

**Building Advisory Board
Yuma City Hall, Conference Room #190
ONE CITY PLAZA, YUMA, ARIZONA
January 20, 2016, 3:00 p.m.**

CALL TO ORDER

Chairman Campbell called meeting to order at 3:00 p.m.

ROLL CALL

Building Advisory members present: Campbell, DeWald, Anthony, Bowling, Griffin (Arrived 3:09 p.m.), Adler (Arrived 3:04 p.m.), Harrington

Building Advisory members absent: DeNise, Collins

City Staff: Randall Crist/Building Official; Alan Kircher/Deputy Building Official; Kayla Holiman/Fire Marshal; Janice Hornick/ Administrative Specialist

Election of Officers: Motion (Anthony/Harrington) To retain Rob Campbell to continue as Chairman and Mark DeWald to continue as Vice Chairman. 5-0 Motion Carried

MINUTES REVIEW AND APPROVAL:

Move (Harrington/Bowling) To approve minutes from August 5, 2015. 6-0 Motion Carried

DISCUSSION: Compliance Engine for Fire Inspections Power Point Demo:

There was a Power Point presentation by Bryan Schultz of TCE via phone, on a Compliance Engine for Fire Inspections, an online tool for tracking fire inspections. The presenter stated that the goal is to ensure that buildings are all in compliance.

At the end of the presentation, Fire Marshal Holiman added that one of the service delivery initiatives from the Fire Department's strategic plan is to create a compliance program for fire protection contractors. If they implement the compliance engine presented, it would meet one of the service delivery initiatives for their strategic plan. She added that there is no cost to the City for implementing this and is free to the authority having jurisdiction.

Mr. Schultz explained that the program is traditionally what you would call software with service, but with an added layer of service. It's a compliance engine with technology involved which his company will host and manage. The City would access the program by logging into an Internet browser. Their company would send notices for the Fire Department.

They act as a delivery vehicle service to get the information out of the compliance engine and send it where it needs to go. They also take in the information from contractors. They handle all customer support and training including incoming calls about how to use the compliance engine. They also have a service making inquiries to get updated property and contact information that the Fire Department doesn't already have. The service is funded by the contractors who benefit financially from the activity, which the Fire Department enforces.

Mr. DeWald asked about liability issues. Mr. Schultz said they would remain as they are now. If their company doesn't do what they are contracted to do, they would probably be liable for that just like any service provider would, which would be stipulated in the contract. The building owner is ultimately responsible for maintaining their system, which is in the code.

The Building Official asked that since this would be browser based, would it be possible to assign Building Safety permissions in order to view these when they are in the field. Mr. Schultz said absolutely, since it is browser based it can be accessed from any main browser. There are three different security levels which may be utilized to set up different profiles within the City. There can be unlimited users. This is probably the most cost efficient way to do this.

Fire Marshal Holiman asked Mr. Schultz to talk about why this needs to be ordinance driven. Mr. Schultz said it won't work on a volunteer basis. In order to have it required for the reports to come in from the contractors, it has to be mandated so that every contractor is on the same playing field and has the same fees. In order for it to be successful, it has to be required and the contractors actually prefer that it be required for all.

Chairman Campbell asked that as a building owner, should he expect the fee to be increasing to have his fire alarm system inspected. Mr. Schultz said it's possible, but some contractors build it into the selling price. Their fee structure is about 1% or less of the cost to maintain a fire alarm sprinkler system or fire pump on an annual basis.

Fire Marshal Holiman added that the cost is \$10 per required inspection. A sprinkler system inspection and a fire alarm inspection would be charged at \$20 per year. A hood system, requiring service every six months would be two \$10 fees or \$20 per year. A sprinkler system serviced quarterly, but only required annually would cost \$10 and not \$40.

The Building Official asked if the inspections the Fire Department conduct currently looking for cords, etc. will continue. She said they would continue and though the program would help with prioritizing, it won't eliminate the need to go into buildings.

The Building Official said in terms of Building Safety and Inspectors, the ability to view these while inspecting a permitted activity would be nice. They would know if it was in compliance or not. The Fire Department doesn't generally come out until near the end, so they could look at that on the first inspection and determine fire sprinkler system compliance and let the customer know what they need to do to be in compliance before the Fire Department comes out.

Another benefit would be for code enforcement on commercial buildings. They would be able to check to see if the buildings fire system is in compliance.

The Fire Marshal said that for them to continue being an accredited department through the Center for Public Safety Excellence (CPSE), they must meet service delivery initiatives in their strategic plan and this program would help them accomplish that. She asked for a motion to recommend or not that the Fire Department take an ordinance to Council to adopt the compliance engine as presented.

Move (Bowling/Anthony) To recommend taking an ordinance to Council to implement the system presented. 7-0 Motion Carried

ADDITIONAL ITEMS FOR POSSIBLE DISCUSSION:

The Building Official talked about (CAP) saying it is fully functional and e-reviews are fully functional for electronic plan review. There are still a few glitches, but they are being worked out and they save a lot of time.

He talked about H2A housing, explaining it is a specific type of housing used when growers bring people in from other countries to work. There are 40,000 farmworkers in Yuma County of which 4,000 are H2A farmworkers.

The City of Yuma is receiving questions about H2A housing in residential areas. Apartment complexes are being constructed just to house H2A workers, with much higher density than regular apartment complexes which is raising flags in the community.

The City is working on some ideas to govern H2A housing and will be more involved with the inspections for this type of housing than they have been in the past. They are now working with DES and DES does want the City to conduct these inspections. This will keep both using one set of rules instead of having DES rules conflict with the City's rules regarding housing.

The next meeting was set for Wednesday, May 4, 2016 at 3:00 p.m.

ADJOURNMENT

Motion (Adler/Bowling) To adjourn. Meeting adjourned at 4:31 p.m. Motion Carried 7-0

Respectfully Submitted:

Randall Crist
Randall Crist, Staff Liaison

Minutes approved this 4th day of May, 2016

Robert L. Campbell
Chairman