

City of Rock Falls Building Code Committee Meeting Minutes

Date: 8-3-2016

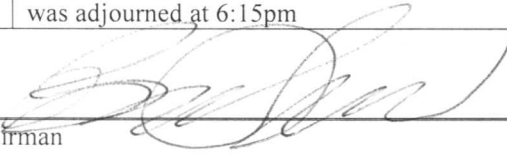
Time Meeting Started: 5:15pm

Time Meeting Ended: 6:15pm

Members		Also Attended	
Ald. Brian Snow - Chair	p	Mayor Wescott	
Ald. Lee Folsom		Clerk Arduini	p
Ald. Rod Kleckler	p	Administrator Blackert	p
Chris King	p		
Sally Scanlan	p		
Mark Searing	p		
Also Attended			

Topic	Discussion	Plan of Action
1. Call to order @5:15 P.M. –Chairman Snow	Meeting was called to order at 5:15pm	Meeting begins at 5:15pm
2. Audience Requests	None	
3. Approve minutes of the July 13th, 2016 meeting	The minutes were reviewed by the committee. The committee would also like to receive the material earlier to review before the meeting.	Minutes approved
4. Building Inspector updates:	715 Grace Ave – the house is secured, and the owner is moving forward with cleaning up the yard. The owner is trying to sell another house currently. – No current violations. Dunkin Donuts is coming soon.	No action
5. New Business: a. 606 East 4th Street agreement	Mr. Eduardo Trujillo approached the committee asking for 60 days to bring the house at 606 East 4 th up to code. He reports that the hardest parts are done, and the house is 65% complete. Roof, frame, electrical, and plumbing are finished. It will be the best house on the block when completed. Mr. Trujillo will be scheduling an electrical inspection, and give an update at the next Building Code Committee meeting.	The committee grants Mr. Trujillo 60 more days, and Mr. Trujillo agrees to pay the costs associated with the extension.
6. Old Business: a. Adoption of 2015 International Codes	Inspector Searing reported that he is still waiting for the county to adopt codes.	No action
b. Lien Discussion 1606 4th Avenue & 1116 First Avenue	Inspector Searing spoke with Attorney Sanders and with a large mortgage on the property, the City has no way of getting the properties cleared to take any actions on. The best hope is that a responsible buyer would buy the properties for back taxes.	No action
c. Uptown Design Guidelines	The language in the ordinance tells which materials cannot be used. The committee would like to add the language “Vinyl allowed only upon approval of the Building Code Committee.” This will allow for newer vinyl materials, and not allow inferior products to be placed downtown. “ wrought iron look” needs to be added to the design guide for fencing materials	The ordinances will be drafted, and taken to the ordinance committee.
d. Licensed Contractors Liability insurance requirements.	The committee reviewed the recommendation on Tom Myers, and found that it makes much more sense than the current ordinance. The changes will take effect May 1 st , 2017.	The language will be changed to “The applicant shall maintain minimum limits of \$1,000,000 per occurrence and \$2,000,000 aggregate and must include coverage for product liability and completed operations. Should the applicant’s insurance policy lapse for any reason, the applicant will not be eligible for permits for construction work until coverage is in compliance with the above requirements in force.”

8.Adjournment	With nothing else for the good of the committee, the meeting was adjourned at 6:15pm	Meeting ends at 6:15pm
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Committee Chairman