

**WOODLAND PARK BOARD OF REVIEW
MEETING MINUTES
City Hall Council Chambers
Regular Meeting on April 15, 2021
3:30 PM**

Due to the COVID-19 pandemic, this meeting was a hybrid in-person and virtual electronic meeting. A Zoom® link for participation was posted on the front-page of the City website. Public input in the form of written comment submitted in advance of the meeting was strongly encouraged and accommodation for public comment in real time at the meeting was made.

- I. CALL TO ORDER AND ROLL CALL:** The meeting was called to order called at approximately 3:41 p.m. Physically present were Chairman Mac McVicker and Vice-Chair Jeff Smith. Regular members Derrick Carpenter and Jeff Cahill attended via Zoom® virtual video. Regular member Jim Olsen and Alternate member Matt Cockroft were absent. The City’s Planning Director Sally Riley and Planning & Building Technician David Burgess were physically present. Pikes Peak Regional Building Department (PPRBD) personnel that participated by Zoom® virtual video were; Roger Lovell, Building Official, Dean Wemmer, Chief Electrical Inspector, and Joel Segura, Chief Plumbing Inspector. There were other PPRBD administrators and personnel standing by who did not participate in the discussion.
- II. PLEDGE OF ALLEGIANCE:** Chairman McVicker led the Pledge of Allegiance.
- III. ELECTION OF OFFICERS:** Jeff Cahill nominated Mac McVicker for Chairman, and Derrick Carpenter seconded. For Vice-Chair, Jeff Cahill nominated Derrick Carpenter. Mr. Carpenter nominated Mr. Cahill, who declined the nomination. Jeff Smith seconded the nomination of Mr. Carpenter. Both nominees were elected unanimously. These positions are valid until December 31, 2021.
- IV. APPROVAL OF MEETING MINUTES:** The August 8, 2020 minutes were approved unanimously as presented.
- V. CONSENT ITEMS:** None.
- VI. COMPLAINTS:** None.
- VII. VARIANCE OR APPEAL HEARINGS:** None.
- VIII. UNFINISHED BUSINESS:** None.
- IX. NEW BUSINESS:**
 - A.** Request to recommend approval of an ordinance by City Council to adopt Pikes Peak Regional Building Code, 2017, 2nd Printing, to accommodate timely adoption of the Colorado State Electrical Code and the Colorado State Plumbing Code.

Chairman McVicker explained that only the electrical and plumbing trades are regulated by the state. Several years ago, the state legislature passed a law now codified in the Colorado Revised Statutes (C.R.S.) that the state shall be on the most recent codes for these two trades. For electricians it is the 2020 National Electrical Code (2020 NEC, aka NFPA70), and for plumbers it is the 2021 National Plumbing Code (2021 NPC). Chairman McVicker requested comments from the Board.

Mr. Cahill stated he had read both code versions in their entirety, and that he found nothing objectionable with them.

Chairman McVicker noted that Mr. Burgess had sent an email to most of the local contractors and design professional that he had contact information for, informing them of the proposed code changes and inviting them to attend today's meeting. None of which were present for comment, either in person or by Zoom® virtual video, and no comments were received by the City.

Chairman McVicker stated that the Board has the choice to either adopt the codes as written, or to amend the codes, so long as the amendments are more stringent than what the code dictates. Chairman McVicker solicited further discussion or comment. None was forthcoming.

MOTION: Mr. Cahill moved to adopt the codes as proposed. Mr. Smith seconded the motion. Motion carried unanimously. Director Riley stated this will now go before the city council for their consideration of adoption. The first reading of the ordinance will be on May 6, 2021. Since these codes are adopted by reference, the city charter requires that there be at least a 21-day notice period. Therefore, the public hearing will be on June 3, 2021. The codes are required to be adopted no later than June 13, 2021. She invited the attending PPRBD personnel to provide comment.

