

Memo

To: City Council/Public Works Committee
From: Otis T. Spriggs, Planning Dept./ Terry Adams, Building Inspections
CC.: Phillip Crego, City Attorney; Mayor Harold Perrin
Date: May 4, 2010
Re.: **Text Amendment- MAPC Record of Proceedings**

RZ-10-05 Text Amendment Case: - AN ORDINANCE TO AMEND SECTION 117-32 OF CHAPTER 117 OF THE JONEBORO CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS FOR THE PURPOSE OF CLARIFICATION ON THE PERMIT DRAWING REQUIREMENTS AS IT RELATES TO MULTI-FAMILY AND COMMERCIAL APPLICATIONS

MAPC Public Hearing Held on April 13, 2010: Record of Proceedings:

Staff: Mr. Spriggs presented the Text Amendment case stating that this is a coordination of a previous ordinance adopted a couple of years ago. It deals with the Zoning Code which allows for a certain threshold of multi-family developments which exceed 2 units, and the requirement of architectural review of such plans and also for all commercial. This makes our requirement congruent with the State, National and all local codes. We have reduced the requirement from 5 units to 3 units including all commercial improvements exceeding \$75,000 in costs, to require a licensed architectural seal.

It also states that the Chief Building Code Official is authorized to require all applicable architect and engineer stamps when deemed necessary for safety per the Submittal of Documents Section of the 2007 Arkansas Fire Prevention Code (AFPC). We are attempting to bring everything into compliance. In August, 2008 the State code was changed. This will go to the Public Works Committee first and then MAPC's recommendation will be forwarded on to City Council for final adoption.

Commission: Mr. Hoelscher asked that in terms of commercial is this exempting either emergency repairs and or routine maintenance? For example, if someone was re-roofing a building and it costs \$80,000 and that's all they were doing, would they be exempt. Mr. Spriggs stated that would fall under the special authority of the Chief building inspector in terms of exemptions. Mr. Hoelscher stated his firm has a lot of people that ask what will be required of them; there was not a specific requirement for mechanical and electrical; its left open to not know what each project will require; will the applicant be able to meet and get feed-back before the final design?

Mr. Spriggs replied that typically, staff meets with any potential applicant at the table with all departments and disciplines present to go over all requirements. We make ourselves available. Mr. Spriggs added that the Building Department at this time is not requiring a permit for re-roof projects.

Mr. Kelton asked what if someone is adding on to an existing building or unit? Mr. Spriggs stated that if it is a tri-plex and above, the building code official can require the code analysis of the architect. Minor modifications do not require an architect. Those items only require a letter of code analysis. Mr. Hoelscher stated that the issue here is- this is already a requirement of the state.

Action:

Mr. Kelton moved to adopt the ordinance and recommended approval to Council; motion 2nd by Mr. Roberts. Case approved all ayes.

This matter has been posted on legistar to be discussed in the next Public Works Council Committee meeting scheduled for May 4, 2010. An Emergency Clause has been added within the Ordinance for reasons that this will allow our code change to take immediate effect once adopted, and also will bring us into compliance with all state building code requirements for document submittal. If you have any questions, please direct them to the undersigned or Terry Adams, Chief Building Inspector.

Thank you.