

REGULAR CONSTRUCTION BOARD OF APPEALS MEETING 06-01-2011

A regular meeting of the Norwalk Construction Board of Appeals was held at the Norwalk Easter Public Library, 1051 North Avenue, Wednesday, June 1, 2011. The meeting was called to order at 5:31 P.M. by Chairperson Russ Legler. Those present at roll call were Clay Olson, Russ Legler, Jim Becker and Chad Hutchinson. Absent: Kevin Cooper.

Staff present: Tony Stravers, Building Inspector and Shelley Heisdorffer, Development Services Clerk.

Mr. Stravers asked the Board to move New Business Item C to Item A since the residents were present.

11-01 Motion by Becker and seconded by Olson to approve the agenda after moving New Business Item C to Item A. Approved 4-0.

The guests were welcomed and with no public comment, the business portion of the meeting was opened.

The first item on the agenda Old Business – Standing Rules – Time Limit on Public Comment. Mr. Stravers explained at the last meeting the Board approved the Standing Rules. They discussed at that time that they need to consider putting a time limit on the public comment portion of the meeting. Mr. Stravers noted that the public comment portion is for items that are not on the agenda. The other boards and commissions limit the public comment to three minutes and staff feels this is ample amount of time for a citizen to state their concern.

11-02 Motion by Becker and seconded by Hutchinson to approve Standing Rules – Time Limit on Public Comment to Three Minutes. Approved 4-0.

The next item on the agenda was New Business – Appeal of Staff Determination on Rear Porch Addition at the Address of 1427 East 18th Street. Mr. Stravers informed the board that staff was contacted by Mr. Danny Ritchart requesting approval of plans to “screen in” the area under his existing deck. He is allergic to bees and this would allow him a space to enjoy the outdoors without worries of being stung. After Mr. Ritchart submitted a drawing of plans for review, staff determined that this space was actually being “framed in” complete with 2 x 4 construction, windows, a door, with 7/16 OSB and white vinyl siding on the outside. Staff has concerns with building a structure that is “attached” to the house that is not on frost protected footings, as it planned to be constructed on the patio slab which “floats”. This structure is also being built under a deck that has footings and is attached to the main structure.

Mr. Stravers noted that based on the drawings submitted, it is actually considered an addition without frost protected footings and would be attached to the main structure. The City of Norwalk’s adopted Code (2006 IRC, Section R403.1.4) states that all exterior footings shall be placed at least 12 inches below the undisturbed ground surface, and where applicable, shall extend below the frost line. Staff believes that the current plan does not meet this criteria, and has no choice but to deny the request to build this addition as proposed.

Rich Potts, 516 East Spring, Des Moines, spoke as the contractor for Mr. and Mrs. Ritchart. Mr. Potts explained his drawings and even presented some new drawings to the Board. Much discussion was held regarding the drawings and changes that could be made that would allow them to legally build this screened in porch by Code.

Mr. Ritchart spoke regarding this matter.

The Board decided that the plan presented was not legal but they would like to see Mr. Potts and the Ritchart's draw out another plan based on the ideas that were discussed and re-submit a plan to Mr. Stravers.

11-03 Motion by Olson and seconded by Hutchinson to deny Appeal Staff's Determination on Rear Porch Addition at 1427 East 17th Street. Approved 4-0.

The next item on the Agenda was Energy Code Mandate. Mr. Stravers stated that Iowa Code Chapter 103A states that energy conservation requirements apply to all buildings state-wide. These requirements are based in the 2009 IECC.

11-04 Motion by Becker and seconded by Hutchinson to approve State Mandated Energy Code Mandate. Approved 4-0.

The next item on the Agenda was Tar, Tile and Gravel Inspection. Mr. Stravers noted at the current time, the City of Norwalk does not require a Tar, Tile and Gravel Inspection. After receiving many inquiries from contractors requesting such inspection, staff surveyed the MICCC (Mid Iowa Construction Code Committee) and local jurisdictions. Staff came to the conclusion that out of all Cities that answered the survey, 100% are currently performing this inspection on any structure that has foundation walls.

11-05 Motion by Olson and seconded by Becker to approve Tar, Tile and Gravel Inspections. Approved 4-0.

11-06 Motion by Hutchinson and seconded by Olson to approve adjournment at 6:24 p.m. Approved 4-0.

Russ Legler, Chairperson

Tony Stravers, Building Inspector