



AGENDA
BUILDING STANDARDS BOARD

CITY COUNCIL CHAMBERS
City Hall
757 N. Galloway Ave.
Mesquite, Texas

Date: March 4, 2021
Time: 6:00 P.M.

- I. **Call to Order**
- II. **Approval of the July 28, 2020, and July 30, 2020, 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 Property Maintenance Code, 2018 Edition
International Residential 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 delCodigo 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.

MINUTES OF THE BUILDING STANDARDS BOARD FOR THE MEETING HELD JULY 28, 2020, 6:30 P.M., CITY COUNCIL CHAMBERS

PRESENT: Patrick Reyes
Kevin Morris
Cary Pritchett
Jason Beadle

ABSENT: Glen "Doug" Dickerson
Sam Motley
Ron Hall

STAFF: Travis Campbell, Building Official; Darrel Evans, Fire Lieutenant; Cody McCullar, Assistant City Attorney; Kenny O'Quain, Jenny Sue Gleaves, Rudy Martinez, Plans Examiners; and Selket Daese, Administrative Aide.

ATTENDEES: NONE

I. CALL TO ORDER

Patrick Reyes, Vice Chairman 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 THE December 10, 2019, BUILDING STANDARDS BOARD MEETING

MOTION: Vice Chairman Patrick Reyes asked for a motion to approve the minutes of the December 10, 2019, meeting and dispense with the reading. Motion was made by Cary Pritchett and seconded by Kevin Morris.

AYES: 4
NAYS: 0

III. Recommendations of the adoption of the national model codes and proposed local amendments:

Darrel Evans, Fire Lieutenant for the City of Mesquite, presented the following Code to the Board:

International Fire Code, 2018 Edition

Darrel Evans, Fire Lieutenant, presented the International Fire Code, 2018 Edition. Lt. Evans emphasized that the adoption of the I.F.C., 2018 Edition, with all of the COG recommended amendments, will include minor changes compared to the adoption of the 2015 I.F.C. Lt. Evans also stated that the Fire department recommends Lt. Evans address each of the proposed amendments and how they affect the City of Mesquite. He also mentioned very few of the major changes made in the 2018 I.F.C. have been addressed by other codes that have been previously adopted or do not affect any existing structures within the city limits.

The following question was posed by the Board regarding the I.F.C: Cary Pritchett questioned how the city would address existing structures if by chance the new code adoption with amendments affects them. He does not want several business owners negatively affected and unreasonable time restrictions imposed while the business tries to adjust to fit the new codes.

Lt. Evans stated the city has explicitly defined rules to address existing buildings and they wouldn't deviate from the current processes which allow businesses to gradually make adjustments as required.

The board members asked about the adjustments made to the codes to address high-pile storage since the Fire department is requesting to change the code to be more consistent and have no discrepancies between several codes and ordinances (14 ft. instead of the cited 12 ft.)

Lt. Evans stated that making this specific adjustment to the verbiage proposed will ensure the height requirements do not conflict with preexisting adopted codes. This will not impact businesses negatively since this requirement already exists.

The Board also addressed the City's need to define mobile fueling areas to ensure no confusion in the definition and access to these areas.

Lt. Evans mentioned that this was an issue that has arisen with several large construction sites and adding this list will clarify the requirements that must be met for these fueling areas.

The meeting was opened for Public Hearing. Vice Chairman Patrick Reyes asked if there was anyone who wanted to speak in favor of the adoption. No one spoke. Vice Chairman Patrick Reyes then opened the forum for anyone not in favor of the adoption. No one responded and the Public Hearing was closed.

Motion: I, Cary Pritchett, move to affirm and recommend the adoption of the 2018 International Fire Code with the proposed local amendments as presented by Fire Lieutenant Evans, in Exhibit A, with the following additional recommendations :

1. Change Table item 69 to read 14 feet instead of 12 feet.
2. Change table item 150 to include new developments without current public access

Kevin Morris seconded the motion.

