

Approved
3/25/04

Village of Wimberley

Building Code Board of Review

Meeting Minutes

March 10, 2004

Attendees:

Members: Gray Brim, Tracey Dean, Linda Jennett, David Kates, Mac McCullough, and Sam White

Councilperson: Carroll Czichos

City Administrator: Ricky Wright

Guest: None

1. **Call to Order:** Roll Call a quorum was present. Mike Jones was given an excused absence due to illness.
2. **Minutes:** Minutes of last meeting were distributed to attendees for review. LJ requested that the minutes be amended to reflect a discussion of the proposed Antenna Ordinance. Motion to this effect made by TD and seconded by DK. Motion approved by unanimous vote.
3. **Citizen Comments:** None.
4. **Reports:**
 - a) Village Chairpersons meeting with Mayor: MM
Chairs of 9 Boards and/or Commissions met with the Mayor to discuss procedures and goals. Some of the points regarding operating procedures are the following:
 - Discussion of a topic and voting must be in separate meetings.
 - Citizens may discuss any topic at open meetings, subject to rules. Board members may acknowledge comments made, but may not discuss or respond.
 - Board may continue items on the agenda to a future meeting.
 - Agenda is always set by the Board.
 - Form for Budget requests was distributed to Board chairs at this meeting. Our Board will consider this topic at the April meeting. Form must be turned in by May.
 - b) Fee Schedule Revision RW
 - Steve Harrison is preparing a presentation to Council regarding Building Code related fees in relation to costs and comparison to the prevailing fees in adjacent communities.
 - c) Building Code Enforcement RW
 - RW made the Board aware of enforcement issues with regard to several projects in the city.

5. Election of Vice Chairperson

Motion was made to nominate Tracey Dean as Vice Chairperson by SW.
Seconded by DK. Motion approved by unanimous vote.

6. Work Session Discussions

a.) Texas Residential Construction Commission

Documentation for this program was distributed to the Board members.

After a brief discussion, it was decided to continue action on this item until the next meeting. Members are urged to become familiar with the information provided.

b.) Ordinances referred by Council

Three new ordinances have been referred by Council for review and possible action by this Board. These ordinances include:

- Proposed Nuisance Ordinance
- Proposed Junk Vehicle Ordinance
- Proposed Unsafe Buildings Ordinance

Some members did not have copies of these documents and RW will distribute them again. Members are urged to review these ordinances and compare provisions with the ICC Property Maintenance Code and/or other Codes. We have proposed to adopt the ICC PMC as a part of the "Family of Code".

c.) Possible conflicts between IBC 2000 and NFPA 101 (Life Safety Code).

Fire Chief Czichos informed the Board that the State has adopted NFPA 101 for use in unincorporated areas. The Wimberley Fire Dept has been using this document as a guideline for fire safety issues related to construction.

It has been noted that with regard to fire protection of assembly occupancies, the NFPA 101 is more flexible than the IBC. Section 903 of the IBC requires an automatic sprinkler system for A-3 occupancies (Churches, etc.) where the total area exceeds 12000 s.f., or has an occupant load of 300 or more, or the fire area is located on a level other than the level of exit discharge. The only exception is for sports areas (gymnasiums) with certain conditions.

The NFPA 101 provides for several exceptions where logically sprinklers may not be effective. (Section 12.3.5), page 101-102.

The Board has been asked to consider whether an amendment to the adopted VOW code (IBC 2000) is appropriate and if so, to make a recommendation to the Council. The Board should provide the reasons for any amendment.

Copies of the pertinent section of the NFPA Code were distributed. A discussion of the issue ensued and a resulting straw vote for amending the IBC indicated that there were four in favor, one against and one abstaining. The Board agreed to meet prior to the next regular meeting in April to take action on a recommendation to the Council. A draft ordinance will be prepared for discussion.

7. Future Agenda Items.

None.

8. **Next meeting:** 25 March 2004 at 5:30 PM.

9. **Meeting adjourned.**