

JAC Meeting – 3/26/13

Convened: Noon in the Boardroom, Sheraton Hotel, Dover, DE

Present: P. Ryan, P. Jennings, D. Barbato, S. Gharebaghi, A. Wright, P. Abshagen

Approval of Minutes – approved

Previous Issues:

- Sussex County issue – County soliciting public input; HBA concerned about what engineering drawings would be required.
 - JAC wondering why Sussex County is concerned – it's state law.
 - County would be liable if something catastrophic happens
 - Perhaps on their 80th anniversary, County will comply with state law (A. Wright will advise when this is placed on the County's agenda.)
- Fire Marshal / Delaware State Fire Prevention Regulations
 - New regulations adopted NFPA 101A (posted on website)
 - Some projects <5,000 s.f. coming thru with sealed drawings
 - P. Jennings shared a church project he worked on with an attorney building an elevator in a church, approved by local authorities. FM did not approve because the elevator could not accommodate a cot. Attorney took to court which took about 7 months and the court ruled in favor of the church, saying FM could not change after the fact. (Substantial changes after the fact require clients spend unreasonable funds and result in unreasonable delays.)
 - Brief discussion about sprinkler requirement in single family home – this presents a false sense of security. Maintenance is required on systems and frozen pipes are a problem.
- Building Code Update
 - Sussex County Council to consider 2012 building code for both residential and commercial projects. Thinking is this will take about 3-6 months, with a 3-month layover to permit sufficient time for those projects pending. A. Wright to provide specifics for inclusion in the DAPE newsletter to alert membership. Millsboro & Rehoboth have already adopted 2012 residential/commercial building code (with the exceptions for sprinklers). BOA and DAPE would like to be advised when the codes are revised by Kent & New Castle as well.
 - Discussed ME plans in Sussex County. A. Wright advised that if mechanical plans are not referenced or within scope of County code, they may be pulled out of the drawing set. (If not within scope of County, FM may have taken care of

the mechanical plans.) They will be required by new ordinance, therefore this problem will go away.

- Mechanical Contractor Code – permits design/build. What is the threshold of engineering? (i.e., Pole building with restroom and a/c unit added, is engineering needed?) There may be a conflict in this code and the state law.

Request DAPE Board determines that threshold of engineering?

- Area of competence if drawings sealed, how does building official know that individual is competent to do that work? Suggested DAPE be contacted.
- Legislation – BOA has some housekeeping changes. DAPE revising law to accommodate CBT, CPC. (Architects have CPC and are considering an emeritus status that has not been adopted yet.)
- Incidental Practice – BOA proposed for DAPE consideration the NJ and TX models and these were not acceptable to DAPE. Perhaps DAPE could provide a proposal. Would this be defining incidental?
- Design/Build – Concern was expressed about design/build firms that may not have a capability to do the design/build, but wait until after a contract is awarded to procure those services. (P. Abshagen will research further some design/build firms.)
- Notice of Meetings and Minutes – JAC meetings will be posted on the state electronic calendar, as well as posting physical notices at both the DAPE and BOA offices.

Next meeting in September.