



CITY OF BELLAIRE TEXAS

BUILDING AND STANDARDS COMMISSION

JUNE 25, 2014

**Council Chamber and Council Conference Room
6:30 PM**

Workshop & Regular Session

**7008 S. RICE AVENUE
BELLAIRE, TX 77401**

I. WORKSHOP SESSION

A. Call to Order

B. Announcement of Quorum

C. Discussion on a Report and Recommendation to the City Council on water vapor control in residential crawlspace construction, including proposed amendments to the City of Bellaire Code of Ordinances, Chapter 9, Buildings.

D. Adjournment

The workshop adjourned at 7:41 PM.

i. The Building & Standards Commission reserves the right to reconvene the Workshop Session after the Regular Session has adjourned.

Chairman Schuster asked Attorney Petrov to speak on the city's liability regarding the proposed amendment.

Attorney Petrov did not feel that adopting this amendment would open the city up to liability. He also mentioned that the language proposed by the Commission was somewhat unclear. He stated that the wording "if the insulation does not effectively provide the same" opens up the question of who determines sufficient insulation.

Chairman Schuster explained that each product has a rating that tells you the permeability of the product.

Attorney Petrov asked for clarification that what the language is saying is that a Class III vapor retarder shall be applied over all surfaces of the insulation facing the crawlspace, if the insulation does not itself act as the Class III.

The Commission confirmed this.

Attorney Petrov suggested that they include a few more words to better explain this.

II. REGULAR SESSION

A. Call to Order

Chairman Schuster called the meeting to order at 7:08 PM.

1. Announcement of Quorum

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

Attendee Name	Title	Status	Arrived
Kristin Schuster	Chairperson	Present	
Laura Thurmond	Vice Chairperson	Present	
Paul Katz	Commissioner	Present	
Burt Martin	Commissioner	Absent	
Mike Baker	Commissioner	Present	
Laolu Yemitan	Commissioner	Present	
Danny Spencer	Commissioner	Present	
Lee Cabello	Building Official	Present	
Ashley Parcus	Secretary	Present	

B. 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.**

Chairman Schuster pointed out that the rules for public comment are listed on the agenda.

C. Approval or Correction of the Minutes

- 1. Building and Standards Commission - Workshop & Regular Session - May 28, 2014 6:00 PM**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Baker, Commissioner
SECONDER:	Laura Thurmond, Vice Chairperson
AYES:	Schuster, Thurmond, Katz, Baker, Yemitan, Spencer
ABSENT:	Martin

D. Public Comment

Lee Hampton-Mr. Hampton informed the Commission that he is the builder for Victory Custom Homes and is a new member of the Building and Standards Commission. He explained that his background is in engineering and that he became a full time builder 4 or 5 years ago. Mr. Hampton added that he, his wife, and three children moved to Bellaire about 8 months ago, and that he looks forward to participating in the Commission.

Charles Formica-Mr. Formica informed the Commission that he and his wife are 27 year residents of Bellaire, and have two sons that were raised here. He added that they are now empty nesters and he is looking forward to the activity of the Commission to give him something to do.

E. Report from Building Official

There was no report from the building official.

F. 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.

G. Old Business

1. Discussion, Consideration, and Possible Action Regarding Amendments to the City of Bellaire Code of Ordinances, Chapter 9, Buildings, Article II, Building Codes, Division 1, Generally, Sec. 9-17, Amendments to building code.

Chairman Schuster explained that the updated report was included in the Commission's agenda packet.

A motion was made by Vice Chairman Thurmond and seconded by Commissioner Spencer to adopt the revisions addressing the redundancy of vapor retarders and the clarification of why Bellaire does not have sealed crawlspaces.
(Requested by John McDonald, Community Development)

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Laura Thurmond, Vice Chairperson
SECONDER:	Danny Spencer, Commissioner
AYES:	Schuster, Thurmond, Katz, Baker, Yemitan, Spencer
ABSENT:	Martin

H. New Business

1. Discussion, consideration and possible action on a response to letters dated April 22, 2014 and May 2, 2014 from DPIS Engineers, regarding Crawl Space Air Barrier, Insulation and Moisture Control.

