

SPECIAL SPENCER PLANNING AND ZONING COMMISSION MEETING

December 1, 2020

SPENCER, IA

The Spencer Planning and Zoning Commission of the City of Spencer, Iowa, met on the 1st day of December 2020, at 8:00 o'clock A.M. pursuant to law, to adjournment and to the rules of said Commission. This was an electronic meeting, due to regulations, due to COVID 19. Public access was made available through an internet video service.

The purpose of the Special Meeting was Possible Revisions to Minimum Requirements for Residential Structures 9-11-11 (D) – Exterior Wall and Roof Material.

The meeting was called to order by Commission Chair Craig Wampler and the roll being called, there were present:

PRESENT: Wampler, Davilla McCaulley Dykstra, Bare, Elbert

ABSENT: None

It was moved by Commission Member Dykstra, seconded by Commission Member Davilla to approve the minutes of November 12, 2020. The motion was declared carried when all Commission Members present voted aye on voice call vote.

It was moved by Commission Member Davilla, seconded by Commission Member Bare to recommend an Ordinance Amendment to the City Council, regarding minimum requirements for residential structures 9-11-11 (D) Exterior Wall and Roof Materials based on staff and legal revisions to combine the following recommendations into a single revised ordinance.

Performance driven; based on a Model Code

D. Exterior Wall and Roof Material:

1. Exterior wall cladding shall create a water and wind resistant, durable finish that is firmly anchored to the substrate.
 - a. Guidance for anchorage and resistance to the elements may be found in the International Residential Code Section R703 Exterior Coverings.
2. Exterior roof cladding shall provide durable weather protection to the interior of the structure that is firmly attached to the building frame.
 - a. Guidance for weather protection may be found in International Residential Code Section R903.
 - b. Guidance for materials may be found in International Residential Code Section R904.
 - c. Guidance for roof coverings including decking, flashings, underlayment, and attachment may be found in International Residential Code Section 905.
 - d. Guidance for re-roofing projects may be found in International Residential Code Section R908

*All references to International Residential Code will be based on “current code.”

Descriptive / interpretive / aesthetic

D. Exterior Wall and Roof Material:

1. Wall cladding and roofing materials shall be comprised of customarily used and recognized residential materials that provide durable resistance to weather. Determination of material acceptability shall be made by the City's building official. Criteria may include warranty and technical information.
2. Prohibited materials include those materials customarily used in agricultural or industrial settings.
3. Temporary wall or roof coverings installed during construction activities are allowed only during periods of construction or demolition and shall be removed entirely upon completion of the construction or demolition work.

The motion was declared carried when all Commission Members present voted aye on voice call vote.

It was moved by Commission Member Elbert, seconded by Commission Member Dykstra to adjourn the meeting of the Spencer Planning and Zoning Commission at 8:45 A.M. o'clock A.M. The motion was declared carried when all Commission Members present voted aye on voice call vote.

Chairperson, Craig Wampler

ATTEST:

Theresa Reardon, City Clerk
Secretary