

Building Code Board of Appeals (Thursday, March 16, 2023)

Generated by Betty Nickerson on Thursday, March 16, 2023

Meeting called to order at 10:03 AM

1. Call to Order

Call to Order 10:03 AM by Wayne Hunt, Chairman, Building Code Board of Appeals

2. Roll Call

Roll Call: A. Members Roll Call

Members Present:

Wayne Hunt, Chairman

Brian Yount, Member

Donald Haskin, Member

Michael Mummaugh, Member

Stephen Wilson, Member

County Staff Support:

Courtney Jenkins, Acting Director, Land Use and Growth Management

Amber Harding, Permits Manager, Land Use and Growth Management

Betty Nickerson, Sr. Administrative Coordinator, Land Use and Growth Management

Supporting County Staff in Attendance:

John Houser, Assistant County Attorney, St. Mary's County Government

3. Old Business

A. Approve minutes from September 7, 2022 meeting

Motion Steve Wilson 2nd Brian Yount

Motion approved 10:04 AM

Motion by Stephen Wilson, second by Brian Yount.

Final Resolution: Motion Carries

Yea: Wayne Hunt, Chairman, Michael Mummaugh, Member, Donald Haskin, Member, Stephen Wilson, Member and Brian Yount, Member

4. New Business

A. Building Code Board of Appeals Permit 22-1134, owner St. Mary's County Government, Recreation and Parks is seeking a reconsideration of the failed inspection at Chaptico Park, 26600 Budd's Creek Road Mechanicsville, MD 20659. This inspection per MDIA did not meet the 2018 IECC Reference to email from contractor regarding low energy building should qualify. Article (C402.1.1 (2) building conditioned. And Article C402.5 air leakage (mandatory). This is the third restroom built to the same specifications in the last two years, the first two gained inspection approval (Dorsey Park and Lexington Manor Passive Park).

John Houser, Assistant County Attorney. St Mary's County Government presentation to the Building Code Board of Appeals members.

Decision per John Houser, Assistant County Attorney, St. Mary's County Government: Per IECC 402.1.1, Issue building permit on the condition the temperature not be set above above 55 degrees Fahrenheit unless structure is brought to compliance with requirements of IECC C.402. Going forward Recreation and Parks will meet the efficiency requirements on any future construction. Permit 22-1134 is administratively resolved no action is needed by the Building Code Board of Appeals.

B. Permit 22-1136 Gary McQuay is seeking a reconsideration of the failed inspection at 24395 FWD Dr. Hollywood, MD 20636. The deck was built with the IRC 2009 building code.

Gary McQuay presentation of the stair riser for permit 22-1136. Applicant stated deck stairs were built according to the old guidance still available on the County's website. LUGM confirmed the guidance was present at the time but has since been removed.

Decision: Approve the requested modification to the 2018 IRC Residential Code, Section R311.7.5.1 Riser Height, to reduce the minimum required riser height from 7.75 max height inches to 8.25 max height inches for the new deck staircase Permit Number 22-1134 24395 FWD Dr. Hollywood, MD 20636.

Motion: In the matter of permit RESADD 22-1136 on and of appeal from the Department of Land Use and Growth Management determination the demands of the IRC Section R311.7.5.1 were not satisfied, that the Building Code Board of Appeals finds and concludes applicant has presented an alternative that is as good or better as the codes requirements 24395 FWD Dr. Hollywood, MD 20636.

Motion by Michael Mummaugh, second by Donald Haskin.

Final Resolution: Motion Carries

Yea: Wayne Hunt, Michael Mummaugh, Donald Haskin, Stephen Wilson, Brian Yount

5. Adjourn

A. Adjourn the March 16, 2023. Building Code Board of Appeals meeting.

Motion to adjourn by Wayne Hunt, Chairman the Building Code Board of Appeals meeting March 16, 2023

Motion by Mike Mummaugh second Don Haskin, Member

Final Resolution: Motion Carries

Yea: Wayne Hunt, Michael Mummaugh, Donald Haskin, Stephen Wilson, Brian Yount

Meeting adjourn 10:30 AM