Chairman Schuster informed the Commission that a draft of the response letter, prepared by Vice Chairman Thurmond, was emailed to all of the Commissioners prior to the meeting.

Commissioner Katz made the following corrections to the first paragraph of the letter:

1. Deleted the "s" after "Building"
2. Replaced "committee" with "Commission"
3. Capitalized "Standards Commission"
4. Added "of" after "matter"
5. Added "the City of" after "microcosm of"

The following corrections were made to the second paragraph:

1. Struck "in" and added "around the perimeter of the ventilated crawl space" after "flood vents"
2. Replaced "the best practice for crawl spaces" with "effective in reducing moisture from the crawl space into the living space for a home"
3. Replaced "suggested" with "used"
4. Added an "s" to the end of "method" and replaced "does" with "do"
5. Added "or above" before "90%"
6. Added "when cooled by the conditioned space above to the point where the moisture laden crawl space air condenses onto the wood floor joists" after "deteriorate"
7. Added "in the warm (outside) side of the wall assembly" after "moisture retarder"

The following corrections were made to the third paragraph:

1. Added "and should never be used in a hot humid climate" after "floor assembly"
2. Added "a" before "moisture retarder"
3. Added "(cold side)" after "top side"

Commissioner Baker asked if this letter was intended to be from the Building and Standards Commission as a whole or from Commissioner Katz, as an engineer.

Chairman Schuster explained that because the letter from DPIS was addressed to the city she felt it was appropriate to respond from the Commission as a whole. She added that a list of the Commissioners and their qualifications could be added to the end of the letter if the Commission felt it necessary.

A motion was made by Commissioner Spencer and seconded by Vice Chairman Thurmond to approve the letter as revised by Commissioner Katz.

Commissioner Katz mentioned that he could also include authoritative citation references if the Commission wished.

Commissioner Spencer mentioned that a conversation had come up in the workshop prior to the regular session regarding the cost of Smart Vents and asked if the Commission was comfortable referring to them as costly in the report.

Vice Chairman Thurmond pointed out that in comparison to a traditional vent there is a significant difference in cost.

Commissioner Spencer stated that he felt comfortable with Vice Chairman Thurmond's knowledge of that subject and did not move to change the letter.

Commissioner Baker offered an amendment to the motion to include the references.

Commissioner Spencer explained that this is a response to an unsolicited letter from an engineering firm questioning what the Commission is doing, and is just meant to clarify the Commission's intentions. He felt that this is a courtesy response and that including references was not necessary.

Vice Chairman Thurmond agreed with Commissioner Spencer.

Commissioner Baker withdrew his friendly amendment.

Commissioner Katz offered a friendly amendment to add the addition of the word "flood" between "the" and "venting" in the second paragraph.

Commissioner Spencer and Vice Chairman Thurmond accepted the friendly amendment.

Vote: 6-0.

(Requested by John McDonald, Community Development)

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Danny Spencer, Commissioner
SECONDER:	Laura Thurmond, Vice Chairperson
AYES:	Schuster, Thurmond, Katz, Baker, Yemitan, Spencer
ABSENT:	Martin

- 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.**

There was no new business brought to the attention of the Commission.

I. Public Hearings

There were no public hearings.

J. Announcements & Comments by Commissioners

Commissioner Baker pointed out that it is coming to the end of the term and thanked Chairman Schuster for leading the Commission for the past three years.

Commissioner Katz and the rest of the Commission wished Chairman Schuster well.

Chairman Schuster thanked everyone and stated that it has been a pleasure working with the members of the Building and Standards Commission.

K. Adjournment

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

Vote: the motion carried on a unanimous vote of 6-0.

The regular meeting was adjourned at 7:35 PM.