AYES: 4

NAYS: 0

IV. Recommendations of the adoption of the national model codes and proposed local amendments:

Travis Campbell, the Building Official for the City of Mesquite, presented the following Code to the Board:

International Building Code, 2018 Edition

Travis Campbell, Building Official, presented the International Building Code, 2018 Edition (2018 I.B.C.) Mr. Campbell stated that several of the proposed local amendments currently already exist within the City or are NCTCOG recommended except for a few items. Mr. Campbell mentioned the biggest suggested recommended change to the 2018 I.B.C. is the removal of permitting requirements for retaining walls below 4 feet in height. Currently, there are few prescribed structural requirements for retaining walls below 4 feet in height; therefore, there is no need for the city to require permits for these structures. Material requirements for retaining walls of all types still must be met no matter the height of the structure. Mr. Campbell called attention to several amendments that will be implemented and carried over from the existing 2015 I.B.C., such as, permit expiration, no annual permits, and

the deletion of the exemption from permitting for accessory structures. Storage buildings and fences are still required to be permitted within the city. He also mentioned very few of the major changes made in the 2018 I.B.C. have not already been addressed by other codes that have been previously adopted or do not affect any existing structures within the city limits.

The following question was posed by the Board regarding the 2018 I.B.C:

Cary Pritchett addressed the permit expiration changes proposed by the city and why the amendments need to address this issue. He was especially concerned since permit expiration is a matter addressed by the state.

Mr. Campbell stated the city has chosen to put a 30-day permit expiration with the ability to request up to 180-days of extension to allow the city to address properties that are a blight on the city and continually avoid citations due to the existing 180-day rules. This allows departments to cite individuals who refuse to address property issues and claim that they have a current permit. The City requires work to be commenced within 30-days or a request put into the Building Official for an extension.

Assistant City Attorney, Cody McCullar, stated that if the Board would like to further discuss this issue, they would need to go into executive session since these changes currently impact pending cases that are in litigation.

Cary Pritchett stated that there is no need to go into executive session, he just wanted to make sure that we weren't precluded from our permit application or expiration periods.

Mr. Campbell stated that this change will not affect the vesting rules for permits that exist for two years whether or not a permit is expired.

Mr. Campbell also clarified that permits are required to pass Final inspections not just schedule one. This amendment just serves to provide explicit clarification.

City attorney, Cody McCullar, clarified amendments 114.1, 114.2, and 114.3 which pertain to Notices of Violations and prosecution. He stated the amendments provide clarification of the definition of "promptly complying with a Notice of Violation" as a separate violation of the code and can be prosecuted separately from any other conditions or

violations. This section does not mean notification is required before pursuing a violation.

Mr. Campbell mentioned several NCTCOG recommended amendments, adjustments to high-rise buildings (lower requirements), and adjustments to the water supply to fire pumps to adjust to the city's equipment requirements (120 ft.), and several Chapters of the 2018 I.B.C. that are Chapter excerpts from other ICC codes, or city codes and ordinances.

The meeting was opened for Public Hearing. Vice Chairman Patrick Reyes asked if there was anyone who wanted to speak in favor of the adoption. No one spoke. Vice Chairman Patrick Reyes then opened the forum for anyone not in favor of the adoption. No one responded and the Public Hearing was closed.

Motion: I, Cary Pritchett, move to affirm and recommend the adoption of the 2018 International Building Code with the proposed local amendments as presented by the Building Official, in Exhibit C, with the following additional recommendations:

Change in Table 530, from 12 feet to 14 feet.

Motion was seconded by Kevin Morris.