Roger Lovell, Building Official, said he had several staff standing by, and that they were prepared to assist in any way they could. Chairman McVicker asked what the response has been from other jurisdictions in adopting these codes. Mr. Lovell stated that all other jurisdictions that PPRBD serves have already adopted these new codes. He further explained PPRBD is required to enforce any state or federal codes as they are adopted and put forth by the federal government, such as the floodplain code. PPRBD does not do floodplain administration for the City of Woodland Park, but they do for the other jurisdictions. He said that Joel Segura, Chief Plumbing Inspector, was involved with the State Plumbing Board and was successful in negotiating amendments to the plumbing code that provided relief from some of the provisions, and that the new plumbing code contains overall advantages.

Mr. Lovell noted that one of the big changes to the electrical code is the requirement that there be a disconnect outside of a new home. Woodland Park's electrical purveyor (Intermountain Rural Electric Association, aka IREA) already requires this, so this places the city a step ahead of other jurisdictions with compliance, and minimizes the impact from the new code to the city. This is advantageous for Woodland Park, whereas some of the other jurisdictions will need to address and work through compliance. The state has adopted and requires enforcement of these codes. He echoed Chairman McVicker that the Board has other choices; to amend the codes to be more restrictive, or not enforce the codes. If PPRBD chooses not to enforce the codes, the state would issue a cease and desist order, and would take over enforcement of the codes. Woodland Park would then still be under the exact same codes, but the codes would now be enforced by the state, and inspections would take place once a week, rather than on the same day as PPRBD currently does. Mr. Lovell stated that PPRBD is trying to provide the best service possible to continue same day inspections, and do so in compliance with the required state codes.

Mr. Cahill asked if the public now has access to shut off the power, potentially disabling alarm systems. Mr. Lovell replied that while the outside disconnect is required, it can be locked by the owner. He added that the city is already in compliance with this provision of the code. He then introduced Dean Wemmer, Chief Electrical Inspector.

Mr. Wemmer explained that IREA is one of six utility providers that PPRBD works with, and that IREA already requires a compliant disconnect. He stated that approximately 95% of all services in the Woodland Park are properly equipped. IREA requires that the disconnect be on a pole or in the pedestal that IREA provides. These pedestals are equipped to accommodate the disconnect. The NEC requires that the disconnect be in a readily accessible outdoor location, and does not have to be on the building itself, and nothing in the code dictates a specific distance from the home. The disconnect also has to be clearly identified. For Woodland Park, this just means the addition of a label that identifies the disconnect as “emergency disconnect/service disconnect”. There are no other additional requirements for identifying where the disconnect is located on the property. There is nothing in the code that prohibits the panel that houses the disconnect from being locked. There are some builders who install an all-in-one, or a meter main on a house, where the disconnect and all the branch circuits are on the outside of the home. Those panels all have covers with a hasp that can be locked by the owner.

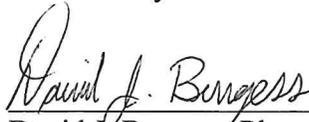
Mr. Cahill asked Mr. Segura about graywater systems that collect wastewater from plumbing fixture drains, excluding toilets, but including shower drains, and if this takes into account the possibility of introducing urine into the system. He asked if that percentage of discharge is of no concern, or if this was just overlooked in the code.

Mr. Segura replied that the state plumbing code would allow a path for graywater systems, but there are few situations where this has been done, since the individual jurisdictions would also require approval from their respective water, wastewater, and health departments. He is not aware of any graywater systems under PPRBD’s authority, except for the Pikes Peak Summit House, where they have their own wastewater treatment plant that was approved by the state.

X. **DISCUSSION OR COMMENT:** None.

XI. **ADJOURNMENT:** Chairman McVicker adjourned the meeting at approximately 4:01 p.m. by unanimous voice consent.

Recorded by:



David J. Burgess, Planning & Building Technician

Approved this 15th day of July, 2021


Mac McVicker, Chair