

MINUTES
June 12, 2024 – 5:30 p.m.
Construction Appeal & Advisory Board
Muscatine City Hall
Lower-Level Conference Room

Present: Devin Abel, Ken Gilkerson, Jim Noble and James Miller

Absent: Tim Kelly

Staff: Andrew Fangman, Assistant Community Development Director
Andrew Oien, Building Division Manager

Others Present: Carol Webb and Jeff Osborne

Minutes:

Meeting called to order at 5:30 pm.

Ken Gilkerson moved, seconded by Jim Noble, to approve the minutes from the April 23, 2024 meeting. The motion passed by a 4-0 vote.

Ken Gilkerson moved, seconded by James Miller, to approve the draft of the Construction Appeal & Advisory Board Bylaws that were reviewed by the Board at its April 23rd meeting. The motion passed by a 4-0 vote.

The board discussed establishing a pre-application review and consultation process. They generally agreed that such a process could be valuable if it remained voluntary and focused primarily on non-residential permits, especially in cases that might trigger fire sprinkler requirements.

The board discussed ways the City could more effectively communicate changes to the building code with the contracting community. Using mass texts was specifically highlighted as a potentially effective method for doing this.

A lengthy discussion took place regarding the creation of more code flexibility to promote reinvestment in older, historic structures. This wide-ranging discussion specifically addressed the following topics: the definition of a historic building, the distinction between repairs and remodeling, the definition of a change of use, the concept of legal nonconforming (grandfathered) use, the State Historic Building Code, and the International Existing Building Code. In addition to board members and City staff, Jeff Osborne also participated in this conversation. The board consensus was to consider specific proposals to increase code flexibility at future meetings.

Meeting adjourned at 6:34 p.m.

ATTEST:

Respectfully Submitted,

Devin Abel Chairperson
Construction Appeal & Advisory Board

Andrew Oien, Secretary
Building Division Manager