

Village of Wimberley

Building Code Board of Review

Meeting Minutes

May 12, 2004

Attendees:

Members: Gray Brim, Tracey Dean, David Kates, Mike Jones,
Mac McCullough, and Sam White
Linda Jennett, excused
Councilperson: Carolyn Nichols
City Administrator: Ricky Wright
Guest: Patty Akers, Attorney, BHSPK&M, LLP

1. **Call to Order:** Roll Call A quorum was present.
2. **Minutes:** Minutes of last meeting were distributed to attendees for review. Motion to approve minutes made by DK and seconded by TD. Motion approved by unanimous vote.
3. **Reports:**
 - Discussion of ATS Inspection Services.

RW stated that current fees for site inspections and engineer review are as follows:

Residential	\$45.00
Commercial	\$65.00
Engineer	\$65.00

RW stated that most Wimberley builders seem to like the inspections by the City.

MM stated that it is difficult to see how ATS can perform inspections for the fee charged. Requested that RW inquire whether ATS can perform multiple inspections at one time at less than the full rate for each inspection.

Discussion as to whether all mandated inspections are necessary. No conclusion at this time.

In response to question from MM with regard to permit fees, RW stated that as a result of a study by Steve Harrison, the current permit fees are "about right".

4. **Possible Action Items:**
 - Discussion with City Attorney relating to recommended Code amendment providing for certain exemptions to the IBC.

After discussion at City Council meeting Recommendation for Amendment passed by a voted of 3 to 2, on first reading.

The Mayor suggested that the City Attorney inform this Board as to the possibility of creating a variance procedure for building code issues. The Council expressed concern about liability issues with a Code amendment, as opposed to a variance which would allow more flexibility for the City to address difficult situations and shift some liability to those seeking the variance.

Question was raised as to whether exemptions would apply equally to all situations.

An exemption under a variance may have more flexibility.

MJ asked where we would be if we had no Commercial Code. PA replied that the City would have no liability, except as covered by other State laws.

PA passed out a document outlining the pro's and con's of a variance procedure for the Village of Wimberley with regard to building code issues.

PA stated that she would prepare a draft Ordinance, which would outline a variance procedure for our review and consideration.

- Recommendation for a Draft Budget for the Board.
After some discussion, it was generally agreed that the Board would request a budget amount of \$7500.00 for the upcoming fiscal year.

5. Work Sessions

a.) Discussion of Ordinances referred by City Council:

Nuisance

Junk Vehicles

Unsafe Buildings

b.) Discuss and review current VoW Building Permit Fees

c.) Review and discuss 2001 NEC

d.) Review VoW existing Building Codes

e.) Discuss fire safety recommendations of Fire Chief

6. Future Agenda Items. None.

7. Next meeting: 10 June 2004 at 6:30 PM.

8. Meeting adjourned. Motion by GB and seconded by DK. Approved.