

## **BOARD OF APPEALS**

**April 21, 2016**

Members Present: Chairperson Wayne Larson, Harold Thompsen, Jeff Furstenau, Terry Welle, and Dave Obermiller.

Members Absent: Joel Davy

Others Present: Bruce Taralson, Ryan Erickson, Steve Dirksen, Christine Rose, Leonard Beaken, Clinton Hildebrand, and Gretchen Morlan.

Chairperson Larson called the meeting to order. Mr. Furstenau moved to approve the minutes of the April 7, 2016 meeting and Mr. Obermiller seconded the motion. All members present voted aye and the motion was declared carried.

Mr. Taralson explained the procedure for the code hearings. He noted that revised amendments were submitted to the Board after the meeting packet was emailed to the Board on Friday, April 15, 2016. He further clarified that the packet submitted to the Board at this meeting contains all revisions.

### **Item 1 – Final Hearing on Proposed Amendments to International Codes**

#### *2015 International Building Code*

Mr. Taralson explained to the Board that the revision to Section 801.5 of the 2015 IBC was small clerical correction and noted that the section is now deleted in its entirety.

Mr. Thompsen moved to add a local amendment to Section 406.3.1 adding square footage due to the decrease in the square footage allowances in garages and carports in the 2015 IBC. After discussion, the Board agreed that 1,200 square feet in area was an acceptable allowance. Staff agreed with the Board recommended amendment.

**Section 406.3.1** is hereby amended to read as follows:

406.3.1 Classification. Private garages and carports shall be classified as Group U Occupancies. Each private garage shall be not greater than ~~1,000~~ 1,200 square feet (~~93 m<sup>2</sup>~~) in area. Multiple private garages are permitted in a building where each private garage is separated from the other private garage by 1-hour fire barriers in accordance with Section 707, or 1-hour horizontal assemblies in accordance with Section 711, or both.

Mr. Furstenau moved to recommend to the Fargo City Commission the adoption of the 2015 IBC, including the amendment to Section 406.3.1, and all previously discussed amendments. Mr. Welle seconded the motion. All members present voted aye and the motion was declared carried.

#### *2015 International Fire Code*

Mr. Thompsen moved to recommend to the Fargo City Commission the adoption of the 2015 IFC, including all previously discussed amendments. Mr. Welle seconded the motion. All members present voted aye and the motion was declared carried.

*2015 International Residential Code*

Mr. Thompson moved to recommend to the Fargo City Commission the adoption of the 2015 IRC, including all previously discussed amendments. Mr. Welle seconded the motion. All members present voted aye and the motion was declared carried.

*2015 International Mechanical Code*

Mr. Obermiller moved to recommend to the Fargo City Commission the adoption of the 2015 IMC, including all previously discussed amendments. Mr. Furstenau seconded the motion. All members present voted aye and the motion was declared carried.

*2015 International Fuel Gas Code*

Mr. Welle moved to recommend to the Fargo City Commission the adoption of the 2015 IFGC, including all previously discussed amendments. Mr. Furstenau seconded the motion. All members present voted aye and the motion was declared carried.

*2015 International Energy Conservation Code*

Mr. Hildebrand explained to the Board the revisions made to Tables R402.1.2 and R402.1.4 regarding Wall R-Values and U-Factors. He noted that the same changes were also reflected in the 2015 IRC Tables N1102.1.2 and N1102.1.4.

Mr. Thompson moved to recommend to the Fargo City Commission the adoption of the 2015 IECC, including all previously discussed amendments. Mr. Welle seconded the motion. All members present voted aye and the motion was declared carried.

*2015 International Property Maintenance Code*

Mr. Obermiller moved to recommend to the Fargo City Commission the adoption of the 2015 IPMC, including all previously discussed amendments. Mr. Welle seconded the motion. All members present voted aye and the motion was declared carried.

*2015 International Existing Building Code*

Mr. Taralson stated that no revisions had been made to the 2015 IEBC since the last board meeting. He further explained that the IEBC amendments were not included in the final meeting packet and allowed the Board members time to review the amendments. Mr. Larson requested clarification on the amendment made to Section 101.2, Exception 1. Mr. Taralson responded that an exception was added to Section 101.2 to allow for the use of Chapter 34 of the 2012 IBC as an alternative to the 2015 IEBC.

Mr. Furstenau moved to recommend to the Fargo City Commission the adoption of the 2015 IEBC, including all previously discussed amendments. Mr. Obermiller seconded the motion. All members present voted aye and the motion was declared carried.

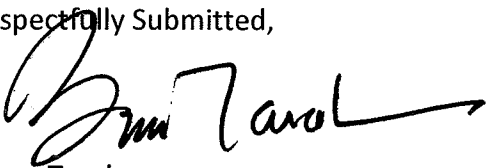
Mr. Taralson reminded the Board of their previous discussion regarding Section 1601.4.1, Exception 3 of the 2015 IRC. Mr. Beaken clarified that the reference to "seams of other than snap-lock and button-lock types" should be deleted by amendment. Mr. Obermiller agreed.

**Staff Reports**

Mr. Taralson reviewed the Board members' term expirations. A brief discussion ensued regarding the process of election and reappointment of board members.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Bruce Taralson", with a long horizontal flourish extending to the right.

Bruce Taralson  
Interim Board Secretary