

**MINUTES OF THE BUILDING STANDARDS BOARD FOR THE MEETING HELD DECEMBER 10, 2019, 6:30 P.M., CITY COUNCIL CHAMBERS**

**PRESENT:** Ron Hall  
Patrick Reyes  
Glenn D. "Doug" Dickerson  
Sam Motley  
Kevin Morris  
Cary Pritchett  
Jason Beadle

**ABSENT:**

**STAFF:** Jeff Armstrong, Director of Planning and Development Services; Travis Campbell, Building Official; Alfred Pastor, Fire Chief; 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**

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 April 9, 2019, BUILDING STANDARDS BOARD MEETING**

**MOTION:** Chairman Ron Hall asked for a motion to approve the minutes of the April 9, 2019, meeting and dispense with the reading. Motion was made by Patrick Reyes and seconded by Kevin Morris.

**AYES: 7**

**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 Existing Building Code, 2018 Edition**

**Travis Campbell, Building Official, presented the International Existing Building Code, 2018 Edition. Mr. Campbell emphasized that the adoption of the IEBC, 2018 Edition, will allow the City to enforce requirements on existing properties both commercial and residential. Mr. Campbell stated that the addition of these codes will address situations which have directly affected the City of Mesquite and necessitate implementation, particularly in specific cases of fire safety, storm repair, and addressing matters of safety in existing buildings. Mr. Campbell addressed each of the proposed amendments and how they affect the City of Mesquite.**

**The following question was posed by the Board regarding the IEBC: Cary Pritchett asked why carbon monoxide alarms would not be required after storm damage. The Board members discussed why this would be the prime time for contractors to install these safety requirements and storm damage should not require less than the code since those repairs will be relevant for years.**

**Mr. Campbell stated he had no problems removing the Exception 4 in IEBC 502.7, IEBC 503.15, and 804.1 concerning the requirements for carbon monoxide detectors in existing buildings. There is no reason removing this exception would cause hardships for homeowners or contractors.**

**The board members further discussed fire requirements with Fire Chief Pastor, pertaining to one high rise building located within the city limits. The Board asked for clarification on how the adoption of these codes will affect this specific structure because it is the only exception**

within city limits since all future buildings will be affected by future code adoptions.

Chief Pastor stated the adoption of these codes will allow the city to directly address the fire safety of this specific high-rise every time there is a tenant change on the premises which will require new Certificate of Occupancy application to be filed. The IEBC would then directly affect the inspection requirements and bring the building closer to current safety standards.

The Board agrees this would be an improvement since that specific premise has repeatedly skirted basic fire suppression requirements due to the outdated nature of the code cycle with which it originally passed its inspections.

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:** I, Ron Hall, move to affirm and recommend the adoption of the 2018 International Existing Building Code with the proposed local amendments as presented by the Building Official in Exhibit A striking the amendments as follows:  
Page 6, Item 18 Exception 4  
Page 6, Item 20 Exception 4  
Page 7, Item 24 Exception 4

**AYES: 7**

**NAYS: 0**

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

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

**AYES: 7**  
**NAYS: 0**

---

**Ron Hall**  
**Chairman**

---

**Patrick Reyes**  
**Vice Chairman**