

Residential Advisory Board
Yuma City Hall, Large Conference Room #190
ONE CITY PLAZA, YUMA, ARIZONA
Tuesday, May 17, 2016, 3:30 p.m.

CALL TO ORDER

Chairman Malone called meeting to order at 3:30 pm.

ROLL CALL

Advisory Board members present: Malone, Richardson, Eide, Alka, Wilmot, Merz, Morris

Advisory Board members absent: Lee

City Staff: Randall Crist, Building Official; Alan Kircher, Deputy Building Official; John Montenegro/Building Inspection Field Supervisor; Kayla Holiman/Fire Marshal; Janice Hornick, Administrative Specialist

MINUTES REVIEW AND APPROVAL:

Move (Richardson/Merz) To approve minutes from January 26, 2016. 7-0 Motion Carried

DISCUSSION: CLEARANCE REQUIREMENTS FOR APS; SOLAR FEES ADJUSTED

Building Official said talked main breakers on electrical services often having to be de-rated due to solar installations and the output that is being put into the service. The service must be de-energized in order to do this. The standard practice used to be that APS would pull the meter, the electrician would do their part, basically bolting a new breaker into the bus. APS would then reinstall the meter and Building Safety would do the inspection to verify everything. This process generally had the customer without power for a very short period of time. It worked well but APS recently instituted a new policy. Now before they will reinstall a meter, Building Safety must inspect. The inspectors were trying to meet the technician one site to accomplish this but logistically it hasn't been working.

The City met with APS in an attempt to convince them that the period of time between when they stab the meter and Building Safety would come out to inspect could be as little as an hour and not more than four to six hours. They would make it their next available stop once they received the call it was ready to inspect. APS refused and said it must be green tagged before they re-install the meter. Ultimately APS is the utility so they agreed that is what they will do.

The reason he brought it us is so the Board will know that the City has done what it can to prevent this from happening. His concern is a customer without power in the summer. They may complain and it may be said the City clearance is the hold-up. They do need to the clearance but there must be shared responsibility to accomplish this in a timely manner.

Mr. Alka asked if this involves installations other than solar. The Building Official said it's affecting scenarios such as when a wind storm comes through and pulls the riser off. In the past when that happened after hours, the contractor would install a new riser, the serviceman would energize it and Building Safety would check it the next morning. APS won't do that now which means the contractor will likely call an inspector and someone will go out after hours.

Mr. Alka asked if there have been any problems yet. The Inspection Supervisor said one problem is that at times they've met the contractor on site, but APS hasn't always been there. The inspector had had nothing to look at so had to leave. Then when APS showed up, the contractor had to call us to return, which means the City is wasting time and money.

Mrs. Merz asked if there is a fee. The Inspection Supervisor said there is a flat fee of \$25 for a de-rate breaker from the City, which isn't much and meant to be one trip. Building Official said that due to the complexity of the solar pv systems going in now, they take more time. The City's fees are based on cost to the City and there is now an additional cost for complex systems.

The Deputy Building Official said another aspect to this is that for whatever reason, after residential solar plans have been approved, in over 50% of the cases they are submitted with an equipment or layout revision, so there is an additional one hour plan review fee charged when that happens. Building Official added that they now charge an additional fee when they are called back to inspect something that failed and it hasn't been fixed and is flagrant.

DISCUSSION: E-Reviews

The Deputy Building Official said it has been about a year since the City activated the Citizens Access Portal (CAP) which is a web link for contractors, the community, or private individuals to register for an account. Anyone can access the portal and search permits with a name and or address without registering. If registered, the online registration is associated with a contact in the system and that person may apply for permits and upload plans electronically through plan review. In some cases, it is a big cost savings for contractors. .

The Building Official added that they are building a type of cloud for the inspectors to be able to access all standard plans. They will be able to view those on their iPads in the field.

DISCUSSION: CODE COMPLIANCE

The Building Official said he wanted to talk about Code Compliance because this Board reviews the IPMC. Code compliance is controversial but necessary. The code enforcement people we have on staff look to gain compliance but treat people with courtesy and respect through the process. .

ADDITIONAL ITEMS FOR POSSIBLE DISCUSSION:

Building Official went over permit numbers with the Board saying our permit numbers continue to rise in major categories. Residential permits for new homes are up 45% over last year through the end of April and solar pv is up 100%.

The next meeting of this Board was scheduled for Tuesday, August 16, 2016 at 3:30 p.m.

ADJOURNMENT

Motion (Richardson/Eide) To adjourn. Meeting adjourned at 4:24 pm. Motion Carried 7-0

Respectfully Submitted:



Randall Crist, Staff Liaison

Minutes approved this 15th day of November, 2016



Chairman