



AGENDA
BUILDING STANDARDS BOARD

CITY COUNCIL CHAMBERS

City Hall

757 N. Galloway Ave.

Mesquite, Texas

Date: January 13, 2022

Time: 6:00 P.M.

- I. **Call to Order**
- II. **Approval of the March 4, 2021, Meeting Minutes**
- III. **Public Hearings**

Consideration of and possible action on recommendations to the City Council regarding the adoption of the following national model codes and proposed local amendments, if any:

International Energy Conservation Code, (I.E.C.C.) 2018 Edition

International Fire Code, 2018 Edition

- IV. **Board Action on Codes**
- V. **Adjournment**

This building is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours in advance of the meeting. To make arrangements, call the City Secretary's office at 972.216.6244 or TDD at 800.735.2989.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia según el Sub-capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Building Standards Board
Agenda
Page 2

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Seccion 30.07 del Codigo Penal (entrada ilegal de personal titular de licencia con arma de fuego a la vista), personas con licencia segun el Sub-capitulo H, Capitulo 411, Codigo de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

CERTIFICATE

I, Michael Wallander Building Official for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Building Standards Board meeting to be held on January 13, 2022, was posted on the bulletin boards at the Municipal Center and City Hall by January 7, 2022, before 5:00 p.m. and remained so posted until after the meeting. This notice was likewise posted on the City's website at www.cityofmesquite.com for a minimum of 72 hours prior to the meeting.

Michael Wallander

Michael Wallander
Building Official
City of Mesquite, Texas

**MINUTES OF THE BUILDING STANDARDS BOARD FOR THE MEETING
HELD MARCH 4, 2021, 6:00 P.M., CITY COUNCIL CHAMBERS**

PRESENT: **Kevin Morris**
 Cary Pritchett
 Jason Beadle
 Doug Dickerson

ABSENT: **Sam Motley**
 Ron Hall

STAFF: **Travis Campbell, Building Official; Cody McCullar, Assistant
City Attorney; Jenny Sue Gleaves, Rudy Martinez, Plans
Examiners; and Devanee Winn, Administrative Aide.**

I. CALL TO ORDER

Doug Dickerson, Pro Tem Chair of the Building Standards Board, called the meeting to order and explained the rules and regulations. Any findings agreed to by the Board are final and cannot be appealed to City Council. If any person does not agree with the findings of the Board, the next step is to appeal to District Court.

**II. APPROVAL OF MINUTES FOR July 28, 2020, and July 30, 2020,
BUILDING STANDARDS BOARD MEETING**

Kevin Morris made a motion to approve the minutes for July 28, 2020, and July 30, 2020 meetings; Mr. Beadle seconded; motion carried 4-0.

III. Public Hearings

Consideration of and possible action on recommendations to the City Council regarding the adoption of the following national model codes and proposed local amendments, if any:

**International Property Maintenance Code, 2018 Edition
International Residential Code, 2018 Edition**

Building Official Travis Campbell invited the Assistant City Attorney Cody McCullar to explain and update on the Codes.

Mr. Dickerson asked what is the recommendation from Staff?

Attorney McCullar stated that Staff is in favor. Mr. Pritchett asked if the City Charter will have to change as well? Attorney McCullar answered no. A charter election in 2018 occurred that stated that the courts would have the authority to hear the Civil case. Mr. Prichett asked if the citizens would fare better through Building Standards Board or the Courts? Attorney McCullar answered citizens would fare better through the

Courts. Mr. Morris asked how many cases have been contested. Attorney McCullar answered there has been about 20% in the last 10 months. There were no further questions for Attorney McCullar.

Building Official Travis Campbell came up to go through the codes. The first presentation was;

International Property Maintenance Code, 2018 Edition

Pro-Tem Chairman Mr. Dickerson opened the public hearing. No one came to speak. Pro-Tem Chair Dickerson closed the public hearing.

Mr. Pritchett asked what part is going to be deleted out of the IMPC. Mr. Campbell provided the section of what is being deleted as well as showing the section on the big screen in the Chambers for the public to see. There were no further questions.

Building Official Campbell presented the **International Residential Code, 2018 Edition.**

Board member Pritchett asked about the pan drain and size requirements on water heaters. Mr. Campbell explained with the new code there are requirements you have to follow as to where the drain should go and the size. These requirements were not set in place with the old code.

Pro-Tem Chair Dickerson opened the public hearing. No one came in to speak.

Pro-Tem Chair Dickerson Closed the public hearing.

Pro-Tem Chair Dickerson wants to entertain a motion separately for each code.