V. Recommendations of the adoption of the national model codes and proposed local amendments:

Travis Campbell, the Building Official for the City of Mesquite, presented the following Code to the Board:

International Residential Code, 2018 Edition

Travis Campbell, Building Official, presented the International Residential Code, 2018 Edition (2018 I.R.C.) Mr. Campbell stated that several of the proposed local amendments currently already exist within the City or are addressed within the I.B.C. Mr. Campbell called attention to the specific amendment, R110.1 Use and occupancy, which directly impacts the current Rental Certificate of Occupancy program that exists within the City of Mesquite. The amendment is defined to meet with the City's requirements which are more restrictive than the code and the added language clarifies the need and requirements. These amendments along with any other that address the RCO program are carried over from the existing 2015 I.R.C., such as permit expiration, liens or taxes due, and fee requirements but are further defined in these 2018 code amendments. He also mentioned very few of the major

changes made in the 2018 I.R.C. have already been addressed by other adopted codes except for the Electrical Code, which is defined by the City's adoption of the 2017 National Electrical Code.

Board member Cary Pritchett questioned the need for the Rental Certificate of Occupancy program since it is purely a City driven initiative, not regional or state recommended program.

Mr. Campbell stated that this program was implemented in 2005 and since then, several surrounding cities have met with the City of Mesquite, to utilize this program within their own cities. The City of Mesquite is currently used to build programs around the region.

Mr. Pritchett wished to make sure these amendments and the program does not prevent investors and property owners from investing in properties or making it too difficult for landlords to maintain properties for rent.

Mr. Campbell assured the Board that the program ensures landlords are adhering to state requirements and provides a system of implementation via inspections required per tenant change.

Mr. Campbell further addressed several amendments that were carried over from previous code adoptions or simple language clarifications from existing codes. The only exception being the language clarification for P2801.6 Pan Size and Drain, which the City of Mesquite explicitly lists size and requirements.

The meeting was opened for Public Hearing. Vice Chairman Patrick Reyes asked if there was anyone who wanted to speak in favor of the adoption. No one spoke. Vice Chairman Patrick Reyes then opened the forum for anyone not in favor of the adoption. No one responded and the Public Hearing was closed.

Motion: I, Cary Pritchett, move to affirm and recommend the adoption of the 2018 International Residential Code with the proposed local amendments as presented by the Building Official, in Exhibit H.
Motion was seconded by Kevin Morris.

VI. Recommendations of the adoption of the national model codes and proposed local amendments:

Travis Campbell, Building Official for the City of Mesquite, presented the following Code to the Board:

National Electrical Code, 2017 Edition

Travis Campbell, Building Official, presented the National Electrical Code, 2017 Edition (2017 N.E.C.) Mr. Campbell mentioned that the City of Mesquite historically added three local amendments to this code, but he recommends the City adopt the codes without those three local amendments. The three amendments Mr. Campbell recommends removing are exceptions for ceiling grid support wires (300.11(A)), conductor materials (310.106(B)), and the use of non-metallic sheathed cables (334.10). Mr. Campbell recommends adopting the 2017 N.E.C. without any local amendments.

The meeting was opened for Public Hearing. Vice Chairman Patrick Reyes asked if there was anyone who wanted to speak in favor of the adoption. No one spoke. Vice Chairman Patrick Reyes then opened the forum for anyone not in favor of the adoption. No one responded and the Public Hearing was closed.

Motion: I, Kevin Morris, move to affirm and recommend the adoption of the 2017 National Electrical Code with no proposed local amendments as presented by the Building Official.

Motion was seconded by Jason Beadle.

VII. Vice Chairman Patrick Reyes stated that all business before the Board had been concluded and asked for a motion to adjourn.

MOTION: Jason Beadle made a motion to adjourn the meeting and Kevin Morris seconded it. By unanimous vote, the meeting was adjourned.

AYES: 4

NAYS: 0

Ron Hall

Patrick Reyes

Chairman

Vice Chairman

MINUTES OF THE BUILDING STANDARDS BOARD FOR THE MEETING HELD JULY 30, 2020, 6:30 P.M., CITY COUNCIL CHAMBERS

PRESENT: Patrick Reyes
Kevin Morris
Cary Pritchett
Jason Beadle

ABSENT: Glen "Doug" Dickerson
Sam Motley
Ron Hall

STAFF: Travis Campbell, Building Official; Cody McCullar, Assistant City Attorney; Kenny O'Quain, Jenny Sue Gleaves, Rudy Martinez, Plans Examiners; and Selket Daese, Administrative Aide.

