

MINUTES

MARCH 17, 2026

**BUILDING STANDARDS BOARD
CITY OF MESQUITE, TEXAS**

**City Hall
City Council Chambers
757 North Galloway Avenue
Mesquite, Texas**

REGULAR MEETING

ATTENDANCE: BOARD MEMBERS (REGULAR MEMBERS AND ALTERNATES)

POSITION NO.	REGULAR MEMBER NAME	ATTENDANCE		
Position No. 1	Edward Nichols	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 2	Charles Blacklock	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 3	Scott Gibb	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 4	Cary Pritchett	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 5	George Valdez	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 6	Vacant	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent
Position No. 7	Vacant	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> Absent

ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE		
Alternate No. 1	John Funderburk	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input type="checkbox"/> * Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Sam Anderson	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input checked="" type="checkbox"/> * Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE NOTES:

ATTENDANCE: STAFF

Michael Wallander	Building Official	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Cody McCullar	Senior Assistant City Attorney	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Jenny Sue Gleaves	Senior Permit Technician	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Millie Laird	Administrative Aide	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video
Louis Avila	Residential Construction Inspector	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video

I. BOARD BUSINESS**1. ROLL CALL**

Administrative Aide of Planning & Development Services, Millie Laird took roll and declared a quorum.

2. CALL TO ORDER

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

CONSENT AGENDA**3. MINUTES.**

Discuss and consider approval of the minutes for October 21, 2025, Building Standards Board.

ACTION

A motion was made by Chair Pritchett to APPROVE the minutes as presented; Boardmember Gibb seconded; the motion carried 6-0.

PUBLIC HEARINGS

Chair Pritchett opened the public hearing. No one came to speak, and the public hearing was closed.

4. CODE ADOPTION

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, 2024 Edition
International Existing Building Code, 2024 Edition
International Fuel Gas Code, 2024 Edition
International Mechanical Code, 2024 Edition
International Plumbing Code, 2024 Edition
International Property Maintenance Code, 2024 Edition
International Residential Code, 2024 Edition
International Swimming Pool and Spa Code, 2024 Edition

PRESENTATION

Building Official Michael Wallander presented the 2024 International Residential Code to the Board.

DISCUSSION

The Board reviewed, discussed, and agreed on the 2024 International Residential Code with Amendments.

PUBLIC HEARING

Chair Pritchett opened the public hearing. No one came to speak, and the public hearing was closed.

ACTION

A motion was made by Chair Pritchett to APPROVE the 2024 International Residential Code with Amendments, as presented. Boardmember Gibb seconded; the motion carried 6-0.

PRESENTATION

Building Official Michael Wallander presented 2024 International Mechanical Code to the Board.

DISCUSSION

The Board reviewed, discussed, and agreed on the 2024 International Mechanical Code with Amendments.

PUBLIC HEARING

Chair Pritchett opened the public hearing. No one came to speak, and the public hearing was closed.

ACTION

A motion was made by Boardmember Gibb to APPROVE the 2024 International Mechanical Code with Amendments as presented. Chair Valdez seconded; the motion carried 6-0.

PRESENTATION

Building Official Michael Wallander presented the 2024 International Plumbing Code to the Board.

DISCUSSION

The Board reviewed, discussed, and agreed on the 2024 International Plumbing Code with Amendments.

PUBLIC HEARING

Chair Pritchett opened the public hearing. No one came to speak, and the public hearing was closed.

ACTION

A motion was made by Chair Gibb to APPROVE the 2024 International Plumbing Code with Amendments, as presented. Boardmember Funderburk seconded; the motion carried 6-0.

PRESENTATION

Building Official Michael Wallander presented 2024 International Fuel Gas Code to the Board.

DISCUSSION

The Board reviewed, discussed, and agreed on the 2024 International Fuel Gas Code with Amendments.

PUBLIC HEARING

Chair Pritchett opened the public hearing. No one came to speak, and the public hearing was closed.

ACTION

A motion was made by Boardmember Gibb to APPROVE the 2024 2024 International Fuel Gas Code with Amendments as presented. Chair Blacklock seconded; the motion carried 6-0.

PRESENTATION

Building Official Michael Wallander presented the 2024 International Swimming Pool and Spa Code to the Board.

DISCUSSION

The Board reviewed, discussed, and agreed on the 2024 International Swimming Pool and Spa Code with Amendments.

PUBLIC HEARING

Chair Pritchett opened the public hearing. No one came to speak, and the public hearing was closed.

ACTION

A motion was made by Boardmember Gibb to APPROVE the 2024 International Swimming Pool and Spa Code with Amendments, as presented. Boardmember Valdez seconded; the motion carried 6-0.

PRESENTATION

Building Official Michael Wallander presented 2024 International Existing Building Code to the Board.

DISCUSSION

Boardmember Nichols asked for occupancy classification clarification. Building Official Wallander stated that occupancy classification triggers safety upgrades, including sprinkler systems. Boardmember Gibb asked for automatic fire sprinklers clarification on a tenant change. Building Official Wallander stated that a tenant change to a different occupancy type (e.g., office to warehouse), fire safety systems must be upgraded. The city offers concessions to ease financial burdens on property owners for phased upgrades.

The Board reviewed, discussed, and agreed on the 2024 International Existing Building Code with Amendments.

PUBLIC HEARING

Chair Pritchett opened the public hearing. No one came to speak, and the public hearing was closed.

ACTION

A motion was made by Boardmember Gibb to APPROVE the 2024 International Existing Building Code with Amendments as presented. Boardmember Funderburk seconded; the motion carried 6-0.

PRESENTATION

Building Official Michael Wallander presented 2024 International Energy Conservation Code to the Board.

DISCUSSION

The Board reviewed, discussed, and agreed on the 2024 International Energy Conservation Code with Amendments.

PUBLIC HEARING

Chair Pritchett opened the public hearing. No one came to speak, and the public hearing was closed.

ACTION

A motion was made by Boardmember Gibb to APPROVE the 2024 International Energy Conservation Code with Amendments as presented. Boardmember Funderburk seconded; the motion carried 6-0.

PRESENTATION

Building Official Michael Wallander presented 2024 International Property Maintenance Code to the Board.

DISCUSSION

Boardmember Gibb asked for clarification on the cooling requirement, reflecting growing concerns for tenant health and safety amid rising temperatures. The Board balanced enforcement with practical exemptions tied to tenant occupancy to mitigate undue financial burdens on property owners while enhancing life safety standards in the community's rental housing stock. Building Official Wallander agreed that the new requirement for landlords to maintain a maximum temperature of 85 degrees Fahrenheit in habitable rooms will be required with a change of occupant.

5. EXECUTIVE SESSION

A motion was made by Chair Pritchett to go into Executive Session.

DISCUSSION

The Board reviewed, discussed, and agreed on the 2024 International Property Maintenance Code with Amendments.

PUBLIC HEARING

Chair Pritchett opened the public hearing. No one came to speak, and the public hearing was closed.

ACTION

A motion was made by Boardmember Gibb to APPROVE the 2024 International Property Maintenance Code with Amended cooling clause as presented. Boardmember Funderburk seconded; the motion carried 6-0. *Note: Staff researched and found this provision exists in chapter 7 of the Mesquite City Code. Therefore, there is no need to add it here.*

6. ADJOURNMENT

A motion was made by Chair Pritchett to adjourn. Boardmember Gibb seconded; the motion carried 6-0.

The meeting was adjourned.

Chair Cary Pritchett