

MINUTES
SPECIAL CITY COMMISSION MEETING
TUESDAY, MAY 14, 2013
5:00 P.M.

The Special City Commission Meeting of the City Commission was held at 5:00 p.m. in the City Commission Room. Mayor John E. Matta and Commissioners Wynn Butler, Karen McCulloh, Usha Reddi, and Richard B. Jankovich were present. Also present were the City Manager Ron R. Fehr, Assistant City Manager Jason Hilgers, Assistant City Manager Lauren Palmer, City Attorney Bill Raymond, City Clerk Gary S. Fees, 8 staff, and approximately 5 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Matta led the Commission in the Pledge of Allegiance.

SPECIAL MEETING CONSENT AGENDA

ORDINANCE NO. 7001 – ISSUE INDUSTRIAL REVENUE BONDS – ICON ENTERPRISES, INC. (D/B/A CIVICPLUS)

Lauren Palmer, Assistant City Manager, provided an overview of the item and an update on the issuance of the Industrial Revenue Bonds.

After discussion, Commissioner Jankovich moved to approve Ordinance No. 7001 authorizing the issuance of Industrial Revenue Bonds for ICON Enterprises, Inc. (d/b/a CivicPlus). Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

WORK SESSION

REVIEW - 2012 INTERNATIONAL CODES AND 2011 NATIONAL ELECTRICAL CODE

Brad Claussen, Building Official, presented an update of the 2012 International Codes. He also provided an overview of how codes are developed nationally; the Code change submittal process; the International Code change committee makeup and hearing process; the local review process; the 2012 proposed International, National, and building codes in Manhattan; and the reason codes are updated. He also presented the proposed Code changes and highlighted the various meetings held with stakeholders to review and discuss changes to the 2012 Codes. He then responded to questions from the Commission.

WORK SESSION (*CONTINUED*)

REVIEW - 2012 INTERNATIONAL CODES AND 2011 NATIONAL ELECTRICAL CODE (*CONTINUED*)

Rick Stillwagon, Fire Marshal, presented an overview of the significant changes to the 2012 International Fire Code (IFC). He then responded to questions from the Commission.

Ryan Courtright, Plans Examiner II, presented significant Code changes and changes to the Code that would provide greater flexibility. He also presented proposed contractor licensing changes and provided other Kansas municipalities adopting the 2012 International Code Council (ICC) Codes. He highlighted the Insurance Services Organization (ISO) and informed the Commission that Manhattan received a very good rating in the recent ISO building code effectiveness grading for the community. He then responded to questions from the Commission.

Brad Claussen, Building Official, responded to questions from the Commission regarding lumber materials and the proposed requirement for the underside of floor trusses or engineered floor joists to be fire protected.

Patrick Schutter, President, Flint Hills Area Builders Association, informed the Commission that the Builders Association endorsed the proposed adoption of the 2012 IBC with the revisions that the Code Services Department is proposing. However, he stated that the endorsement was with the exception of requiring sheetrock on the bottom side of floor trusses or I-joists. He mentioned several drawbacks for the consumer with this proposed Code requirement.

Ryan Courtright, Plans Examiner II, and Brad Claussen, Building Official, responded to additional questions from the Commission and provided clarification on licensing provisions, Code requirements, and continuing education courses.

Patrick Schutter, President, Flint Hills Area Builders Association, responded to questions from the Commission regarding continuing education.

Ryan Courtright, Plans Examiner II, and Brad Claussen, Building Official, responded to additional questions from the Commission regarding acceptable building materials, building permit process, licensing of contractors, insurance requirements, ISO grading system and ratings, timeframe for Code implementation, cost assessments, and Code requirements for single-family and multi-family dwellings.

WORK SESSION (CONTINUED)

REVIEW - 2012 INTERNATIONAL CODES AND 2011 NATIONAL ELECTRICAL CODE (CONTINUED)

Aaron Schwabauer, Vice President, International Association of Firefighters (IAFF) 2275 of Manhattan, asked the Commission to support adopting the proposed Code changes and to require lightweight floor joists to be covered for firefighter safety and to reduce the likelihood of early floor collapse. He presented several photos from a house fire in 2012 on Browning Avenue to show a collapsed floor resulting from a fire. He highlighted trends of new single-family dwellings built with and without unfinished and finished basements. He then responded to questions from the Commission.

Brad Claussen, Building Official, provided additional information on the requirement of half-inch sheetrock to be used as a fire barrier in basements. He then responded to questions from the Commission regarding the additional time that the sheetrock would provide in case of a fire before the floor would collapse.

Ben Moore, President, AIA (American Institute of Architects) Flint Hills, informed the Commission that their Association supports the adoption of the 2012 International Building Code with the proposed amendments. He voiced his appreciation for the common sense approach used by Brad Claussen and the City of Manhattan.

Richard Hill, representing the Landlords of Manhattan, informed the Commission that liability insurance would not cover a structure for wind damage. He stated the existing Property Maintenance Code requirements are not subject to just updating a property. He voiced concern with the changes being proposed and with the controversy between the Codes. He asked about the reference to carbon monoxide detectors and requested to meet with the Code Department for additional information and clarification.

Brad Claussen, Building Official, and Rick Stillwagon, Fire Marshal, provided clarification on the carbon monoxide detectors. Mr. Claussen informed Mr. Hill that he was willing to meet with him again and discuss any concerns. He also provided clarification on the proposed Code amendments.

Tim Davenport, President, representing the Local IAFF 2275, informed the Commission that improvements of the International Building Code will protect firefighters further. He asked the Commission to adopt the proposed changes to make it safer for firefighters and to provide additional time in response to a fire.

Patrick Schutter, President, Flint Hills Builders Association, stated that their Association supports the Code changes being proposed, with the exception of the half-inch sheetrock being required on the bottom side of floor trusses and I-joists. He said that he understood the firefighter's stance on this item, but voiced concern with there being no building codes across the river and pricing builders out of the market in Manhattan.

WORK SESSION (CONTINUED)

REVIEW - 2012 INTERNATIONAL CODES AND 2011 NATIONAL ELECTRICAL CODE (CONTINUED)

After additional discussion and comments from the Commission regarding the item, Ron Fehr, City Manager, informed the Commission that the feedback received was good and stated that City staff would provide additional information in response to the questions raised before the action item is brought forward to the Commission.

ADJOURNMENT

At 6:42 p.m., the Commission adjourned.



Gary S. Fees, MMC, City Clerk