

# BOARD OF ALDERMEN

ITEM NO. D(2)

## AGENDA ITEM ABSTRACT

MEETING DATE: April 19, 2005

TITLE: Continued Discussion of Revisions to the Minimum Housing Code

<b>DEPARTMENT: PLANNING</b>	<b>PUBLIC HEARING: YES NO <u>X</u></b>
<b>ATTACHMENTS:</b> A. Draft of Housing Code, New Chapter 17 of the Town Code, revised per Public Hearing B. Summary Sheet of Proposed Changes C. Minutes of Public Hearing, March 22, 2005 and Comments submitted D. Memo from Mike Brough Re: Robert Kirschner's request E. Memo from Stan Foushee Re: Sprinkler Requirements and Costs	<b>FOR INFORMATION CONTACT:</b> Patricia McGuire – 918-7327 Stan Foushee – 918 – 7352 Mike Canova – 918 -7337 Mike Brough and T.C. Morphis - 929-3905

### PURPOSE

The Board of Aldermen held a public hearing and received comments on the revised Minimum Housing Code, new Chapter 17 of the Town Code, on March 22, 2005. Follow-up information was requested. The staff recommends adoption of the ordinance that revised the Town Code to include a new Chapter 17, Housing.

### INFORMATION

The proposed minimum housing code has been revised to reflect comments and Board direction from the public hearing on March 22<sup>nd</sup>. The revised draft and summary table are attached (*Attachments A and B*). The minutes from the public hearing and additional written comments that were submitted are attached (*Attachment C*). Memos from Mike Brough, Town Attorney and Stan Foushee, Fire Marshal, respond to the questions related to proposed housing code revisions (*Attachments D and E*). It should be noted that the minimum housing code does not propose any additional sprinkler requirements, it only mirrors the provisions found elsewhere in the Town Code. A summary of the comments received at the public hearing and a staff response is provided below.

	<b>Issue</b>	<b>Response</b>
1.	Occupant(s) have the responsibility to comply with community rules and policies	See Mike Brough memo dated 3/29/05
2.	Background checks	“ “
3.	Securing vacant dwellings	“ “
4.	Tenant (Occupant) responsible for reporting damage immediately	“ “
5.	Water pans under water heaters	Mike Brough's memo notes that there is a Building Code requirement for water pans. Mike Canova, Chief Code

<b>Issue</b>	<b>Response</b>
	Enforcement Officer, reports that water pans are required under water heaters in existing dwellings if they are located over a finished ceiling and when the water heater replacement occurs in conjunction with work that requires a permit.
6. Clarify intended audience	Housing Code applies to all dwellings
7. Definition of xeriscaping	Definition added – Section 17-5 (37)
8. Annual fireplace inspections	Language recommending annual inspections included in Section 17-14 (r)
9. Verify 50 percent sprinkler requirement	See Stan Foushee memo dated
10. Fire Code and Sprinkler Provisions	“ “
11. Provide analysis of sprinkler costs	“ “

**FISCAL IMPACT**

None have been noted

**STAFF RECOMMENDATION**

The staff recommends that the Board of Aldermen adopt the attached ordinance that amends the Town Code to include a new Chapter 17, Housing (*Attachment A*).