

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 to adopt 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 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