

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

April 27, 2023

MEMBERS PRESENT:

Bruce Motheral, Chair
Mack Edmiston, Board Member
Jennifer Hyde, Board Member
Daniel Lowery, Board Member
Bob Rue, Board Member

MEMBERS ABSENT:

Mike Asmus, Alternate
Steve Van Patton, Alternate

STAFF PRESENT:

Guillermo Garcia, Executive Director for Innovation
Aaron Barnes, Inspector
Jason McMurray, Inspection
Dorothy Miller, Recording Secretary

1. CALL TO ORDER:

On April 27, 2023, the Kerrville Building Board of Adjustment and Appeals regular meeting was called to order at 3:00 p.m. in the City Hall council chambers, 701 Main Street.

2. APPROVAL OF MINUTES

2A. Approval of the minutes from the March 22, 2023 meeting.

Bob Rue moved to approve the minutes as presented; motion was seconded by Mack Edmiston and passed 5-0.

3. CONSIDERATION AND ACTION

3A. Recommend adoption of the 2021 International Plumbing Code

Mr. Garcia presented a power point regarding the 2021 Building Code amendments and discussed the following:

- 2021 Adoption Schedule
 - May
 - National Electrical Code (NFPA 70)
 - International Mechanical Code
 - June
 - International Building Code
 - International fire Code
 - July
 - International Residential Code
 - International Energy Conservation Code
 - August
 - Property Maintenance Code
 - Administrative Amendments
 - Additional Changes
 - City Council Workshop
 - September
 - 1st Reading for Adoption

- 2nd Reading for Adoption
- October
 - Codes are in effect
- 2021 International Plumbing Code
- Major Changes
- City's proposed amendments (primarily numbering issues due to changes in the code)

Jennifer Hyde asked from 2018 to 2021, where do we stand on the condensate drain for tankless water heaters. Mrs. Hyde's understanding is that currently they can discharge into sewer and asked if that is still going to be the same. Aaron Barnes responded saying that will not change because the tankless water heater does not produce the amended volume of water that was specifically called out.

Bruce Motheral asked about backflow preventers and the problems with that, but did not recall what the resolution to the problem was, and asked if any of the plumbers present knew what it was. Aaron Barnes responded that when he was a plumber it was required that they put an RPZ on every new construction home. However, it later was determined that they did not have to put an RPZ or backflow preventer on every water line to a new home. Mr. Barnes also said the backflow required was determined if there was going to be an underground irrigation system installed. Mr. Motheral asked if this also applies to commercial. Mr. Barnes replied that if they have fire flow or a fire sprinkler system, they do have to have a backflow preventer and then it is established in commercial, what type of hazard, so it may not require an RPZ or a backflow preventer, but some commercial type will require it.

Bruce Motheral asked for a definition of multiuser toilet facilities. Guillermo Garcia responded that multiuser toilet facilities is defined as facilities that serve all genders.

Jennifer Hyde moved to recommend adoption of the 2021 International Plumbing Code as presented; motion was seconded by Bob Rue and passed 5-0.

3B. Recommend adoption of the 2021 International Fuel Gas Code

Mr. Garcia presented a power point regarding the 2021 International Fuel Gas Code amendments and discussed the following:

- Major Changes
- City's proposed amendments (primarily numbering issues due to changes in the code)

Bob Rue asked about commercial cooking appliances in residential homes. Aaron Barnes responded saying for residential, the appliance has to be rated for domestic use. Mr. Rue asked if commercial appliances are still allowed prior to the 2021 code being adopted. Guillermo Garcia responded saying he will need to research the current 2018 code and possibly fire code.

Bob Rue moved to recommend adoption of the 2021 International Fuel Gas Code as presented; motion was seconded by Daniel Lowery and passed 5-0.

4. STAFF REPORT

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Guillermo Garcia gave an update on the Chief Building Official position saying they have conducted three interviews and have two candidates and possibly a third. Mr. Garcia stated he hopes to announce the chosen candidate soon.

5. ADJOURNMENT

The meeting adjourned at 3:30 p.m.

ATTEST:



Bruce Motheral, Chair



Dorothy Miller, Recording Secretary

