

BOARD APPROVAL PENDING

MINUTES

CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS

29 November 2004

6:00 P.M.

City Hall Council Chambers

MEMBERS PRESENT: Chairman Dan Sears, Vice Chairman George McLean, Commission Members Frank Cox, Mike Lane, Alternate Member Glenn Thomas

MEMBERS ABSENT: Commission Member Shawn Slocum

STAFF PRESENT: Building Official Lance Simms, Assistant City Attorney Angela Deluca, Commercial Plans Examiner Chris Haver, Residential Plans Examiner Terry Boriskie, Fire Marshal Eric Hurt, Fire Prevention Officer Steve Smith and Staff Assistant Melissa Rodgers

AGENDA ITEM NO. 1: Call meeting to order.

Chairman, Dan Sears, called the meeting to order.

AGENDA ITEM NO. 2: Consideration, discussion and possible action on absence request from meeting.

No absences requested.

AGENDA ITEM NO. 3: Hear visitors for items not on agenda.

There were no visitors.

AGENDA ITEM NO. 4: Consideration, discussion, and possible action to approve minutes from Construction Board of Adjustments and Appeals meeting from Monday, November 3, 2004.

Dan Sears asked the Board if anyone was ready to make a motion.

George McLean motioned to approve the minutes.

Frank Cox seconded the motion.

The motion passed unanimously, (5-0).

AGENDA ITEM NO. 5: Presentation, public hearing, discussion and possible action on a recommendation to City Council concerning the adoption of the 2003 International Building Code and related amendments.

Lance Simms, Building Official, presented this item and began by updating the Board of the status of the 2003 International Code adoption process. Lance stated that the City was currently operating under the 2000 Edition of the International Codes. Lance then presented an overview of the changes contained in the 2003 International Building Code (IBC) with emphasis on changes from the 2000 Edition. Lance concluded his presentation by going over the proposed amendments to the 2003 IBC.

Dan Sears opened the public hearing at this time.

Dan Sears asked if anyone would like to speak in favor of the request. No one spoke.

Dan Sears asked if anyone would like to speak in opposition to the request. No one came forward.

Dan Sears closed the public hearing.

Dan Sears asked if anyone was ready to make a motion concerning this agenda item.

George McLean motioned to recommend approval of the 2003 International Building Code with the amendments as presented by staff. Frank Cox seconded the motion.

The motion was approved unanimously (5-0).

AGENDA ITEM NO. 6: Presentation, public hearing, discussion and possible action on a recommendation to City Council concerning changes to Chapter 3, Appendix 2 College Station Code of Ordinances regarding electrical licensing provisions.

Lance presented this item to the Board. He started by giving the Board background information regarding the licensing requirements for Master Electricians in College Station. Lance said that the city has traditionally issued licenses for Master Electricians and required individuals performing electrical work to be licensed by the City. However, effective 1 September 2004, the State of Texas requires individuals involved in electrical work to have a State license. Since the State is now responsible for issuing electrical licenses, Lance said that Staff is recommending deleting Section B (Licensing) and Section C (Electrical Inspections and Permits) of Chapter 3, Appendix 2, College Station Code of Ordinances. He went on to say that electrical permitting and electrical contractor registrations were addressed as part of the amendments to the 2003 IBC and that this change will effectively delete the City's electrical licensing requirement and recognize the State electrical licensing requirements.

Dan Sears opened the public hearing at this time.

Dan Sears asked if anyone would like to speak in favor of the request. No one spoke.

Dan Sears asked if anyone would like to speak in opposition to the request. No one came forward.

Dan Sears closed the public hearing.

Dan Sears asked if anyone was ready to make a motion concerning this agenda item.

Frank Cox motioned to recommend approval to the changes to Chapter 3, Appendix 2, College Station Code of Ordinances as presented by staff. Mike Lane seconded the motion.

The motion was approved unanimously (5-0).

AGENDA ITEM NO. 7: Presentation, public hearing, discussion and possible action on a recommendation to City Council concerning the adoption of the 2003 International Fire Code and the NFPA Life Safety Code Handbook and related amendments.

Eric Hurt, Fire Marshal, presented this item to the Board. He started by telling the Board that the IBC was primarily concerned with the initial construction of safe structures and that the International Fire Code (IFC) was primarily concerned with maintaining the safety of the structures once they are built. He went on to give an overview of the significant changes from the 2000 IFC and the 2003 IFC. Eric stated that many of the changes were merely housekeeping changes to provide better clarification of the codes.

Eric concluded his presentation by presenting the proposed amendments to the 2003 IFC. He stated that a few of the local amendments in Chapter 6 of the Code of Ordinances required section numbers to be changed to match the 2003 IFC. Eric went on to say that the 2003 IFC addressed some of the items the City had as local amendments under the 2000 edition, allowing them to be removed as local amendments under the 2003 edition.

Dan Sears opened the public hearing at this time.

Dan Sears asked if anyone would like to speak in favor of the request. No one spoke.

Dan Sears asked if anyone would like to speak in opposition to the request. No one came forward.

Dan Sears closed the public hearing.

Dan Sears asked if anyone was ready to make a motion concerning this agenda item.

Glenn Thomas motioned to recommend approval to the 2003 International Fire Code and the NFPA Life Safety Code Handbook and related amendments. Frank Cox seconded the motion.

The motion was approved unanimously (5-0).

AGENDA ITEM NO. 8: Discussion and possible action on future agenda items.

- A Construction Board member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

No items were discussed.

AGENDA ITEM NO. 9: Adjourn.

Glenn Thomas motioned to adjourn.

Frank Cox seconded the motion.

The motion passed unanimously, (5-0).

The meeting was adjourned.

APPROVED:

Chairman: Dan Sears

ATTEST:

Staff Assistant: Melissa Rodgers