amendment is H which is Signs because we have a Sign Code in our Code, but it just talks about how big it can be. This talks about how to put it up right so it doesn't fall, so we want to adopt those two.

Samantha Greenwood ~ Ok, so the last two things we need to talk about are Wind Load and that was kind of a big discussion last time.

Greg LoForte ~ There's something that I've learned about Wind Loads that came up that was kind of surprising to me, they calculate it with a load on it. In other words we have on hundred pounds per square foot of snow load and then a wind load of a hundred miles per hour. There's a component where you say one hundred miles per hour with six inches of snow or something like that.

Tom McGann ~ Something to consider when we're talking about wind is they're referring to three second wind gusts, it's not a sustained one hundred mile per hour wind.

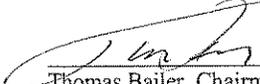
The Commission had a lengthy discussion about approximated wind speed throughout different areas of Cordova and the possibility of staff mentioning to a potential builder during the building permit process that winds in a specific area may exceed one hundred miles per hour.

The Commission had a discussion to further explain how the assessed value of a property is affected by getting a building permit.

D.

ADJOURNMENT

M/Reggiani S/Srb Motion to adjourn at 8:15 pm

 12/13/11

Thomas Bailer, Chairman Date

 12/13/11

Samantha Greenwood, City Planner Date