

MINUTES

CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS

13 September 2004

6:00 P.M.

City Hall Council Chambers

MEMBERS PRESENT: Chairman Dan Sears, Vice Chairman George McLean, Commission Members Frank Cox, Shawn Slocum, Alternate Larry Patton

MEMBERS ABSENT: Commission Member Mike Lane

STAFF PRESENT: Building Official Lance Simms, Assistant City Attorney Angela Deluca, Fire Marshal Eric Hurt, Fire Prevention Officer Jerry Duffy, Commercial Plans Examiner Chris Haver and Staff Assistant Stacey Ann Smith

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 of absence request from meeting

Frank Cox made the motion to approve the absence of Mike Lane. Shawn Slocum seconded the motion, which passed unanimously (5-0).

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

No one chose to speak.

AGENDA ITEM NO. 4: Consideration, discussion, and possible action to approve minutes from Construction Board of Adjustments and Appeals meeting from Monday, March 8, 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 concerning a variance request to Appendix C105.1 and B105.1, 2000 International Fire Code, at 2192 Bradley Road, College Station, Texas. The applicants are George and Candice Paterson, owners.

Jerry Duffy, Fire Prevention Officer, took the floor. He stated that the applicant was requesting a variance to the fire hydrant spacing requirement and fire flow requirement in the 2000 International Fire Code. Jerry stated that staff recommends approval with the following conditions:

1. The applicant agrees to remove the existing mobile home from the property within 30 days from the issuance of a certificate of occupancy (CO) on the new home.
2. A conditional CO is issued on the new residence stating the existing mobile home shall be removed within 30 days.

Jerry concluded his presentation by stating that the fire department feels that by meeting these conditions it will not create additional hardship for their department.

Dan Sears opened the public hearing.

Dan Sears asked if anybody would like to speak in favor of the request.

George Paterson, property owner, took the floor. He stated that he purchased the property 6 years ago with the intentions of building a larger home. Mr. Paterson stated that he is now ready to start construction and the variance is needed to continue.

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 the Board was ready to make a motion.

Dan Sears asked about coordination between the owners and the fire department and also asked if the Board if anyone was ready to make a motion.

Frank Cox made a motion to approve the variance with the stated conditions.

Shawn Slocum 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 the adoption of the 2003 International Fuel Gas Code and related amendments.

Lance Simms, Building Official, took the floor. Lance began by stating that the 2003 International Fuel Gas Code (IFGC) consolidates all of the code changes from the fuel gas related installations into one convenient document. He stated that it was a compilation of the fuel gas related text from the International Mechanical Code, the International Plumbing Code and the National Fuel Gas Code. Lance went on say that the IFGC regulates fuel gas distribution piping systems, gas-fired appliance installation and gas-fired appliance venting systems for structures other than one- and two-family dwellings.

Lance presented an overview of the changes in the code, highlighting items that were removed from the last code edition as well as new items included in the 2003 edition. Lance then presented thirteen (13) proposed amendments to the IFGC. He explained that some of the amendments were continued from the 2000 edition of the code and some would be new amendments.

There was some discussion pertaining to proposed amendment #2 and Lance clarified the difference in making an application for a permit and the actual issuance of a permit.

George McLean asked Lance about the 10 minute time period for a gas pressure test as provided for in proposed amendment #13. Lance stated that he felt comfortable with the 10 minute time period due to the sensitivity of the gauges required for gas pressure tests. Lance also stated that 10 minutes is the time period traditionally associated with gas pressure tests.

Dan Sears opened the public hearing at this time.

Dan Sears asked if anybody 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.

Larry Patton made a motion to recommend approval to the 2003 International Fuel Gas Code with the amendments as presented by staff. Frank Cox seconded the motion.

The motion was approved unanimously (5-0).

AGENDA ITEM NO. 7: Consideration, discussion and possible action on future agenda items

Lance stated that he will be scheduling meetings over the next 2-3 months to review the rest of the 2003 I-Codes. Dan agreed and stated that the Board members would make accommodations to be present or have alternates attend.

AGENDA ITEM NO. 8: Adjourn

George McLean 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