

Worland Board of Contractors
January 14, 2016

The Worland Board of Contractor's met in regular session at Worland City Hall at 5:02 p.m. Board Members in attendance were Acting Chairman Mark Decker, Joe Sterling, Don Vail and Josh Craft. Also in attendance were Advisor Ron Vanderpool, Building Inspector Nick Kruger and Clerk/Treasurer Tracy Glanz.

Acting Chairman Decker brought the meeting to order and asked for a motion to approve the December 10, 2105 minutes.

Motion: to approve the minutes of the December 10, 2015 meeting.

By: Member Craft.

Second by: Member Vail.

Vote: The motion passed unanimously.

Member Sterling asked for clarification on the responsibility of a Landscaping Contractor to install and repair backflow preventers. Advisor Vanderpool explained that the code will give Landscapers enough allowance to install their irrigation systems but will not allow them to plumb a house and the Landscaper will have to have a license to put in a backflow preventer. It was noted that the DEQ regulates backflow preventers and cross connections and the certifications of the people installing them.

Building Inspector Kruger informed the Board that he is still re-writing contractor licensing. Some of the changes include decreasing the number of licensed contractors by not requiring licenses for anything not directly related to the building code, eliminating the requirement of contractors to provide proof of Workers' Compensation and eliminating the requirement for continuing education which should be left up to the contractor. Discussion followed on how these items will alleviate problems in the building department as well as assist in licensing more contractors. There were several contractors who gave up their license due to education requirements and/or the requirement for testing. The goal is to require work experience instead of education credits or testing. Advisor Vanderpool added that this should be more palatable to the Council as well. Building Inspector Kruger would like to include a requirement to split up the licensee and contractor so that the contractor would be its own entity; where multiple family members would be allowed on one license and there would be no requirement for additional licenses for each family member. This will open up opportunities to keep business flowing since just one person from the entity would have to worry about experience or testing. This will also give more control at a local level, so that each trade can be licensed and tracked and will allow the Building Inspector to check each trade. The re-write will also add a class for sign contractors who have always had to have a license. Additional requirements would include having an experience requirement, where a contractor would pull one job permit at a time for the first three jobs then additional jobs could be added to one permit. A licensed trade that requires a permit would have to be licensed which would help control individual sub-contractors and eliminate certain crew vs. contractor scenarios; each sub-contractor would have to have a license. The Board supported the need to have sub-contractors licensed.

Advisor Vanderpool stated that most of the 2015 building codes have been reviewed, the only thing that needs to be looked at is the existing building code to make sure nothing has been overlooked when adopting the 2015 code. A draft ordinance on Chapter 7 should be ready for the next meeting for review by the board. As per the State, the 2015 ICC code has to be adopted by July 1, 2016 but we can furlough the IRC update for a few years. It was noted that an ordinance requires three (3) readings, so it

will need to be presented to Council by May, 2016. Enforcement of the 2015 ICC code will not go into effect until July 1, 2016.

Building Inspector Kruger reported that there will be a public hearing for the re-write of Chapter 24 (Zoning) on January 21, 2016 at the Worland Community Center Complex from 5:00 to 6:00 and 7:00 to 8:00 p.m. Advisor Vanderpool stated that the document can be viewed in draft form on the City of Worland website. The re-write is a restructure of the code as the old one was very hard to interpret, it will be matrix based now and will relax regulations for site plans, parking and landscaping to encourage development. The zones will be labeled differently and there will be no layering of codes to make it easier to read and understand. There is no redistricting in the revision, it is identical to what it was.

There was discussion about flood insurance and why certain banks or mortgage companies require the insurance when a building has been elevated to account for flooding. Advisor Vanderpool explained that the property owner would have to have a Letter of Map Revision (LOMR) submitted to FEMA by a Professional Engineer to request the property be designated outside the floodplain. Sometimes FEMA will accept documentation from a Floodplain Administrator as well.

The next meeting will be on February 11, 2016 at 5:00 p.m.

There being no further business before the Board the meeting adjourned at 5:41 p.m.

Mark Decker, Acting Chairman

Tracy A. Glanz, Clerk/Treasurer