

Minutes

The City Council of the City of Leawood, Kansas, met for a Special Call Meeting at City Hall, 4800 Town Center Drive, at 6:00 P.M., on Monday, July 16, 2012. Mayor Peggy Dunn presided.

Councilmembers present: Debra Filla, Jim Rawlings, Julie Cain, Carrie Rezac, James Azeltine, Gary Bussing and Lou Rasmussen

Councilmembers absent: Andrew Osman

Staff present: Scott Lambers, City Administrator
Richard Coleman, Comm Dev. Director
Travis Torrez, Building Inspector
Deb Harper, City Clerk
Patty Bennett, City Attorney
Joe Johnson, Public Works Director
Pam Gregory, Assistant City Clerk

Others Present: Jeffrey Alpert, Park Place Village
Bill Prelogar, Nearing Staats Prelogar and Jones Architects

1. Discuss amending Code § 4-937 of the Code of the City of Leawood, 2000, entitled **‘International Residential Code for One- and Two-Family Dwellings, Table R301.2(1), Climatic and Geographic Design Criteria,** as it pertains to Ice Barrier Underlayment Requirement; and
2. Discuss amending Code § 4-304 the Code of the City of Leawood, 2000, entitled **National Electrical Code, Article 110.5, Conductors;** and amending Code § 4-958 the Code of the City of Leawood, 2000, entitled **International Residential Code for one- and two-family dwellings, Section E3306.2, Conductor Material**

Welcome by the Mayor

Mayor Dunn called the meeting to order at 6:05 P.M. Introductions were made by those present.

Presentation

1. **Community Development Director Richard Coleman
Building Official Travis Torrez**

Community Development Director Richard Coleman reported due to the unprecedented hail storm last year, there was an increase in roofing activity throughout the City. Several calls came in from residents, insurance brokers and roofing companies concerning the City’s lack of an ice barrier underlayment requirement.

Depending upon the type of roofing system, some insurance companies require this barrier to ensure the warranty. Most ice barrier underlayments are made of a heavy-duty asphalt material that comes in a self-adhering roll to help prevent damage to roofs from ice dams. These ice dams occur during freeze/thaw cycles along the eaves of roofs.

Building Official Travis Torrez felt the City should do everything possible to ensure when a resident installs a 40-50 year roof that it will last with regards to installation. If the ice barrier is not required, insurance companies will deny that portion of their claim. Several neighboring communities in Johnson County already require the ice barrier and others plan to do the same soon. Mr. Coleman noted Mr. Torrez has been working with the Johnson County Codes Committee attempting to bring all municipalities together on this instead of having mixed enforcement.

Mr. Torrez stated the ice barrier would be a minimal investment of \$250-\$750 compared to the benefit of extending the life of the roof. In order to ensure the warranty, several manufacturers require that ice barriers be installed in valley areas and around roof penetrations in addition to the eaves. Wood roofs would require solid decking before installing the ice barrier, which would include an additional cost.

Councilmember Rasmussen asked staff to review whether gutter guards could cause ice damming and compare that cost to the ice barrier.

Mr. Torrez confirmed inspectors perform mid-phase re-roof inspections and would include inspection of the ice barrier if it becomes required. This would not affect the City's roofing fees. Inspectors do not evaluate the ventilation or insulation on a re-roof. Energy codes in new construction have increased to require a well insulated home. If the ice barrier becomes a requirement:

- 1) Notice would be placed on the City's website
- 2) Letters would be mailed to all roofing contractors that have done business in the City of Leawood in the last few years
- 3) Letters would be placed at the counter to be given with every roofing permit.

Mayor Dunn received consensus to amend the City's Residential Code to include the requirement of a roofing ice barrier underlayment.

Presentation

2. Community Development Director Richard Coleman Building Official Travis Torrez

Community Development Director Richard Coleman reported several years ago, aluminum wiring was used in many areas of residential construction. This led to some issues because the alloy used in the aluminum conductors became brittle. Over time, these aluminum wires began to fail and cause fires. Since then, the formula for the alloy has changed and has been accepted by the National Electrical Code [NEC] and International Residential Code [IRC] and has been used successfully. Currently, the City requires the use of copper conductors.

Residents have requested that the City amend its Code to allow these aluminum conductors instead of copper because of the significant cost savings.

Building Official Travis Torrez stated aluminum conductors are allowed throughout the metro-area, with exception to Prairie Village and Leawood, which mandate higher standards than the NEC.

City Administrator Scott Lambers confirmed cities can adopt the NEC and amend it to their own level of standards.

Mr. Torrez stated if adopted, aluminum would still not be allowed for branch circuits and would only be allowed for large feeder conductors. Mr. Coleman noted the City would be coming into alignment with the general practice of the NEC. Mr. Torrez confirmed all connector lugs have been dual rated for both aluminum and copper feeders in the NEC. Aluminum feeders are not allowed for anything under 100 amps.

Jeffrey Alpert, Park Place Village, confirmed individual circuit breaker panels are located in each of their apartment units. The meters are required to be at the north end of the building. By using copper, versus aluminum, it would increase their costs by \$350,000-\$400,000.

Mayor Dunn received consensus to amend the City's Residential Code to allow aluminum conductors per the current NEC standards.

Both of these work session items will be placed on the August 6, 2012, Governing Body meeting agenda for approval.

There being no further business, the work session was adjourned at 7:10 P.M.

Pam Gregory, Recording Assistant City Clerk