



CITY OF KERRVILLE
BUILDING BOARD OF ADJUSTMENT & APPEALS AGENDA
REGULAR MEETING, APRIL 18, 2019 4:00 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2A. Approval of the minutes from the March 27, 2019 meeting.

3. DISCUSSION

3A. Discussion regarding adoption of 2018 ICC Codes

3B. Set date for Contractors and Public open meeting for discussion of 2018 ICC Codes

4. STAFF REPORT

5. ADJOURNMENT

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1117 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the City Hall of the City of Kerrville, Texas, and the City's Website on April 12, 2019 at 5:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon

Shelley McElhannon, City Secretary, City of Kerrville, Texas



**City of Kerrville
Planning Department
Report**

To: Building Board of Adjustment and Appeal
Agenda Item: 2A Minutes March 27, 2019 Board meeting
Action: Approval, approval with specific changes
Representative: Staff

MEMBERS PRESENT:

Bruce Motheral, Chair
Christina Holcomb, Board Member
Art Lenard, Board Member
Armando De la Mora, Alternate

MEMBERS ABSENT

Benjamin Holloway, Vice-Chair Jorge Garcia, Board Member
Michael Walker, Board Member
Dallas Coon, Alternate

STAFF PRESENT:

Drew Paxton, Executive Director of Development Services
Brian Hunt, Chief Building Official
Mike Hayes, City Attorney
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On March 27, 2019, the Kerrville Building Board of Adjustment and Appeals regular meeting was called to order at 3:37 p.m. in the City Hall council chambers, 701 Main Street.

1. VISITORS/CITIZENS FORUM

No one spoke.

2. APPROVAL OF MINUTES

2A. Approval of the minutes from the November1, 2018 meeting.

Mr. Lenard moved to approve the minutes as presented; motion was seconded by Ms. Holcomb and passed 4-0.

3. DISCUSSION

3A. Discussion regarding one Building Board of Adjustment & Appeals

Mr. Hunt reported that the 2006 ordinances require a board for every trade. He asked the Board to consider the current Building Board of Adjustment and Appeals as the Building Board of Adjustment and Appeals for all the adopted codes, which will include the fire code, residential code, building code, plumbing code, mechanical code, electrical code, and energy code. Our board currently includes at least one person from each of those trades so Mr. Hunt does not believe we are leaving anyone without representation. If approved, Mr. Hunt stated this decision would be written in the proposed ordinance to adopt the codes that there is just one Building Board of Adjustment and Appeals for all the building codes.

Board members discussed that if an appeals was brought before the Board and a plumber, electrician, etc. was needed to be present, it would be important for that particular member representing that trade to be present.

Ms. Holcomb moved to approve having one board; motion was seconded by Mr. Lenard and passed 4-0.

3B. Discussion regarding adoption of 2018 ICC Codes

Mr. Hunt discussed the first step for adopting the 2018 ICC Codes to include the international building code, residential code, fire code, plumbing code, mechanical code, fuel gas code, existing building code and energy code, for a total of eight codes. Mr. Hunt stated since he has been here as the Chief Building Official, he works well with the Fire Department and Fire Marshal, Jason Lackey, and they are working hand in hand for the health and safety of the citizens and visitors to the City of Kerrville. Mr. Hunt believes it is a great asset for citizens to know that the Building Services Department and the Fire Department are working in conjunction with each other.

The Board has two drafts before them. One is the Fire Marshal's proposed amendments and deletions to the 2018 fire code. This is the first review of the drafts and Mr. Hunt expects to have the first reading before the council in late July or early August. Mr. Hunt stated the Board would review the proposed amendments and deletions and receive their feedback and comments at a future meeting. He would then like to have two open meetings to invite contractors, designers, architects, and anyone who has an interest and receive input from them as well.

Mr. Hunt went over the proposed amendments and deletions to the fire code, which are somewhat more lenient than the 2006 code. There are a lot in the building code that mirrors the fire code so Mr. Hunt said they want to be sure the codes align with each other.

Mr. Hunt stated the electrical code to be adopted is the 2017 National Electric Code.

Mr. Hunt stated they would not be adopting a property maintenance code at this time. Mr. Paxton stated property maintenance issues would be addressed through Code Enforcement and Building Services. Previously Code Enforcement had been more reactive and is slowly becoming more proactive, but the city did not want to become heavy handed by instituting a property maintenance ordinance at this time. The current code of ordinances allows staff to address nuisances. A dangerous building falls under building and fire codes and allows staff to take action. Citizen input during the Kerrville 2050 Comprehensive Plan meetings showed they viewed a property maintenance ordinance as a gentrification too through heavy enforcement, fearing the city would be able to take their homes away.

Mr. Paxton reported there were 422 reactive and proactive code enforcement cases in FY 2018. All of these cases were resolved by voluntary compliance through the homeowners working with the Code Compliance Department. Code Enforcement is proactive in that while out in the field, will address noticeable issues but not in enforcing a property maintenance ordinance. Dilapidated structures will be given to Building Services to investigate. There is a possibility of looking at a property maintenance ordinance in the future, but not at this time.

Mr. Hunt continued to discuss amendments and deletions to the codes. The code shows flatwork and driveways as being exempt from permitting but the City of Kerrville requires permits for this work so that section was amended and stated the city does not require permits for sheetrock repairs. ADA compliance is a state requirement, not a city requirement so that section was amended as well.

Mr. Hunt discussed additional structural tables that were added to the 2018 code.

Changes to the residential code include amended definitions in multiple codes for consistency, deleted requirement of fire sprinklers in the residential code, removed necessity of storm shelter rooms, and addressed wood shingles and shake.

Mr. Hunt stated he is proposing to adopt the 2018 codes for both residential and commercial.

There were no recommendations for amendments or deletions to the international plumbing, mechanical, fuel gas, existing building, and energy codes; however, Mr. Hunt recommends codes be for both residential and commercial applications.

The electrical code is 2017. The national code is one year behind all other codes. International Code Council does not put out an electrical code. The city will be adopting the 2017 national electrical code.

3C. Set date for Contractors and Public open meeting for discussion of 2018 ICC Codes

Mr. Hunt said he would like to set a public meeting towards the end of May, which is Building Safety Month.

Mr. Hunt stated he would like to poll the Board to find a day and time that best works for most members. He also said the Board needs to meet again in April. Members present stated April 18th from 4:00 p.m. to 5:00 p.m. worked best for them.

New codes come out every three years but Mr. Hunt does not feel it is necessarily needed. Codes are minimum standards for life issues. San Antonio is currently using 2018 codes now and Dallas is reviewing them as we are. Mr. Paxton added that Killeen, Boerne, and some other cities have also adopted the 2018 codes and still other cities are reviewing them.

4. STAFF REPORTS

Mr. Hunt announced the implementation of mygovernmentonline for permitting and inspection requests the week of April 22nd. All permitting will be done online and should be beneficial to both contractors and staff.

Mr. Hunt stated his goal is to have the codes adopted and effective by October 1st, which is the beginning of the city's fiscal year.

5. Adjourn

The meeting was adjourned at 4:48 p.m.