

Board of Building Standards Minutes

February 5, 2014

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, February 5, 2014, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members:	Steve Ellinger, Chairman	Present
	Wayland Schroeder	Absent
	Alana Fletcher Maddox	Present
	Gretchen Denny	Absent
	Delbert Allred	Present
	David Beard	Present
	Jeremy Kahl	Absent
	Anthony McColum	Present
	Edger Cordova	Absent
	Lloyd Turner	Absent
	David Brosig	Present

Visitors:	Bill Riggs	Jessica Lenins
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Staff Present:	David Sartor, Building Official
	Kelley Messer, Legal Department
	Meagan Baker, Recording

1. The meeting was called to order by Steve Ellinger, Chairman, at approximately 8:15a.m.
2. Mr. Ellinger said the first order of business was the review and approval of the minutes of the September 4, 2013 meeting. Mr. McColum made the motion to approve, Mr. Brosig seconded and it passed unanimously.
3. Building Official, Mr. David Sartor spoke of the recommendations for adoption of the 2012 Building, Residential, Existing Building and Energy Conservation Code with Local Amendments. The majority of the proposed amendments exist in the current 2009 codes. Many of the 2012 changes made, are clarification to requirements that don't affect the actual code requirements or updates to more recent standards, material standards and construction standards. Several of the local amendments have been eliminated due to the inclusion in the 2012 code.

Starting with the Residential and Commercial Code, the 2012 code now allows a fence 7 ft. or less in height to be constructed without a permit, so our Local Amendment is no longer needed.

The requirement for a fall prevention device conforming to ASTM 2090 is a provision in the Residential Code and in the Building Code for Residential Occupancies. Dwelling units with window located more than 72 inches above grade or surface below require a minimum sill height of 24 inches above the room floor. If the sill height is less than 24 inches fall prevention devices conforming to ASTM 2090 must be provided.

The Code now specifically recognizes wireless technology for interconnection of smoke detectors in dwellings.

Under the Commercial Building Code, the size and location of identifying markings for Fire Walls has been modified to increase potential for markings to be seen.

The 2009 code requires automatic fire sprinkler systems where upholstered furniture is displayed, stored or manufactured. There was no size limitation for this requirement. Under the 2012 code specific sizes are exempted from this requirement. Example, a mercantile 5,000 square foot or less that displays or stores upholstered furniture including mattresses will not be required to have automatic fire sprinkler. For storage that is 2,500 sq ft or less and for manufactured 2,500 sq ft or less would not have to have automatic fire sprinkler.

The code is now requiring dual level exit signs in Group R-1 occupancies. Reasoning for that, in the event of a fire the smoke is going to build up at the top and obscure the exit sign therefore if you are trying to crawl to the exit, the exit sign will now be at the lower level for better viewing.

The code is now requiring fire separation between spaces used for any purpose other than ticket booth and toilet room underneath grand stands or bleachers. It's requiring a minimum of one-hour separation simply to protect the people sitting in the stands from whatever could be stored below that could be a hazard.

In small occupancies which would require a single water closet for male and a single water closet for female, the code now allows both to be either a family assisted or a unisex restroom to accommodate both male and female.

Under Energy Conservation Code, there were considerable changes; we are currently under the 2000 Energy Code, with the 2002 supplement provisions. We are going to the 2012 Code which does have new requirements. One of which is in large HVAC systems on large commercial structures, it's going require system commissioning reports. Which is going to require that test be run on the HVAC equipment and other energy conserving systems to identify that they are actually functioning as they were designed to function. Mr. Ellinger asked "who is allowed to do that commissioning?" Mr. Sartor answered "it would need to be by a designed professional." Mr. Ellinger stated "then either an architect or an engineer." Mr. Sartor answered "yes." The exceptions are mechanical systems with total capacity less than 480,000 BTU and heating capacity less than 600,000 BTU and systems listed in Section 403.3 serving dwelling units, sleeping units in hotels, motels, boarding house or similar units.

The 2012 has requirements for high efficacy lamps; the committee has decided to take the levels that were in the 2009 code as opposed to the 2012 code. One reason for that the state of Texas has adopted the 2009 code which is the minimal energy requirements. Mr. Ellinger asked "How is a high efficacy lamp defined? Who makes that determination?" Mr. Sartor stated the code has added a definition which sets the following levels: "60 lumens per watt for lamps over 40 watts, 50 lumens per watt for lamps over 15 to 40 watts, 40 lumens per watt for lamps 15watts or less." Mr. Ellinger asked "Is this really necessary, as I understand the typical incandesce light bulb is going away. " Mr. Sartor stated "Eventually this will be the case, but you can still purchase incandesce light bulb right now, they are still out there."

The 2012 Residential Energy Code requires blower door test to verify air sealing of the building envelope. The committee is recommending amending to matching the 2009 code which has two options, blower door test or visual option. The visual inspection is our current requirement.

Another requirement, since we are getting so much insulation in the attic, the codes now requiring eaves baffles at all soffit vents. This is to prevent wind from displacing the insulation and covering the soffit vents.

After discussion, Mr. Beard moved to recommend the adoption the 2012 Codes with local amendments to the City Council and Mr. Allred seconded and the motion carried unanimously.

Mr. Ellinger asked if we could put on the agenda for the next meeting, an update on the Matera Paper building. Mr. Sartor advised Mr. Ellinger that we will have a meeting next month and staff will make sure the update is on the agenda.

Mr. Ellinger adjourned the meeting.

Approved:



, Chairman

Date:

02.05.14