

Chehalis City Council

Meeting Minutes

June 7, 2021

The Chehalis City Council met in special session on Monday, June 7, 2021. Mayor Dennis Dawes called the meeting to order at 5:00 pm with the following council members present: Michael Bannan, Tony Ketchum, Jerry Lord, and Bob Spahr. Councilor Lund participated via Zoom. Councilor Pope was absent, excused. Staff present included: Jill Anderson, City Manager; Tammy Baraconi, Planning and Building Manager; Kiley Franz, City Clerk; Tedd Hendershot, Fire Chief; Erin Hillier, City Attorney; Rick Mack, Fire Marshal; Brandon Rakes, Airport Operations Coordinator. Due to orders from the Governor's office relating to COVID-19 and ongoing capacity limitations, members of the public and the press had the option of viewing the meeting via live streaming or Zoom. The public was also provided a process for submitting comments prior to the meeting.

1. **Approval of Agenda.** A motion to approve the agenda was made by Councilor Lord. The motion was seconded by Councilor Spahr and carried unanimously.

2. **International Building Code – Discussion of Proposed Ordinance No. 1018-B, Implementing the 2018 International Building Code.** Jason Gano of the Olympia Master Builders provided a presentation regarding the issue of fire flow and sprinkler systems in single family dwellings. He spoke regarding the cost associated with fire sprinklers, fire responses, and the operation of sprinkler systems.

Councilor Lund asked if the tank systems that are required to be installed with the sprinkler systems contained an electric pump system. Mr. Gano confirmed that they did. Councilor Lund stated that in most house fires, electricity fails, potentially rendering the pump system inoperable.

Councilors Ketchum and Spahr asked how many fire sprinklers had been required in the ten years that the requirement had been in place. Rick Mack informed the Council that approximately ten had been necessary between the urban growth area and city limits.

Tammy Baraconi provided a presentation regarding the international building code requirements. She explained that within the code adopted by the state, there are only three portions which do not have to be adopted: the national electrical code, the international property maintenance code, and the international existing building code. While the national electrical code does not have to be adopted, it is utilized by the Department of Labor and Industries, so adoption of this code ensures compliance with L&I standards.

Tammy Baraconi explained that the requirements for the Washington State Energy code increased significantly, requiring new structures to be much more energy efficient. She explained that the city needed to update from the 1997 Building Code to the International Existing Building Code, which provides more flexibility to remodeled homes. Councilor Spahr asked if that was part of the recommendation for Ordinance 1018-B; Tammy Baraconi confirmed that it was.

Councilor Ketchum asked what the international property maintenance code covered. Tammy Baraconi explained that it set minimum standards for rubbish, rodents, structural issues, and other such issues. Councilor Lord inquired if the city had any other ordinances or rules against things of this nature. Erin Hillier confirmed that the Chehalis Municipal Code does have various codes against nuisance issues. Councilor Lord asked if this code would be used to require landlords to declare their properties; Tammy Baraconi explained it was in no way intended in any code requirements to require landlords to declare their properties.

Councilor Lord asked if citizens were going to be fined for replacing things in their houses like faucets. Tammy Baraconi explained that small things like faucets did not apply to permitting and fines, things like carport additions would. She further explained that it was not the intent of the community development department to fine citizens unnecessarily, if a carport was built without a permit, she would work with the individual to ensure compliance before any fines would be applied.

Councilor Spahr asked if automatic aid agreements with Lewis County Fire District #6 and Riverside Fire Authority could be utilized as fire suppression measures. Chief Hendershot explained that Lewis County Fire District #6 does not bring a water tender truck to a fire unless they have additional volunteers on staff, fire engines will be the first responding units.

Councilor Lund asked if the comprehensive plan stated that no permits be approved without the city being able to provide adequate services. Tammy Baraconi explained that there were some goals and policies within the comprehensive plan that required adequate service be provided. Councilor Lund expressed concerns about a moratorium being placed upon the city by the

state since the city did not have adequate fire flow in some locations. Mayor Dawes stated that the requirement of a sprinkler system in a home provided mitigation to the issue of fire flow.

3. **Executive Session.** Mayor Dawes announced the council would take a short recess and then be in executive session pursuant to RCW 42.30.110(1)(i) – Litigation/Potential Litigation and RCW 42.30.110(1)(c) – Sale/Lease of Real Estate, not to exceed 6:50 pm and there would be no action following conclusion of the executive session. Mayor Dawes closed the regular meeting at 5:46 pm. and the executive session began at 5:58 pm. Following conclusion of the executive session, the regular meeting was reopened at 6:50 pm and immediately adjourned.



Dennis L. Dawes, Mayor



Kiley Franz, City Clerk

Approved: _____
Initials: KF