

CONSTRUCTION STANDARDS BOARD MEETING MINUTES

The Construction Standards Board met Thursday, September 11, 2014 at 5:30 p.m. in the City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. Call to order.

Ted Bowers, Building Official, called the meeting to order at 5:32 p.m.

2. Roll call and confirmation of a quorum of Board members.

Chase McDonald	present
David Moore	present
Bruce Kana	present
Charles Schroeder	present
Roger Osborn	present

3. Oath of Office to new Construction Standards Board members.

Melissa McCollum gave the Oath to all new Board members; Chase McDonald, David Moore and Roger Osborn. Melissa reminded the entire Board of the Public of Information Act and Open Records Act that must be completed and requested a copy of their certificates upon completion.

Ted Bowers addressed the Board members explaining the purpose of this Board is to hear appeals of decisions and interpretations of the building official and consider variances of the technical codes. He went further to state a building owner or his duly authorized agent can appeal a decision of his to this Board. Ted also stated this Board has only met on rare occasions but now will try to meet quarterly.

4. Elect Construction Standards Board Chair and Co-Chair.

Ted stated the person elected as the Chair, will conduct the meetings thereafter. After a brief discussion between the Board members, Roger Osborn made a motion to elect Charles Schroeder as the Chair and Bruce Kana as Co- Chair, as they have been with this Board the longest.

5. Citizens' comments.

There were no citizen comments.

6. Consideration and approval of the February 19, 2013 meeting minutes.

Bruce Kana made a motion to approve the minutes of February 19, 2013. Seconded by Charlie Schroder. Both Mr. Kana and Mr. Schroeder were the only members present today to make this motion.

7. The Construction Standards Board will adjourn Regular Session and convene into a Workshop Session as follows:

Consideration, discussion and possible action to recommend adoption of the family of the 2009 International Building Codes and 2011 National Electric Code (NEC) to the City of Bastrop Building Code.

Ted stated the City of Bastrop is currently under the 2000 International Building Code (IBC) and the 1999 National Electric Code (NEC) and needs to be updated. Ted stated he would like to update us to the 2009 IBC codes as well as the 2011 NEC, electric code. Ted had brought in the IBC books with the changes he had and welcomed the Board members to view them. Ted went into some of the changes in the 2009 codes but stated the changes were too numerous to mention in one meeting. Ted also stated many of our current contractors follow the 2009 IBC codes when submitting plans.

Discussions were held between Staff and the Board members regarding the exact changes in the 2009 IBC compared to 2000 IBC, as well as what our goal is for this evening. Ted stated he is trying to bring the City up-to-date in regard to our codes, (they are updated every 3 years), and the changes include 2003, 2006 and 2009 updates which are numerous. It was suggested to send out a letter to our most frequently used contractors within the last six months to get their feedback on these changes. Ted stated there were some updates in the 2009 IBC that he did not want to adopt at this time; private sewage disposal control, international zoning code or wildlife interface urban code.

The Board members were presented a document in which staff checked with local surrounding cities and counties to see what codes they have adopted before making a decision to change our current code.

Roger Osborn asked the difference between IRC and IBC, and Ted stated the IBC has basically absorbed the IRC, International Residential Codes. Ted stated there will be a few items with the newer codes he will be requesting not to adopt.

Ted briefly went through the handbooks for the Board members, pointing out this Board's job as well as other information.

8. The Construction Standards Board adjourned the Workshop Session and reconvene into Regular Session, and take any action if necessary.

Roger Osborn made a motion to hold a public hearing on November 11, 2014 to discuss, consider and possibly recommend to City Council adoption the 2009 IBC and the 2011 NEC. Also to send out letters to contractors who frequent the City's planning office. Seconded by Bruce Kana and the motion passed unanimously.

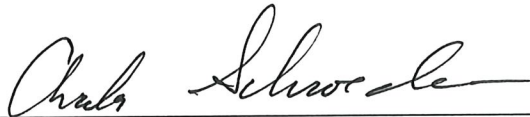
9. Director's Report.

Melissa addressed the Board stating the Form Based Code information in on the City's website if any of the members were interested in getting updated on what this is and how it will affect the City.

Melissa stated there is Board Training on Thursday, September 18th and Thursday, October 23, 2014 at 6:00 pm in City Hall Council Chambers, and any of the members who have not participated in these training sessions should make every effort to attend one of those meetings. Melissa stated the Board should always feel free to let her or staff know of any items they would like to see on any future agendas.

10. Adjourn.

Bruce Kana made a motion to adjourn. Seconded by Charlie Schroeder and the meeting adjourned at 6:30 p.m.



Charles Schroeder, Chair