

MINUTES OF THE BUILDING STANDARDS BOARD FOR THE  
MEETING HELD ON TUESDAY, DECEMBER 13, 2016, 6:30 P.M., CITY  
COUNCIL CHAMBERS

PRESENT: Ron Hall, Chairman  
Cecil Mackey, Vice Chairman  
James T. "Tommy" Wofford  
Patrick Reyes  
Glenn D. "Doug" Dickerson

ABSENT: Sam Motley  
Joe Smith  
Richard G. "Ricky" Walker

STAFF: Travis Campbell, Building Official; Cindy Steiner, Assistant  
City Attorney; Brenda Reames, Senior Administrative  
Supervisor; Michael Cox, Building Inspection Field Supervisor;  
Craig Foshee, Chief Plans Examiner; Jenny Sue Gleaves, Plans  
Examiner; Kenny O'Quain, Electrical/Energy Inspector; and  
Selket Davis, Permit Technician

ATTENDEES: None

I. CALL TO ORDER

Ron Hall, 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 November 29, 2016,  
BUILDING STANDARDS BOARD MEETING

MOTION: Brenda Reames, Senior Administrative Supervisor, read the minutes of the November 29, 2016, meeting to the Board members. After the reading Chairman Ron Hall asked for a motion to approve the minutes of the November 29, 2016 meeting. Motion was made by Patrick Reyes and was seconded by Tommy Wofford.

AYES: 5  
NAYS: 0

III. CASE REVIEW

Case No.: 172

City of Mesquite  
613 Willowbrook Dr.  
Block 6, Lot 4  
Hillview  
Mesquite, Dallas County, Texas

Travis Campbell, Building Official, presented the case to the Board. He provided pictures of the property to the Board members. 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 for quite some time.

He again referred to Section 108 of the International Property Maintenance Code and declared 613 Willowbrook Dr. to be a public nuisance. Mr. Campbell explained that Section 108 gives the Building Official the power to take emergency measures if a structure in his jurisdiction poses an eminent danger to the public. He explained that 613 Willowbrook Dr. matched the need for condemnation by the Board. The Building Official stated he has deemed 613 Willowbrook Dr. uninhabitable and asked the Board to vote to demolish the structure.

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

MOTION: A motion was made by Cecil Mackey due to the fact that the structure(s) constitutes a Public Nuisance stated that he hereby moved that the structure(s) be demolished. The motion was seconded by Patrick Reyes. The vote was unanimous:

AYES: 5  
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 Codes to the Board:

- A. International Mechanical Code, 2015 Edition
- B. International Residential Code, 2015 Edition
- C. International Energy Conservation Code, 2015 Edition

He referred to the handouts which were a comparison of the current 2009 ICC codes and amendments versus the recommendations for the 2015 codes and amendments. Building Official Campbell stated that the amendments represent minor changes after the meetings with the various trade members of the Board. He stated further that there were a few sign changes that would not represent a large cost impact to the contractors. He asked if the Board had any specific questions ...

Chairman Ron Hall inquired about Section 109 regarding the appeal decision of the code official. Building Official Campbell stated that the section deals with any "gray" areas of inspections that may be costly. Chairman Hall further asked if the City has the right to determine changes to the Energy Code. Campbell stated that the Energy Code is adopted by the State of Texas, and we could/would not adopt any change that would be "less stringent". Other discussion continued until all were satisfied with the code amendments.

Building Official Travis Campbell made his recommendation that the 2015 national model codes and proposed local amendments be adopted. He asked the Board to affirm the Order to Adopt the 2015 ICC codes as presented and to recommend 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 affirm the Adoption of the following national model codes and proposed local amendments:

- A. International Mechanical Code, 2015 Edition
- B. International Residential Code, 2015 Edition
- C. International Energy Conservation Code, 2015 Edition

The vote was unanimous.

AYES: 5  
NAYS: 0

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

AYES: 5  
NAYS: 0



Ron Hall  
Chairman

Cecil Mackey  
Vice Chairman