

CITY OF BELLAIRE TEXAS

BUILDING AND STANDARDS COMMISSION

MAY 27, 2015

Council Chamber	Regular Session	7:00 PM
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7008 S. RICE AVENUE
BELLAIRE, TX 77401



Chairman

Laura Thurmond

Commissioner

Paul Katz

Commissioner

Burt Martin

Commissioner

Mike Baker

Vice Chairman

Danny Spencer

Commissioner

Lee Hampton

Commissioner

Charles Formica

Mission Statement:

The City of Bellaire is dedicated to outstanding quality service and facilities to ensure an open, progressive, and secure community.

I. REGULAR SESSION**A. Call to Order****B. Announcement of Quorum****C. Rules for Public Comment**

- 1. Sign up forms will be available at all Regular and Special meetings for registering the names of members of the Public who wish to either: i) speak on an agenda item, provided such items have not been the subject of a prior public hearing; or ii) make a general comment related to the Commission business. These forms will be given to the Secretary prior to the start of the meeting so that the person's name can be called to address the Commission at the appropriate time.**
- 2. Public Comments on agenda items will be made at the time an agenda item appears in the Order of Business and before the Commission's consideration of that item.**
- 3. Public Comments of a general nature shall be made at the time designated by the Order of Business.**
- 4. All public comments shall be limited to six (6) minutes per speaker with extensions of two (2) minute increments as approved by a majority vote of Commission members present.**
- 5. Public Comment at Workshop meetings will be allowed at the discretion of the Chair. Any comments will be limited as described in Article IV Sec 8.**

D. Approval or Correction of the Minutes

1. Building and Standards Commission - Regular Session - Mar 25, 2015 7:00 PM

E. Public Comment**F. Report from Building Official****G. Reports of Committees and Communications**

- 1. Communications to Commission members outside of posted meetings**
- 2. Committee Reports**
- 3. Reports from Staff other than the Building Official**

H. Old Business

1. Discussion, consideration, and possible action on the removal of Chapter 9, Buildings, Section 9-17, Amendments to building code, Section 602.2, Fire Zone, of the City of Bellaire Code of Ordinances.

(Requested by John McDonald, Development Services)

I. New Business

- 1. The Chair shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter is appropriate for inclusion on a future agenda of the Commission or referral to Staff for investigation.**

J. Public Hearings**K. Announcements & Comments by Commissioners****L. Adjournment**



CITY OF BELLAIRE TEXAS

BUILDING AND STANDARDS COMMISSION

MARCH 25, 2015

Council Chamber

Regular Session

7:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

I. REGULAR SESSION

A. Call to Order

Chairman Thurmond called the meeting to order at 7:05 PM.

B. Announcement of Quorum

Chairman Thurmond announced that a quorum was present, consisting of the following members:

Attendee Name	Title	Status	Arrived
Laura Thurmond	Chairman	Present	
Paul Katz	Commissioner	Present	
Burt Martin	Commissioner	Present	
Mike Baker	Commissioner	Absent	
Danny Spencer	Vice Chairman	Present	
Lee Hampton	Commissioner	Present	
Charles Formica	Commissioner	Present	
Lee Cabello	Building Official	Present	
Ashley Parcus	Secretary	Present	

C. Rules for Public Comment

Chairman Thurmond mentioned that the rules for public comment are listed on the agenda and that speaker forms were available in the lobby for anyone who wished to address the Commission.

- 1. Sign up forms will be available at all Regular and Special meetings for registering the names of members of the Public who wish to either: i) speak on an agenda item, provided such items have not been the subject of a prior public hearing; or ii) make a general comment related to the Commission business. These forms will be given to the Secretary prior to the start of the meeting so that the person's name can be called to address the Commission at the appropriate time.**
- 2. Public Comments on agenda items will be made at the time an agenda item appears in the Order of Business and before the Commission's consideration of that item.**
- 3. Public Comments of a general nature shall be made at the time designated by the Order of Business.**

Minutes Acceptance: Minutes of Mar 25, 2015 7:00 PM (Approval or Correction of the Minutes)

4. **All public comments shall be limited to six (6) minutes per speaker with extensions of two (2) minute increments as approved by a majority vote of Commission members present.**
5. **Public Comment at Workshop meetings will be allowed at the discretion of the Chair. Any comments will be limited as described in Article IV Sec 8.**

D. Approval or Correction of the Minutes

1. Building and Standards Commission - Workshop & Regular Session - Feb 25, 2015 6:30 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Burt Martin, Commissioner
SECONDER:	Charles Formica, Commissioner
AYES:	Thurmond, Katz, Martin, Spencer, Hampton, Formica
ABSENT:	Baker

E. Public Comment

There was no public comment.

F. Report from Building Official

Mr. Cabello informed the Commission that the City has been very busy with plans that continue to be submitted. He added that it is currently only himself and one other inspector that are reviewing plans and making inspections. Mr. Cabello mentioned that he has not spoken with anyone yet about coming to the Commission's April meeting to talk about the CRS rating/floodplain information.

