

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

**May 25, 2023**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Bob Rue, Board Member  
Mike Asmus, Alternate  
Steve Van Patten, Alternate

**STAFF PRESENT:**

Guillermo Garcia, Executive Director for Innovation  
Aaron Barnes, Interim Chief Building Official  
Dorothy Miller, Recording Secretary

**1. CALL TO ORDER:**

On May 25, 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 April 27, 2023 meeting.

Jennifer Hyde moved to approve the minutes as presented; motion was seconded by Mack Edmiston and passed 4-0.

**3. CONSIDERATION AND ACTION**

**3A.** Recommend adoption of the 2020 National Electrical Code

Mr. Garcia presented a power point regarding the 2020 National Electrical Code amendments and discussed the following:

Major changes:

- Surge protection is required for dwelling units
- Ground fault circuit requirements
- Outdoor emergency disconnects for dwelling units

Amendments:

- The recommended change is to eliminate the requirement that a copy of the IEBC is on file at the City Secretary's Office. (need to confirm statement) After a discussion with the City Secretary, they have not been asked by citizens to see a copy of the I-Codes. They are normally referred to Development Services. It is our intent to make available our code books and provide linkages on our webpage to the digital ICC code web pages.

Jennifer Hyde asked what changes in inspections on residential. Aaron Barnes discussed the GFCI changes on new construction. They will be required if within 6 feet of a water source.

Danny Lowery moved to recommend adoption of the 2020 National Electrical Code as presented; motion was seconded by Jennifer Hyde and passed 4-0.

**3B. Recommend adoption of the 2021 International Mechanical Code**

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

Major Changes:

- Clothes dryer exhaust terminals
- Polyurethane spray-applied foam
- Fire and smoke dampers
- Refrigerant tables updated
- Addition of condensate termination
- Approved factory-built combination intake/exhaust terminations
- 30% reduction in minimum mechanical ventilation
- Manicure and pedicure station exhaust systems
- Grease duct

Jennifer Hyde asked about makeup air in HVAC systems. Aaron Barnes stated there will be a 30% decrease. The bulk of the changes will affect commercial, not residential.

Jennifer Hyde moved to recommend adoption of the 2021 International Mechanical Code as presented; motion was seconded by Danny Lowery and passed 4-0.

**4. STAFF REPORT**

Guillermo Garcia announced that Aaron Barnes has been promoted to Interim Chief Building Official.

Next month staff may present one unsafe structure.

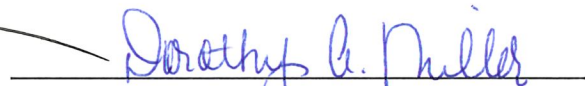
**5. ADJOURNMENT**

The meeting adjourned at 3:17 p.m.

ATTEST:



Bruce Motheral, Chair

  
Dorothy Miller, Recording Secretary