

## Building Commission

Minutes of April 11, 2018

Members Present: (see sign in sheet)

Members Absent: (see sign in sheet)

A motion to approve the agenda was made and seconded

A motion to approve the minutes for the 3/14/18 meeting was made with the stipulation that Jim Lemanski and Stan Zuravel be removed from those in attendance. Motion was seconded with that stipulation.

Review building codes

Dangerous and unsafe Buildings – 1456

1456.08 – change “assistance of Fire Chief” to Deputy Chief - Fire Inspector

Flood Management Area - 1460

- Lowell advised that East of the Pecatonica is a Flood Way and both a City and State permit is required to build in that area. Rebuilding of more than 50%, unless the home is placed on stilts, and restricting the flow of water is not allowed.
- Lowell defined a Floodway – the river will flow this way once it breaches its banks and current will be visible.
- Add Floodway and Flood Plains, possibly reference Federal standards
- A rewrite is needed to meet the requirements.

Signs - 1468

- Needs to be updated due to account for LED vs wattage
- Unsafe and Unlawful – old signage
- 1468.22 remove Stephenson Street Plaza
- Possibly add/mention the number of signs permitted in/on windows
- Add wording in reference to signage on poles
- 1468.32 – reword or eliminate (1)

Review 1472 Stormwater Retention – look into reason it was repealed

Swimming Pools – 1474

- Bathing Pools – define
- Eliminate wording in reference to arrange and shape
- 1474.09 – timeframe / define who will inspect

Solar Ordinance – where to place in building code

- Installer required to be Stated certified

There have been three applications for Solar Farms in the last few weeks –

Sol America / Keystone – solar on waste water/water treatment sites / Terra Navigator – solar on landfills

It was asked what the thoughts about Residential solar work. Ben stated that if they have the State certification they should have be qualified.

The question was posed if solar installation companies should be required to obtain a City of Freeport contractor license. It was discussed that if they are a contractor them they should obtain the proper license in the City.

Lowell stated that the Solar Ordinance draft would be given to Steve Cox and then presented to the City Council for adoption.

It was mentioned that the NFPA should be referenced.

It was asked to add the required programs needed from the State of Illinois.

Lowell stated that the Planning Commission would address the zoning.

A motion was made and seconded to adjourn.

Next meeting is on May 16, 2018

The Commission approved the April 11, 2018, minutes on May 16, 2018.

Prepared by C. Marney