ATTENDEES: NONE

I. CALL TO ORDER

Patrick Reyes, Vice Chairman 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 THE July 28, 2020, BUILDING STANDARDS BOARD MEETING

MOTION: Vice Chairman Patrick Reyes asked for a motion to table the approval of the minutes of the July 28, 2020, meeting until the next Board meeting. Motion was made by Cary Pritchett and seconded by Kevin Morris.

AYES: 4
NAYS: 0

III. Recommendations of the adoption of the national model codes and proposed local amendments:

Travis Campbell, Building Official for the City of Mesquite, presented the following Code to the Board:

International Plumbing Code, 2018 Edition

Travis Campbell, Building Official, presented the International Plumbing Code, 2018 Edition (2018 I.P.C.) Mr. Campbell stated that several of the proposed local amendments currently already exist within the City or are NCTCOG recommended. Few verbiage changes have been proposed for drainage, tankless water heaters, and backflow prevention. Mr. Campbell recommended adopting the codes with the stated local amendments, which have been addressed in previous code adoptions.

The meeting was opened for Public Hearing. Vice Chairman Patrick Reyes asked if there was anyone who wanted to speak in favor of the adoption. No one spoke. Vice Chairman Patrick Reyes then opened the forum for anyone not in favor of the adoption. No one responded and the Public Hearing was closed.

Motion: I, Cary Pritchett, move to affirm and recommend the adoption of the 2018 International Plumbing Code with the proposed local amendments as presented by the Building Official, in Exhibit D. Jason Beadle seconded the motion.

AYES: 4

NAYS: 0

IV. Recommendations of the adoption of the national model codes and proposed local amendments:

Travis Campbell, Building Official for the City of Mesquite, presented the following Code to the Board:

International Mechanical Code, 2018 Edition

Travis Campbell, Building Official, presented the International Mechanical Code, 2018 Edition (2018 I.M.C.) Mr. Campbell stated that several of the proposed local amendments currently exist within the City, or have already been passed in other codes adoptions, and only

the verbiage has been adjusted to apply to the 2018 International Mechanical Code cycle.

The meeting was opened for Public Hearing. Vice Chairman Patrick Reyes asked if there was anyone who wanted to speak in favor of the adoption. No one spoke. Vice Chairman Patrick Reyes then opened the forum for anyone not in favor of the adoption. No one responded and the Public Hearing was closed.

Motion: I, Kevin Morris, move to affirm and recommend the adoption of the 2018 International Mechanical Code with the proposed local amendments as presented by the Building Official, in Exhibit E.
Motion was seconded by Cary Pritchett.

AYES: 4

NAYS: 0

V. Recommendations of the adoption of the national model codes and proposed local amendments:

Travis Campbell, Building Official for the City of Mesquite, presented the following Code to the Board:

International Fuel Gas Code, 2018 Edition

Travis Campbell, Building Official, presented the International Fuel Gas Code, 2018 Edition. Mr. Campbell stated that several of the proposed local amendments currently already exist within the City such as; permit expirations, annual permits, or the requirement to post permits. The language pertaining to the Notice of Violations have been addressed along with the definition of a code official, and several amendments to stay in line with regional recommendations. Mr. Campbell recommended adopting the codes with the proposed local amendments.

The meeting was opened for Public Hearing. Vice Chairman Patrick Reyes asked if there was anyone who wanted to speak in favor of the adoption. No one spoke. Vice Chairman Patrick Reyes then opened the forum for anyone not in favor of the adoption. No one responded and the Public Hearing was closed.

Motion: I, Kevin Morris, move to affirm and recommend the adoption of the 2018 International Fuel Gas Code with the proposed local amendments as presented by the Building Official, in Exhibit G.

Motion was seconded by Jason Beadle.

