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2009 WORK PLAN

BUILDING REVIEW BOARD

The Building Review Board will continue to meet on the last Thursday of each month when there are public discussion or hearing items placed on the regular monthly agenda. The Board may also meet as needed in order to convene special meetings.

Staff anticipates that the Building Review Board will hear several appeals by contractor license applicants who do not strictly meet the qualification criteria specified in the City Code. Under its quasi-judicial review authority, the Board is empowered to grant variances from such criteria when it determines there are practical difficulties or that an undue hardship would be imposed on the applicant; or, when the Board determines the applicant has sufficient specialized training, education, or additional relevant experience.

The Board is also empowered to render disciplinary action, including suspension or revocation of regulated contractor licenses, under which any specified infractions listed in the regulations are committed.

Additionally, in its code appellate function, the Board may hear appeals from strict application of the building codes or from an interpretation of the codes by the Neighborhood and Building Services Director acting in the capacity of the Building Official. The Board will continue to hear cases involving challenges to the Building Official's interpretation of the City Rental Housing Standards, in the wake of the decriminalization and other revisions of the 40-year old "Occupancy Limit" regulations that went into effect January 1, 2007.

In its advisory capacity, the Board is expected to review the 2006 edition of the *International Residential Code* (IRC) and to consider "Green-Building" (sustainable building-construction) standards, then make recommendations to Council regarding any suggested revisions based on local conditions and community standards. The board is also slated to review Article V, Section 15 of the City Code regarding contractor licenses for suggested updates to send on to Council.

The Board will continue to work on its operational procedures and other matters of interest.