

MINUTES OF THE BUILDING STANDARDS BOARD FOR THE MEETING HELD MARCH 21, 2017, 6:30 P.M., CITY COUNCIL CHAMBERS

PRESENT: Ron Hall
James T. "Tommy" Wofford
Patrick Reyes
Glenn D. "Doug" Dickerson
Sam Motley

ABSENT: Richard G. "Ricky" Walker, Jr.
Joe E. Smith, Alternate

STAFF: Richard G. Gertson, Director of Planning and Development Services, Travis Campbell, Building Official; Michael Cox, Building Inspection Field Supervisor; Cindy Steiner, Assistant City Attorney; Brenda Reames, Senior Administrative Supervisor; Kenny O'Quain and Jenny Sue Gleaves, Plans Examiners; and Selket Davis, Senior Administrative Secretary,

ATTENDEES: Ahmed Elgalad, 7424 Northwest Hwy #9, Dallas, TX 75225

I. CALL TO ORDER

Ron Hall, Chairman of the Building Standards Board, called the meeting to order and explained the rules and regulations. As to matters pursuant to Chapter 214 of the Texas Local Government Code, 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 FEBRUARY 28, 2017, BUILDING STANDARDS BOARD MEETING

MOTION: Chairman Ron Hall asked for a motion to approve the minutes of the February 28, 2017, meeting and dispense with the reading. Motion was made by Patrick Reyes and seconded by Sam Motley.

AYES: 5
NAYS: 0

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

Richard G. Gertson, Director of Planning and Developmental Services and Travis Campbell, Building Official for the City of Mesquite, presented the following Codes to the Board:

- A. International Property Maintenance Code, 2015 Edition
- B. International Building Code, 2015 Edition
- C. International Fire Code, 2015 Edition

Richard Gertson, director of Planning and Developmental Services, presented the changes for the International Property Maintenance Code 2015 Edition. He presented redline versions of the code changes to the Board for review. Mr. Gertson emphasized that the changes to the IPMC 2015 Edition will allow the City to enforce changes on deteriorating properties both commercial and residential (i.e. T-25 Program). Mr. Gertson stated that these revisions to the code will address situations that have directly affected the City of Mesquite that needed stronger enforcement such as accelerated deterioration, accessory structures, swimming pools, and hoarding. These changes will require more frequent Board meetings since members will be required to rule on REPAIRS and SECUREMENTS in addition to demolition. He did not expect the Board to vote on the changes immediately since the Legal Department wanted to view said changes to make sure they were in sync with the Chapter 214 TX Local Government code, which sets the rules and procedures that we must follow.

The following question was posed by the Board regarding the IPMC:

Patrick Reyes asked how the code would address deteriorating retaining walls in certain areas. Mr. Gertson stated that he will personally look into the issue.

Motion: Chairman Ron Hall asked for a motion to postpone voting on the International Property Maintenance Code, Patrick Reyes made the motion and Tommy Wofford seconded the motion.

AYES: 5

NAYS: 0

Mr. Campbell then presented the International Building Code amendments. Mr. Campbell states that there are three main changes to the International Building Codes, 2015 Edition: expiration of permits if work is not commenced within 30 days of issuance, storm shelter minimum capacities, and allowing the Building Official to grant modifications to the size of storm shelters in Group E occupancies.

Mr. Campbell stated that every permit issued will become invalid unless work has begun within 30 days or if the work is abandoned for a period of 90 days or more. The building official will be allowed to grant extensions for periods no more than 90 days each. The extensions will only be granted if they are in writing and there is a reasonable cause for the extension. The second change requires all storm shelter minimum capacities must be the greater of the total occupancy load of classrooms and offices or of any all-school assembly space for Group E.

The following question was posed by the Board regarding the IBC;

Sam Motley: Will this code apply to public, private, and charter schools?

Travis Campbell stated that it will apply to all of them but not retroactively.

Building Official Travis Campbell recommended adoption of the 2015 International Building Code, with amendments as presented, and their adoption by City Council.

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

MOTION: Motion was made by Patrick Reyes and seconded by Doug Dickerson to recommend to City Council the adoption of the 2015 International Building Code and proposed local amendments.

AYES: 5
NAYS: 0

Next, Mr. Campbell presented the Board with the International Fire Code 2015 Edition and the proposed local amendments such as intervention in road design, permit fee changes, and the use of traffic calming devices. Mr. Campbell mentions that there are quite a few changes and the Fire Department is better suited to address the changes.

Ron Hall mentioned setting up a subcommittee to review the changes to the code since the Board was not completely familiar with all of the proposed code changes.

Motion: Chairman Ron Hall asked for a motion to postpone voting on the International Fire Code until the next meeting, Doug Dickerson made the motion and Patrick Reyes seconded the motion.

AYES: 5
NAYS: 0

IV. CASE REVIEW

Case No.: 173

Banks Family Investment Trust
816 W. Scyene Rd.
Scyene Plaza, BLK 1, LOT 3, ACS 0.8445
Mesquite, Dallas County, Texas

Travis Campbell, Building Official, presented the case to the Board. He provided to the Board members a Power Point presentation that depicted pictures of the property and all of the notices sent to the interested parties. Pictures showed neglect and deterioration of the property and several violations of the 2009 International Property Maintenance Code. He stated that the property had been abandoned since 2005. There are multiple safety hazards on the property since it includes several dilapidated structures including accessory structures, a house, and fencing. Mr. Campbell stated that the main commercial

building could be “salvaged” but everything else needed to be demolished.

The meeting was opened for Public Hearing. Chairman Ron Hall asked if there was anyone who wanted to speak in favor of the property. A Mr. Ahmed Elgalad spoke up on behalf of his investment company. He stated that they just officially received the papers for the property that morning and they have not had the chance to view the property in person. Mr. Elgalad asks that the board postpone ordering demolition of the property until his company can view the property thoroughly and come up with a plan to either salvage the building or build something new.

After Mr. Elgalad’s requests the board debated amongst each other about what would be the appropriate requirements for the property within the next 30 days to insure safety if not completely demolishing that entire structure.

MOTION: A motion was made by Patrick Reyes due to the fact that the structure(s) constitutes a Public Nuisance stated that he hereby moved that the structure(s) be demolished and the property made secure with the exception of the main commercial structure; and that if the property owner did not do so within thirty (30) days, that the City of Mesquite will do so on their behalf, pay for the repairs and place a lien on the property if the owner did not pay for the demolition. The motion was seconded by Tommy Wofford. The vote was unanimous:

AYES: 5
NAYS: 0

Chairman Ron Hall stated that all business before the Board had been concluded and asked for a motion to adjourn.

MOTION: Tommy Wofford made a motion to adjourn the meeting and Patrick Reyes seconded it. By unanimous vote, the meeting was adjourned.

AYES: 5
NAYS: 0

Ron Hall
Chairman

Cecil Mackey
Vice Chairman