AYES: 4

NAYS: 0

VI. Recommendations of the adoption of the national model codes and proposed local amendments:

Travis Campbell, Building Official for the City of Mesquite, presented the following Code to the Board:

International Property Maintenance Code, 2018 Edition

Travis Campbell, Building Official, requested to table the discussion of the International Property Maintenance Code until a later date. Mr. Campbell stated that the proposed local amendments to the code are still being reviewed by several departments.

Motion: I, Kevin Morris, move to table the adoption of the International Property Maintenance Code until a later date.

Motion was seconded by Cary Pritchett.

AYES: 4

NAYS: 0

VII. Recommendations of the adoption of the national model codes and proposed local amendments:

Travis Campbell, Building Official for the City of Mesquite, presented the following Code to the Board:

International Energy Conservation Code, 2018 Edition

Travis Campbell, Building Official, presented the International Energy Conservation Code, 2018 Edition. Mr. Campbell stated that several of the proposed local amendments are carryovers from previous code adoptions. Mr. Campbell stated that municipalities are restricted by the State of Texas from making code amendments less restrictive which results in very few local amendments. One amendment the City has made is the fenestration requirements and rating adjustments which are still allowed by the State of Texas. With these small adjustments, Mr. Campbell recommends adopting these codes with the proposed amendments.

The Board asked if Building Inspection is having trouble ensuring local hardware stores are selling products that are compliant with these codes.

Mr. Campbell stated that they are currently pursuing the matter with certain stores that have sold products not in compliance with the codes and requested that they replace the products.

The meeting was opened for Public Hearing. Vice Chairman Patrick Reyes asked if there was anyone who wanted to speak in favor of the adoption. No one spoke. Vice Chairman Patrick Reyes then opened the forum for anyone not in favor of the adoption. No one responded and the Public Hearing was closed.

Motion: I, Cary Pritchett, move to affirm and recommend the adoption of the 2018 International Energy Conservation Code with the proposed local amendments as presented by the Building Official, in Exhibit I.
Motion was seconded by Kevin Morris.

AYES: 4

NAYS: 0

VIII. Recommendations of the adoption of the national model codes and proposed local amendments:

Travis Campbell, Building Official for the City of Mesquite, presented the following Code to the Board:

International Swimming Pool and Spa Code, 2018 Edition

Travis Campbell, Building Official, presented the International Swimming Pool and Spa Code, 2018 Edition. Mr. Campbell stated that this will be the City's first year to adopt this code. Previously, swimming pool requirements were addressed in our City code. As of September 1, 2020, Texas officially adopts this code for all municipalities, and we felt the City of Mesquite needs to adopt any code that they will be expected to enforce. Swimming pool codes will be removed from the City code once the International Swimming Pool and Spa Code is adopted. This code addresses both residential and commercial pools. All previous amendments addressing issues such as permit expiration, Notice of Violation, and the definition of the code official are all carry over amendments from previous adoptions and regional suggestions. Barrier height requirements (fence heights) are the only local amendments that need to be adjusted, which will add relief from our required 60 inches

Building Standards Board

July 30, 2020

Page 6

to drop to 48 inches for private pools, which is more in-line with regional requirements.

The meeting was opened for Public Hearing. Vice Chairman Patrick Reyes asked if there was anyone who wanted to speak in favor of the adoption. No one spoke. Vice Chairman Patrick Reyes then opened the forum for anyone not in favor of the adoption. No one responded and the Public Hearing was closed.

Motion: I, Kevin Morris, move to affirm and recommend the adoption of the 2018 International Swimming Pool and Spa Code with the proposed local amendments as presented by the Building Official, in Exhibit F. Motion was seconded by Jason Beadle.

AYES: 4

NAYS: 0

IX. Vice Chairman Patrick Reyes stated that all business before the Board had been concluded and asked for a motion to adjourn.

MOTION: Cary Pritchett made a motion to adjourn the meeting and Kevin Morris seconded it. By unanimous vote, the meeting was adjourned.

AYES: 4

NAYS: 0

Ron Hall
Chairman

Patrick Reyes
Vice Chairman