Boardmember Pritchett made a motion to **APPROVE** the International Property Maintenance Code, 2018 Edition as presented; Boardmember Morris seconded; motion carried 4-0

Boardmember Morris made a motion to **APPROVE** the International Residential Code, 2018 Edition; Boardmember Beadle seconded; motion carried 4-0

Boardmember Morris made a motion to adjourn; Pro-Tem Chair Dickerson seconded; meeting adjourned at 7:04 PM

Doug Dickerson Pro-Tem Chairman

MESQUITE CITY CODE

* * *

CHAPTER 5 – BUILDINGS AND CONSTRUCTION

* * *

ARTICLE XII. – ENERGY CONSERVATION CODE

* * *

[Editor’s Note: Make the following revisions with additions identified in green font and underlined and deletions identified in ~~red font with strikethrough~~.]

DIVISION 2. – AMENDMENTS

Sec. 5-831. Local Amendments to the International Energy Conservation Code, 2018 Edition.

* * *

TABLE OF LOCAL AMENDMENTS TO THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE		
No.	IECC Code Section No. Title	Local Amendment to IECC
***	* * *	* * *
08	IECC R109 Appeals.	<p><i>Amend section in its entirety to read as follows:</i></p> <p style="text-align: center;">SECTION R109 APPEALS</p> <p>R109.1 General. Any person shall have the right to appeal a decision, relative to the application and interpretation of this code, of the Building Official to the Building Standards Board, established in Mesquite City Code, Chapter 5, Section 5-5, according to the appeal procedures and time for filing set forth therein. <u>Any person shall have the right to appeal an administrative decision of the Building Official, Fire Official, or any other City official to the Building Standards Board, when said decision is relative to the application, enforcement, or interpretation of this Code.</u></p> <p><u>The Building Standards Board is established in Mesquite City Code, Chapter 20, Article IV, Division 4 (Building Standards Board).</u></p> <p><u>The process and procedures for appealing an administrative decision are set forth in Chapter 5, Article XIII (Appeals of Administrative Decisions to Building Standards Board).</u></p>
09	* * *	* * *
10	* * *	* * *

EXHIBIT "A" TO ORDINANCE NO. _____
MESQUITE CITY CODE, CHAPTER 5, ARTICLE XII. – ENERGY CONSERVATION CODE
 International Energy Conservation Code (I.E.C.C.), 2018 Edition
 Page 2 of 2

<u>11</u>	<u>IECC C401.2</u> <u>Application.</u>	<p><u>Amend section by adding an exception [at the end after the item No. 3] to read as follows:</u></p> <p><u>C401.2 Application.</u> <u>Commercial buildings shall comply with one of the following:</u></p> <p style="margin-left: 40px;"><u>1. . . .</u> <u>2. . . .</u> <u>3. . . .</u></p> <p style="text-align: center;"><u>***</u></p> <p><u>Exception.</u> <u>Low-energy buildings over 100,000 square feet may comply with the requirements of ASHRAE 90.1 – 2013 edition.</u></p>
11 <u>12</u>	IECC Table R <u>G</u> 406.4 Maximum energy rating index.	<p><i>Amend table to read as follows:</i></p> <p>Climate Zone: 3 Energy Rating Index: 63 effective until August 31, 2022</p>
12 <u>13</u>	IECC Table R406.4 Maximum energy rating index.	<p><i>Amend table to read as follows:</i></p> <p>Climate Zone: 3 Energy Rating Index: 59 effective on or after September 1, 2022</p>

* * *

		<p>503.2.1 Dimensions.<i>Fire apparatus access roads</i> shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, except for <i>approved</i> security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet.</p> <p>Exception: Vertical clearance may be reduced provided such reduction does not impair access by fire apparatus and <i>approved</i> signs are installed and maintained indicating the established vertical clearance when <i>approved</i>.</p>
42	IFC 503.2.2 Authority.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>503.2.2 Authority. The <i>fire code official</i> shall have the authority to require an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations.</p>
43	IFC 503.2.3 Surface.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support imposed loads of 80,000 pounds for fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.</p>
44	IFC 503.3 Marking.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>503.3 Marking. Striping, signs, or other markings, when approved by the <i>fire code official</i>, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.</p> <p>1. Striping.<i>Fire apparatus access roads</i> shall be continuously marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four-inch (4") white letters at 25-foot intervals on the red border markings along both sides of the <i>fire lanes</i>. Where a curb is available, the striping shall be on the vertical face of the curb.</p> <p>2. Signs. Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be 12 inches wide and 18 inches high. Signs shall be painted on a white background with letters and borders in red using not less than two-inch lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches above finished grade. Signs shall be spaced not more than 50 feet apart along both sides of the <i>fire lane</i>. Signs may be installed on permanent buildings or walls or as <i>approved by the Fire Chief</i>.</p>
45	IFC 503.4 Obstruction of fire apparatus access roads.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>503.4 Obstruction of fire apparatus access roads.<i>Fire apparatus access roads</i> shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and any area marked as a fire lane as described in Section 503.3 shall be maintained at all times.</p>
46	IFC 503.4.1. Traffic calming devices.	<p><i>Amend section in its entirety to read as follows:</i></p>

