

BUILDING & BUILDING CODES COMMITTEE MINUTES
March 24, 2008

The Building & Building Codes Committee meeting was held on March 24, 2008, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at **6:35 p.m.**

PRESENT: Committee Members: Chair Don Willey, Larry Antoskiewicz; Council: John Nickell; Administration: Building Commissioner Rito Alvarez, Human Resources Coordinator Patrick Jones; Other Attendees: Joanne DuMound.

ABSENT: Kurt McKee.

APPROVAL OF MINUTES

Moved by Mr. Antoskiewicz, seconded by Mr. Willey to **approve the February 18, 2008, minutes.** Yeas: 2. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. Chapter 1282 Off-Street Parking and Loading

Mr. Alvarez said that he has not met with the new members of the Law Department to review this legislation with them.

2. Abandoned houses

Mr. Willey said that Mrs. Vozar is working on several houses and will update the committee when information becomes available.

3. Section 1286.06 Extension Prohibited regarding nonconforming use

No action.

4. Point of sale home inspection

Mr. Alvarez said he gave additional thought to the comment about the additional cost to the seller if upgrades were required and realized that the costs add up quickly and said there is a need to keep in mind what is being looked at when going through a building.

Mr. Willey said that his proposal was for the benefit of the community.

Mr. Antoskiewicz asked if there were figures available indicating the percentage of buyers having home inspections. He thought this was already happening in most cases and felt that we did not need regulations.

Mr. Willey said he would not recommend a home sale without the buyers having a certified inspection. The inspection as a contingency of sale allows the buyer to be released from the contract or the price can be negotiated according to discoveries. From the standpoint of the community, Mr. Willey felt that the buyer may not make the repair and the home would continue to degrade. Perhaps the city could make use of the inspections some way.

Mr. Nickell felt that the city should have some requirement that would be good in the long run for the community. There are other cities that have this requirement with the intent that it keeps up the housing stock. Maybe we could require external inspections as a start.

Mr. Antoskiewicz said that we have requirements on the books now to require exterior maintenance and Mr. Nickell said that it was not being enforced. Mr. Alvarez said it is being enforced via neighbor complaints and Mr. Nickell said this was therefore not being enforced. Mr. Nickell felt the point of sale inspection would resolve the enforcement.

Mr. Willey said that he did not think we could require either the buyer or seller to get a home inspection and then turn that over to the city. Mr. Willey said that we would also need additional manpower to make inspections if we require the inspections.

Mr. Antoskiewicz said he does not see a need for this type of legislation.

Mr. Willey said state law requires property disclosure and the buyer has recourse against the seller. Mr. Nickell said for example there are many houses that the city knows that have cross connections. The buyer would have to fix it. Mr. Antoskiewicz said that we could force these repairs now by ordinance and Mr. Nickell said we are not doing this. Requiring this at the point of sale would at least provide for the repairs to be made.

Mr. Willey said there were examples distributed earlier from other cities. He felt these should be reviewed keeping in mind the overall objective of the minimal external appearance.

Mr. Alvarez said that there is an international property maintenance book from the International Code Council in his office. Committee members could stop by to look at the book. It deals with exterior maintenance in a generic way. He recommends proceeding cautiously as far as the city being involved in home inspections and does not recommend going into homes to inspect them.

Mr. Nickell would like to see inspection of: basic exterior maintenance of house siding, sidewalks and drives, and GFI installation inside of homes because of the safety factor. Mr. Alvarez said that a city official entering the house would have to proceed with caution as to what can be enforced if there is anything contrary to state law.

Mr. Nickell felt that the point of sale is where the house is most available to be brought to code.

Mr. Willey said that perhaps we can focus on an exterior point of sale inspection for the purpose of this legislation. Mr. Nickell will look at the book in the Building Department. Discussion also included additional fees that would be required and added workload and if more staff would be needed.

Committee members will review the copies that were distributed from the other communities and discussion will continue next meeting.

NEW BUSINESS – NONE

ADJOURNMENT

Moved by Mr. Antoskiewicz, seconded by Mr. Willey to adjourn the meeting. Yeas: 2. Nays: 0. **Motion carried.** Meeting adjourned at 7:37 p.m.