

Board of Building Standards Minutes

June 3, 2015

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, June 3, 2015, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members:	Steve Ellinger, Chairman	Absent
	Alana Fletcher Maddox	Absent
	Delbert Allred	Present
	David Beard	Present
	Anthony McColum	Present
	Lloyd Turner	Present
	DeAnn Yeilding	Present

Visitors:	Rick Hargrove	Gary Corpian
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Staff Present: Michael Moffitt, Code Enforcement Officer
 David Sartor, Building Official
 Kelley Messer, Legal Department
 Meagan Baker, Recording

1. The meeting was called to order by David Beard, Chairman, at approximately 8:15a.m.
2. Mr. Beard said the first order of business was the review and approval of the minutes of the May 6, 2015 meeting. Mr. McColum made the motion to approve, Mr. Allred seconded and it passed unanimously.

3. CASES FOR REHABILITATION OR DEMOLITION:

Michael Moffitt, Code Enforcement Officer, then rearranged the order in which the cases were to be heard by the Board to accommodate the citizens and/or owners in attendance waiting to speak about the properties they were interested in.

Case No.	Address & Description	Owner	Board Action
15-008	910 Lane Av. JD Lane of BLK 19 North PK Block 2, Lot 8, Abilene, Taylor County, Texas	Judy Kay Davis 25521 Indian Hills Ln, Unit 1 Laguna Hills, CA 92653-6057	Table
<p>Mr. Allred moved to untable this case and Mr. McColum seconded and the motion carried unanimously.</p> <p>Mr. Moffitt stated this case was heard in last month's meeting. The case was tabled, to give Mr. Moffitt a chance to make contact with property owner. Mrs. Judy Davis is the current owner of this property and she has been out of the country for some time and that is why she has not received the notifications. Mr. Moffitt has been able to communicate with Mrs. Davis via emails. Mrs. Davis had stated in an email that she is still debating whether or not it would be possible to rebuild the house. She would like extra time in order to weigh her possibilities. She also stated in her email that she would like to request that the board not order demolition for the property. Mrs. Davis would like the chance to save the house, if possible. Mr. Turner asked if the house is secured. Mr. Moffitt stated that yes the house was secured after the fire by the owner and remained secured.</p> <p>Staff recommendation is demolition.</p> <p>Mr. Hargrove stated that he has worked for Mrs. Davis in the past with the previous fire to the structure. Mr. Hargrove stated that he believes that Mrs. Davis is serious about rehabbing this property. The roof will have to be re-shingled and re-structure the roof. Mr. Beard asked if Mrs. Davis has indicated a table frame. Mr. Hargrove stated that he would need 30 days for her to make a decision on what she would like to do with the property.</p> <p>After discussion, Mr. Allred moved to table and Mr. Turner seconded. The motion carried unanimously.</p>			

4. Mr. McColum moved to untable this case and Mr. Allred seconded and the motion carried unanimously.

Mr. David Sartor stated that there is a request to leave the foundation, after the demolition of the structure at 541 Oak St. The City Ordinance on a demolition of a structure requires that all footing, foundation, sidewalks, ect. be removed at the time of the building is demolished. There is an option for a request to the Board of Building Standard to ask that the slab remain for some purpose. Mr. Sartor stated that this case was table at the last meeting in order for Mr. Corpian to bring the board cost estimated and an information from the engineer on how to make the foundation a parking lot. Mr. Sartor stated that he does not have any further information about this case.

Mr. Corpian gave a letter to the board members from the engineer, Mr. Perry Haynes. Mr. Beard made the comment that the letter only addresses the pooling of the water. Mr. Corpian stated that they would put a road base material and level out the foundation. Mr. McColum stated to Mr. Corpian that the board was expecting a more detailed information for the different levels of the foundation. Mr. Corpian thought that was what Mr. Haynes was going to present in the letter. Mr. Corpian stated he believes that he was not clear to Mr. Haynes about what was needed. Mr. Moffitt stated there is a concern with topping off the foundation with road base material, would not be a place for the water to drain. Mr. Corpian is wanting to fill in the holes that does not have concrete with the road-base material, in order to level the foundation. Mr. Beard asked Mr. Corpian how he would secure the base from washing out in the street. Mr. Corpian stated the he would have ask someone else, he is not real sure. Mr. Allred stated that he was under the impression that concrete was going to used and not base material. Mr. Corpian stated that concrete is \$125.00 a yard so using concrete is not going to be practical.

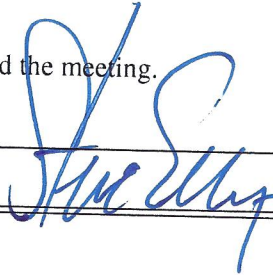
After discussion, Mr. McColum made the motion to table for 30 days and in order to bring specific drawings with supporting documentation of a plan to address the void spots in the concrete to bring this up to a level grade. Also to have the engineer come speak with the board. Mr. Allred seconded. The motion carried unanimously.

5. Mr. Sartor stated the proposal before the board was for a recommendation for approval of amendments to Chapter 11 of the 2012 Residential Code, and Section R403.2.2 of the 2012 Energy Conservation Code. Due to an oversight during the creation of the draft amendment pamphlet the proposed amendments for Chapter 11 were left out. This was discovered recently and the energy code review committee was called back in to address this and make recommendation for these changes to be included in the 2012 Residential Code. Mr. Sartor stated that during the committee meeting it was noted that and additional amendment needed to be added to delete the requirement for duct testing. Therefore Section N1103.2.2 has been recommended to be amended as noted and delete the duct testing. The same amendment is recommended for Section R403.2.2 of the Energy Conservation Code. Mr. McColum asked if after adopting these amendments a builder could still use the prescriptive method of construction or if they would have to use the ResCheck software to show compliance. Mr. Sartor stated that currently we are using the residential energy provision of the Energy Conservation Code for one and two family dwellings and those provisions are exactly the same as the provisions proposed for the Residential Code and therefore a builder could use the prescriptive method and would not be required to use ResCheck. There would be no change to how compliance is obtained currently.

After discussion, Mr. Allred made the motion to adopt the amendments as written and Mr. McColum seconded. The motion carried unanimously.

Mr. Beard adjourned the meeting.

Approved:



, Chairman

Date: 07.01.15