



ADVISORY & APPEALS BOARD - BUILDING MINUTES

ADVISORY & APPEALS BOARD
PUBLIC HEARING
Wednesday, January 28, 2009
8:00 AM

COUNCIL CHAMBERS, CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207

I. CALL TO ORDER

Chairman Wellins called the hearing to order at 8:00 AM.

II. ATTENDANCE

MEMBERS PRESENT

Don Amos
Thomas Menser
Rick Ryan
H. Ben Schmid
Harry Wellins

STAFF PRESENT

Randy Pluimer, Bldg. Inspection Supervisor
Kathy Dudek, Recording Secretary

MEMBERS ABSENT

Gilbert Phelps

III. REGULAR AGENDA

1. **Elect Chairman** for the calendar year 2009.

Mr. Menser, **MOTION:** to elect Harry Wellins chairman for the 2009 calendar year. Mr. Amos, 2nd. **Vote: 5-0** (unanimous).

2. **Elect Vice Chairman** for the calendar year 2009.

Mr. Menser, **MOTION:** to elect Thomas Menser vice-chairman for the 2009 calendar year. Mr. Wellins, 2nd. **Vote: 5-0** (unanimous).

3. **Elect Secretary** for the calendar year 2009.

The secretary assigned to this commission is Kathy Dudek, Community Development Department.

4. Update on the IECC.

Mr. Pluimer reviewed the following and noted:

- the IECC became effective on January 5, 2009;
- the adopted IECC is in effect for residences, not commercial projects at this time;
- plans submitted on or after that date are subject to the adopted code;
- all details have been posted on the City's website and copies are available in the Building Department;
- window flashing is a common question, and details will be provided by the Building Department when contractors request them;
- the cities of Surprise and Buckeye have been contacted and a look at the implementation of the IECC for commercial uses has been made;
- lighting for commercial projects is one of the biggest problems in the two cities;
- if a project meets Title 24, it meets the IECC; and,
- the commercial IECC amendments will most likely be brought before the Board in March.

5. Photovoltaic Systems.

Mr. Pluimer noted that:

- more and more requests are coming in for photovoltaic/solar systems;
- the approvals used to be done over the counter;
- a recent request came in for 22 panels, 11 in an array;
- problems exist when installing and drilling into trusses;
- engineering certification will be required;
- trusses must meet building codes and withstand 90# wind loads;
- the truss manufacturers are willing to build trusses according to specs;
- incentives from the government are being increased another 25% in the form of tax rebates;
- APS has a reversible meter for "peak" and "off-peak" times;
- HOAs might have problems, however, a lawsuit in Massachusetts ruled in favor of solar panels for the homeowner;
- noise, as produced in the form of wind generators, might become an issue with neighbors; and,
- he will ask the director of Community Development to start looking into these issues.

6. IECC Commercial.

Mr. Pluimer noted that the plan is to bring this issue back to the Board in March when Council has added new members for the existing vacancies.

7. Select a meeting date in March or April. Selection of items for agenda to include:

- a. Amendments for the implementation of the IECC Commercial Code.
- b. Draft Ordinance of Chapter 5, IECC.
- c. Special inspections required for the IECC

IV. SUMMARY OF CURRENT OR RECENT EVENTS

None.

V. ADJOURNMENT

Chairman Wellins adjourned the hearing at 8:46 AM.

Harry Wellins, Chairman

DRAFT