		<p>503.4.1. Traffic calming devices. Traffic calming devices, <u>may be installed on public streets through the procedure outlined in the City of Mesquite Neighborhood Speed Management Program, which necessitates the approval of</u> except for those designed specifically to accommodate fire apparatus turning movements and which maintain a clear lane width of at least 11 feet, shall be prohibited unless approved by the Fire Code Official.</p>
47	IFC 503.4.2 Loading zone.	<p><i>Amend by adding new section to read as follows:</i></p> <p>503.4.2 Loading zone. A loading zone cannot coexist with a <i>fire lane</i>. A loading zone shall not be established within a <i>fire lane</i>.</p>
48	IFC 503.6. Security gates.	<p><i>Amend by adding the following text at the end of the existing section to read as follows:</i></p> <p>503.6. Security gates. * * *</p> <p>Security gates across access roads shall meet the requirements of Mesquite Fire Department Rules and Regulations, Gates across Fire Lanes. A Mesquite Fire Department <i>permit</i> is required prior to the installation of a gate across an access road.</p>
49	IFC 505.1 Address identification.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>505.1 Address identification. New and existing buildings shall be provided with <i>approved</i> address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches high with a minimum stroke width of 1/2 inch. Where required by the <i>fire code official</i>, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6-inch height building numerals or addresses and 4-inch height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20-inch by 30-inch background on border. Address identification shall be maintained.</p> <p>Exception: R-3 Single Family occupancies shall have <i>approved</i> numerals of a minimum 3½ inches in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.</p>
50	IFC 506.1.3 Key box.	<p><i>Amend by adding new section to read as follows:</i></p> <p>506.1.3 Key box. A <i>key box</i> shall be provided on each occupancy with a fire alarm system or fire sprinkler system that initiates an <i>automatic</i> fire department response. The <i>key box</i> shall contain keys for each locked</p>

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 6 - "FIRE PREVENTION AND PROTECTION" OF THE CODE OF THE CITY OF MESQUITE, TEXAS, AS AMENDED, BY DELETING SECTION 6-151(2)(46) IN ITS ENTIRETY AND ADDING A NEW SECTION 6-151(2)(46) REGARDING IFC 503.4.1 - "TRAFFIC CALMING DEVICES"; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED \$500.00 FOR EACH OFFENSE; AND DECLARING AN EFFECTIVE DATE THEREOF.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That Chapter 6 of the Code of the City of Mesquite, Texas, as amended, is hereby amended by deleting Section 6-151(2)(46) in its entirety and adding a new Section 6-151(2)(46) to read as follows, and in all other respects said Code and Chapter shall remain in full force and effect:

CHAPTER 6 – FIRE PREVENTION AND PROTECTION

* * *

ARTICLE II. FIRE CODE

* * *

DIVISION 2. AMENDMENTS

Sec. 6-151. Local Amendments to the International Fire Code, 2018 Edition.

* * *

2. Table of the local amendments.

* * *

TABLE OF LOCAL AMENDMENTS TO THE 2018 INTERNATIONAL FIRE CODE (IFC)		
No.	IFC Code Section No. Title	Local Amendment to IFC
		* * *
46	IFC 503.4.1. Traffic calming devices.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>503.4.1. Traffic calming devices. Traffic calming devices may be installed on public streets through the procedure outlined in the City of Mesquite Neighborhood Speed Management Program, which necessitates the approval of the <i>Fire Code Official</i>.</p>

* * *

SECTION 2. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 3. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the validity of the remaining provisions of this ordinance shall not be affected and shall remain in full force and effect.

SECTION 4. That any person (as defined in Chapter 1, Section 1-2 of the Code of the City of Mesquite, Texas, as amended) violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed Two Thousand (\$2,000.00) Dollars for each offense, provided, however, if the maximum penalty provided for by this ordinance for an offense is greater than the maximum penalty provided for the same offense under the laws of the State of Texas, the maximum penalty for violation of this ordinance for such offense shall be the maximum penalty provided by the laws of the State of Texas. Each day or portion of a day any violation of this ordinance continues shall constitute a separate offense.

SECTION 5. This ordinance shall take effect and be in force from and after five days after publication.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 18th day of October 2021.

Bruce Archer
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary

David L. Paschall
City Attorney