G. Reports of Committees and Communications

1. Communications to Commission members outside of posted meetings

There were no communications to report.

2. Committee Reports

There were no committee reports.

3. Reports from Staff other than the Building Official

There were no reports from Staff other than the Building Official.

H. Old Business

1. Discussion, consideration, and possible action on an amendment to the Building and Standards Commission's Rules of Procedure detailing the process for making recommendations to City Council.

Commissioner Martin made some minor corrections to Sec. 2. of the redline, along with a spelling correction in Sec. 3.
(Requested by John McDonald, Development Services)

RESULT:	ADOPTED AS CORRECTED [UNANIMOUS]
MOVER:	Danny Spencer, Vice Chairman
SECONDER:	Charles Formica, Commissioner
AYES:	Thurmond, Katz, Martin, Spencer, Hampton, Formica
ABSENT:	Baker

I. New Business

1. Discussion, consideration, and possible action on the removal of Chapter 9, Buildings, Section 9-17, Amendments to building code, Section 602.2, Fire Zone, of the City of Bellaire Code of Ordinances.

Mr. Cabello informed the Commission that Staff is bringing forward this amendment due to the fact that Section 602.2 references fire zones, which the City no longer has. He assured the Commission that the regulations put forth within that section of the code are already addressed in the 2012 International Building and Fire Codes, which the City uses when reviewing plans/making inspections. Mr. Cabello explained that he also had a conversation with the City's Fire Marshal, Alton Moses, and he is comfortable with the deletion as well.

Vice Chairman Spencer wanted clarification that this is simply old verbiage based on an old map that is no longer used, and removing it will not change anything with regards to code requirements.

Mr. Cabello confirmed this.

Chairman Thurmond asked Mr. Cabello if fire zones are outdated in the surrounding cities as well, and if he foresaw the deletion of this section creating any issues for future parks projects.

Mr. Cabello stated that he believes they are outdated, but is not completely sure what the City of Houston does. He explained that parks would have to be considered commercial construction and would simply fall under the International Building Code regulations.

Commissioner Katz asked if the IRC and the IBC adequately address all of the issues that this section refers to.

Mr. Cabello confirmed this.

Staff informed the Commission that the 45 day review period allowing for public comment will now begin. Once that time period is up the item will come back before the Commission for further discussion and action to be taken.

Commissioner Spencer asked that the Fire Marshal be present for the consideration of this item.

(Requested by John McDonald, Development Services)

2. **The Chair shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter is appropriate for inclusion on a future agenda of the Commission or referral to Staff for investigation.**

Chairman Thurmond mentioned that the Commission may want to start taking another look at the sustainability pages on the City's website.

Commissioner Katz stated that he has been working on that and will get something put together to send to Staff for a future agenda.

Chairman Thurmond also mentioned that Mr. Cabello had spoken with her regarding materials used with regards to impervious cover, and asked if that would be on a future agenda.

Mr. Cabello stated that he would need to discuss the topic with Mr. McDonald to determine whether or not it is in the Commission's purview.

J. Public Hearings

There were no public hearings.

K. Announcements & Comments by Commissioners

Commissioner Katz urged members of the Commission and all other Bellaire residents to attend the town hall meeting on Monday, March 30, 2015 regarding the new City facilities.

L. Adjournment

Motion: a motion was made by Commissioner Katz and seconded by Commissioner Formica to adjourn the regular meeting.

Vote: the motion passed with a unanimous vote of 6-0.

The meeting adjourned at 7:25 PM.

**Building and Standards
Commission**

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401



Meeting: 05/27/15 07:00 PM
Department: Development Services
Category: Amendment
Department Head: John McDonald
DOC ID: 1592

**SCHEDULED
ACTION ITEM (ID # 1592)**

Item Title:

Discussion, consideration, and possible action on the removal of Chapter 9, Buildings, Section 9-17, Amendments to building code, Section 602.2, Fire Zone, of the City of Bellaire Code of Ordinances.

Background/Summary:

At the Commission's March 25, 2015 meeting, staff brought forward a proposed amendment to *Chapter 9, Buildings, Section 9-17, Amendments to building code, Section 602.2, Fire Zone, of the City of Bellaire Code of Ordinances*. The City no longer has designated fire zones, therefore, Staff recommends deletion of this section from the Code of Ordinances:

602. Section 602.2, Fire Zone, of the Building Code is hereby amended to read as follows:

Sec. 602.2 Fire Zone. *Buildings located in the fire zone are to be constructed of "Type II 1-hour" rated construction or more stringent as defined in the building code. Buildings of Type II non-rated, III, IV, or V construction will not be permitted.*

Instead, the Building Inspections Division will rely on the requirements set forth in the International Building and Fire Codes.

This item was subject to a 45 day review period, however, there were no public comments submitted. Building Official, Lee Cabello, and Fire Marshal, Alton Moses, will be in attendance to answer any questions that you might have.