

**CITY OF KERRVILLE, TEXAS
BUILDING BOARD OF ADJUSTMENT & APPEALS**

May 30, 2019

MEMBERS PRESENT:

Bruce Motheral, Chair
Benjamin Holloway, Vice-Chair
Christina Holcomb, Board Member 2:58
Michael Walker, Board Member

MEMBERS ABSENT:

Jorge Garcia, Board Member
Art Lenard, Board Member
Dallas Coon, Alternate
Armando De la Mora, Alternate

STAFF PRESENT:

Drew Paxton, Executive Director of Development Services
Brian Hunt, Chief Building Official
Guillermo Garcia, Executive Director for Innovation
Dannie Smith, Fire Chief
Jason Lackey, Fire Marshal
Dorothy Miller, Recording Secretary

1. CALL TO ORDER:

On May 30, 2019, the Kerrville Building Board of Adjustment and Appeals regular meeting was called to order at 2:30 p.m. in the City Hall council chambers, 701 Main Street.

2. APPROVAL OF MINUTES

2A. Approval of the minutes from the April 18, 2019 meeting.

Mr. Walker moved to approve the minutes as presented; motion was seconded by Mr. Holloway and passed 4-0.

3. DISCUSSION

3A. Discussion regarding adoption of 2018 ICC Codes

Mr. Hunt discussed the following in response to questions from the last meeting:

A property owner may do work on his own home provided the home is their homestead and can do all trades of work. The work must be completed exclusively by the owner. If the owner hires anyone else to assist in the work, the owner must apply for a general contractor's license.

In regards to a reroof on a historical building, a complete reroof of a historical building could have two options: Option 1 - exemption that says if it is a state or national record, a builder can replace the entire roof with fire retardant wood shingles. Option 2 - apply to BBAA to replace whole roof. That gives the Board authority to grant a state or federal building status on an individual basis. If it is a subject marker, it should not qualify.

Mr. Walker moved to accept option 1; motion was seconded by Ms. Holcomb and passed 4-0.

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Mr. Lackey, Fire Marshal, distributed a handout to Board members. Sec.105.6 Open Burning, section H is very restrictive in the city, but under this section if the applicant can comply with all other requirements, this allows the Fire Marshal to revoke a permit for any reason to ensure public safety.

Section 506.2 regarding Knox boxes - Required by IRC and very expensive. If a fire alarm or sprinkler is in place then a Knox box is required. If the building is not required to have a fire alarm or sprinkler then they are not required to have one. This section allows up to thirty {30} days after a Certificate of Occupancy of a new building has been issued to acquire a Knox box if required.

During the Hal Peterson Middle School project, Mr. Hunt was asked what code should they build to (2006, 2018). He suggested they build to 2018 codes even though they have not been adopted by the city yet. He said two options were omitted: Table C 102.1 of the 2018 code, footnote F and G which gives the ability to have an increase in distancing giving a fifty percent (50%) increase between fire hydrants with buildings that are equipped with sprinklers. Mr. Hunt recommended deleting footnote F and G disallowing the distance to maintain what is allowed by Engineering and being consistent as well as maintaining a higher level of safety.

Mr. Holloway moved to approve the suggested changes; motion was seconded by Mr. Walker and passed 4-0.

4. STAFF REPORTS

Mr. Hunt announced the state removed the Texas State Board Plumbing Examiners and did not put them under any other entity in the state. They have until 2020 to disband that department which will raise questions for us as a local jurisdiction as to what we are going to do regarding registering plumbers. Mr. Holloway said to recognize licensed plumbers through September 1, 2019 but in the interim, are looking at plumbing organizations, etc., to find out who can be a plumber. Looking at sewer, medical gas, etc. The reason given by the Plumbing Board is lack of license plumbing with increase of state population and Hurricane Harvey, which does not seem to make sense to Mr. Hunt or to members of the BBAA board.

As of May 21, 2019, it will no longer be applicable to base residential building fees on valuation so the city will have to come up with a fee schedule for residential and remodel building permits.

Regarding building permit fees, Mr. Hunt, having been in the business for twenty-six (26) years, said he would use a square footage cost on new residential buildings; however, remodel costs vary significantly. Jr. Hunt suggested looking back three (3) months and look at square footage and other details and either use a flat square footage fee. A decision needs to be made within the next thirty (30) days. A proposal is scheduled to go before city council on June 11, 2019. Mr. Hunt H stated he will get direction from the City Manager as to whether this decision needs to come before this Board again or just go before city council.

5. Adjourn

The meeting was adjourned at 3:44 p.m.

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ATTEST:


Bruce Motheral, Chair


Dorothy Miller, Recording Secretary

