

Meeting Minutes

Building Board of Appeals

May 14th, 2019

The Rapid City Building Board met on May 14th, 2019. The following members were present: Steve Malone, Steve Struble, and Myron Tatum.

Staff Present: Brad Solon, Kinsley Groote, and Serenna Zeisler

Others Present:

Meeting opened at 7:35

1. Set Agenda

Malone asked for a motion to set the agenda, Struble made a motion to set the agenda, seconded by Tatum, motion passed 3-0.

2. Follow Up and Review of Permit Activity for All Star Construction

Solon explained that they have a plan and are doing what the Board asked them to do, and have been very cooperative. Solon stated that Dale Nikkala is still very upset about the work that was done and not completed at his home, but that he has not talk to the other homeowner that submitted a complaint, who resides on Merlot Drive. Struble added, they are supposed to come in every three months with a permit report. Solon responded that they have been giving us one every month.

Continued to the June 11th BBOA Meeting

3. Discussion on Title 15.04 Administration and Others

Solon went through the list of changes to be addressed and discussed. Solon commented the State Plumbing changed the rule that if a person intends on living in the house, they can do their own plumbing. Struble does not agree with that and said it will most likely be abused if we allow it. Item #2 covers continuing education and that if a contractor comes in with 2 or 3 hours instead of the required 6 hours for example, they are getting their license renewed for one or two years instead of the three years with 6 ceu's. It has been cleared with the Finance Department and the City Attorney's Office, but Solon wanted to let the Board know in case they had any questions and concerns about it. Solon brings up the issue that he can revoke or suspend a contractor's license and that the homeowner cannot appeal his decision to the Building Board, he also read the different rules on revocation and pulling of the bond with the State for Electrical Licenses. Solon discusses some of the confusion of how Ordinance 15.04.160 is written in exempting of items and then it un-exempting of the same items. Next Solon brought up Ordinance 15.04.170 and the passing of the soils ordinance and that it is going great, except for the soil's reports are coming in after the permit is pulled, and our inspectors go out to

do their first inspections, and there is no soils report submitted yet. Discussion proceeded on 15.04.280 and 15.04.300 and how it states penalties. Solon then discussed Item #14 and roofing affidavit's and how they are becoming a big problem and that contractors are abusing it and are using the affidavit for every roof they do instead of calling in the inspection. Solon stated our argument is, why are we even requiring the roofing permit then. Other topics discussed were, vacant and foreclosed properties, ordinances on construction noise pollution and hours of operation, and gender use of bathrooms and correlating signs.

4. Approval of the January 8th & March 12th 2019 BBOA Meeting Minutes

Malone made a motion to approve the January 8th BBOA Meeting Minutes, seconded by Struble, motion passed. No motion/approval was needed to be made for the March 12th BBOA Meeting Minutes due to there not being an actual quorum for that meeting.

5. Adjourned