

MINUTES OF WORKSHOP MEETING: MARCH 17, 2015

Mayor Muska called the Workshop to order at 6:04 pm.

Council members that were present – Cheryl Marak, Al Vanek, and Steve Vanek. Jay Gerik and Brian Muska were not in attendance.

Mayor Muska stated that there are three pressing issues regarding the city's current building regulations and codes:

1. City of West Fees – currently our city fee max for residential builds is at \$300. He feels that we should possibly drop our fee to \$150.
2. Should we stay with the 2012 Residential Building Code or go back to 2009? He said most cities are going to the 2015 building code.
3. Currently the city just uses Bureau Veritas for inspections. One possibility would be to go to a list of 2-3 approved inspectors and also keep the option of using Bureau Veritas. This way our residents have a choice. Al Vanek suggested that if we went to a list of city approved inspectors that we need a way to inspect the inspectors through some type of audit.

Steve Vanek asked if we can exclude anything out of the 2012 energy code. Al Vanek said no. He said you cannot take out or modify the energy code since it is state law. Al then stated that if we take anything out of the 2012 code then what liability do we have? The codes are there for a reason, you don't want to piece mill it because the city made an exception and then something happen. Walter Reaves said that in regards to legal liability you cannot sue the city saying you have one code over another. But the question is do you want houses built to certain standards – this is a separate issue other than legal liability, its policy.

A question from the audience – Is there a list of items with all costs associated with each code – 2009, 2012, and 2015? Mayor said that we would have to look into this.

Cheryl Marak doesn't think the 2009 or 2012 codes are causing the issue. She feels that the main issue is with Bureau Veritas. She said that the builders should hire their own inspectors. Walter Reaves stated that the city would not want to sign off on a Certificate of Occupancy if a shoddy builder built a house in city limits. Rob Lair (who is currently undergoing his house plans) said his lender is requiring 6 inspections on top of what the city is requiring. Mayor Muska said that the mortgage lenders will not care about the safety or if they followed the correct codes, they just want to make sure that the money they are lending you is going towards your house.

Cheryl Marak suggests dropping Bureau Veritas and leaving it all to the builder. She said for plan review, you have an architect to do this, again goes back to knowing your builder. Mayor said he would still like someone from the city to check the set-backs if we do drop Bureau Veritas. Al Vanek does not support this. He said that if we do go to a list of certified inspectors then as long as they follow our process and that there is a check and balances system in place then he would support it. Someone must be involved to spot check the builders and the inspectors. Al said that he just looked at 2 plans that were drawn by architects and both drawings had issues documented by Bureau Veritas. Before Bureau Veritas (our old process), we had zero rejections of house plans and inspections. During the current inspection process, Bureau Veritas has failed inspections.

Steve Vanek said that the inspectors he spoke with said its \$150 for each inspection and you would have to pay this fee again for re-inspects. Al Vanek reminded everyone that with Bureau Veritas you do not have to pay for re-inspections. Cheryl Marak still believes that you should not have to inspect your inspectors, but would be ok with random inspector audits by the city.

During the workshop it seems that everyone is agreeing with staying with the 2012 Residential Building Code.

Al Vanek passed out a diagram outlying the building process for a residential build from point A to point Z. Al stressed that we need to work on procedures and a plan. Al also said that we have several ordinances that need to be revised. He said that city ordinance overrides the codes in all cases and we need stronger ordinances.

On a motion by Steve Vanek, seconded by Cheryl Marak we adjourned at 7:16 p.m.



Shelly Nors, City Secretary



Tommy Muska, Mayor