

CARSON CITY BOARD OF APPEALS FOR UNIFORM BUILDING CODE,
UNIFORM FIRE CODE, AND RELATED CODES
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A regular session of the Carson City Board of Appeals for Uniform Building Code, Uniform Fire Code and Related Codes was held on Thursday, June 13, 1996, at the Carson City Administrative Complex, 2621 Northgate Lane, Suite 59, Carson City, Nevada, beginning at 4:30 p.m.

PRESENT: Chairperson Robert Lauder and Members Dean Borges and Dwight Millard

STAFF PRESENT: Building Official Phil Herrington, Division Fire Chief Steve Mihelic, and Recording Secretary Katherine McLaughlin (B.O.A. 6/13/96 Tape 1-0001.5)

A. CALL TO ORDER, ROLL CALL AND DETERMINATION OF A QUORUM - Chairperson Lauder convened the meeting at 4:49 p.m. Roll call was taken and a quorum was present although Members Gary Barrett and Casey Jones were absent.

B. SWEARING IN OF NEW MEMBERS (1-0005.5) - Members Borges and Millard were sworn-in.

C. ACTION ON APPROVAL OF MINUTES FOR DECEMBER 5, 1995 (1-0031.5) - Member Millard indicated he had not been present and moved to accept the Minutes as presented. Member Borges seconded the motion. Chairperson Lauder indicated he had reviewed the Minutes and found no changes or additions. The motion was voted and carried 3-0.

D. ADOPTION OF CODES - UPDATE (1-0058.5) - Mr. Herrington reviewed the modifications to the Uniform Codes. These ordinances are in the process of being drafted by the District Attorney's office. The Board of Supervisors will consider the ordinances at its next meeting and they should be adopted on second reading at its July 3rd meeting. The wind load will conform with the surrounding Counties' requirements of 80 miles per hour. The fee to appeal Code requirements to the Board of Appeals has been eliminated. A definition for severe climate has been established and clearly indicates that the valley floor does not meet the criteria for severe climate. One other change was made to the Electrical Code which had eliminated a conflict between the amendments and the Code. The Builders Association as well as contractors, engineers, architects, etc., were informed about the changes. The only fee increases will be those allowed by the Statutes to meet the cost-of-living. Comments were solicited but none given. No formal action was taken.

E. PUBLIC COMMENT (1-0121.5) - None.

BOARD COMMENTS (1-0122.5) - Discussion indicated that copies of the Policies and Procedures guidelines had been given to Members Millard and Borges and that there had not been any appeals in the last one-and-a-half years. The need for the Board was stressed to support its continuance including Mr. Herrington's ability to use the Board Members' expertise when evaluating different Code options. Chairperson Lauder felt that the lack of appeals indicated that: 1. "All of the bad apples have left town--which is not likely"; 2. The office is being administered fairly--which is most likely; or, 3. You are being too easy--which is probably not likely. Chairperson Lauder explained the Board's limitation of authority in its hearings and the need for the hearings to be detailed and extensive. An appeal is seen as a disagreements in the interpretation of the Code requirements. The requirements cannot be waived but the materials can be considered and alternatives analyzed. Member Borges indicated some concerns with the Mechanical Code requirements and expressed a desire to discuss these concerns and potential alternatives with staff. No action was taken on these discussions.

F. ADJOURNMENT (1-0218.5) - Member Borges moved to adjourn. Member Millard seconded the motion. Motion carried 3-0. Chairperson Lauder adjourned the meeting at 5:04 p.m.

A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

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The Minutes of the June 13, 1996, Carson City Board of Appeals for Uniform Building Code, Uniform Fire Code, and Related Codes meeting

ARE SO APPROVED ON ___November_4___, 1996.

_____/s/_____
Robert Lauder, Chairperson