



Construction Board of Adjustments & Appeals Minutes

October 21, 2020 at 4 p.m.

Virtual Meeting

Opening Comments

George Wiggins, Director of Building, welcomed new and former Board members, and allowed members to introduce themselves including brief information on their profession. Mr. Wiggins explained the need for this Board to review and approve a recommendation concerning updated administrative and technical amendments to upcoming 7th Edition of the Florida Building Code to be adopted by local ordinance as part of the 3 year update cycle for Florida's Building Code.

Election of Chair

Election of a new chair person. The motion was made by Tony Apfelbeck to nominate John Page as Chair. Frank Gay seconded the motion. The vote was unanimous (7-0).

Election of a new vice chair. The motion was made by Bill Maroon to nominate Frank Gay as Vice Chair. The motion was made by Bruce Thomas to approve. John page seconded the motion. The vote was unanimous (7-0).

Present

John Page, (Chairman), Frank Gay (Vice Chair), Tony Apfelbeck, Bill Maroon, Susan Pendergraft, Frank Pruitt, and Bruce Thomas. Staff members present: George Wiggins, Director of Bldg/Permitting, Kris Stenger, Asst. Bldg/Permitting Director, and Bella Ortiz, Recording Secretary. Joe Territo, Electrical Contractor (speaking as member of public).

Meeting called to order

Approval of minutes

Motion made by Tony Apfelbeck to approve December 1, 2017 minutes. Motion seconded by Bruce Thomas. The minutes were unanimously approved (7-0).

New Business

Updating the building code ordinance relating to the 7th edition of the Florida Building Code. 2021 Edition of the International Property Maintenance Code including technical amendments requiring fire sprinklers and electric vehicle charging stations and EV readiness requirements for certain developments.

George Wiggins further clarified the purpose of the meeting is to hear from City staff concerning updating of the local administrative and technical amendments to the upcoming 7th Edition of the Florida Building Code and suggest any needed modifications or

amendments. John Page asked Mr. Wiggins to review the Ordinance which proceeded as follows:

SUMMARY OF WINTER PARK BUILDING CODE ADMINISTRATIVE
AND TECHNICAL AMENDMENTS to 7th EDITION OF FLORIDA
BUILDING CODE & INTERNATIONAL PROPERTY
MAINTENANCE CODE

1. Florida Building Code 7th Edition is based on the 2018 International Building Code & Residential Codes with Florida amendments.
2. International Property Maintenance Code is being updated to the 2021 Edition.
3. Updated administrative amendments are substantially unchanged from current provisions with the addition of provisions from the State Building Official's Association draft of recommended updates.
4. Items covered in the administrative amendments include the following:
Department of Safety (defined for WP), Powers & Duties of the Building Official, Revocation of permits & CO, Conditions of permit, Contractor/owner responsibility, Demolition, Submittal Documents, Required inspections, Certificate of Occupancy, Construction Board, Violations, Unsafe building or systems, Definitions, Swimming pool protection during construction, and Determination of Design Wind Speed.

5. Items covered under technical amendments to the Florida Building Code:

Special fire sprinkler requirements in the Central Business District defined by the properties bounded by New York Avenue (on the west), Swoope Avenue (on the east), Knowles Avenue (on the east) and Fairbanks Avenue (on the south).

Electric vehicle charging stations and electric vehicle readiness requirements for multi-family and non-residential properties:

Requires electric vehicle infrastructure within a parking garage or in surface parking to provide the electrical capacity and buried raceway necessary to accommodate the future hardwire installation, at the minimum of a Level-2 vehicle charging station for at least 20% of the total required parking spaces.

All sites in which multifamily residential, commercial, office, institutional or industrial uses, or any combination thereof, are required to provide 25 or more motor vehicle parking spaces, shall provide a minimum of one electric vehicle charging station; if required to provide 50 or more parking spaces, then two electric vehicle charging stations and if required to provide 100 spaces or above, then two (2%) percent of the required off-street parking shall have electric vehicle charging stations (such spaces shall be counted toward meeting the overall parking requirements of the City Zoning Code).

6. The Property and Building Maintenance Code is updated with minor changes to the text within the 2021 International Property Maintenance Code. The current adopted provisions within the City Code further amends the 2021 Code with the continuation of amendments that expand the definition of "Nuisance" with 22 categories of

descriptions. Add property maintenance criteria for overgrowth, addresses abandoned or disabled vehicles and contains special fire safety provisions for heating facilities in homes.

John Page introduced the review of Special fire sprinkler requirements update. No debate was given on them.

John Page introduced the review the EV charging for Electric vehicle charging stations and electric vehicle readiness requirements for multi-family and non-residential properties. Kris Stenger spoke on behalf of the various EV options; siting the various entities proposing to adopt similar codes (ie- City of Orlando and Orange County). He reviewed the conduits standards, changes air quality.

George Wiggins summarized the standardization in commercial and residential parking. Explaining the implementations in multi-family units and street vs off-street parking.

Tony Apfelbeck questioned if the enabling language Winter Park needed to tie 553 was optimized. He suggested that tying comp plan/mobility in.

Tony Apfelbeck expressed that the hotel/motel requirements need to be defined further. George Wiggins expanded on that stating that the determining factors for their expectations would be based on the occupancy types found in the Florida Building Code.

Various board members made questions in regard to energy calculations, the new EV parking space considerations possible, and continued explanation on the verbiage utilized in the ordinance.

Mr, Joe Territo, Electrical Contractor, called in as a member of the public to submit his questions on the 40 amp load requirement, the city's involvement in standardizing EC and the possible burdens that could be imposed onto the private regarding meeting the additional amperage load on small businesses with respect to the 20% parking space EV readiness requirement.

Bruce Thomas and John page brought up the need to explore further information on the tax advantages, timeline and technical advantages for the city.

Action

Bruce Thomas motioned to have the ordinance drafted further and finalized next meeting.

The meeting was adjourned at 5:05pm

Bella Ortiz
Recording Clerk