

City of Bellaire

BUILDING AND STANDARDS COMMISSION DECEMBER 5, 2018

Council Chamber	Regular Session	6:30 PM
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FIRST FLOOR OF CITY HALL
7008 S. RICE AVENUE
BELLAIRE, TX 77401

Agenda

Chair	Commissioner	
Laura Thurmond	George Williams	
Vice Chair	Commissioner	Commissioner
Danny Spencer	Dan R. Collins	Paul Coselli
Commissioner	Commissioner	
Lee Hampton	Christina Stone	

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 - Sep 26, 2018 6:30 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. Comprehensive review of upcoming changes to building standards and codes, and proposed Ordinance changes, for Residential and Commercial Construction projects in the City of Bellaire, including inspections, plan review and flood damage prevention.

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

BUILDING AND STANDARDS COMMISSION SEPTEMBER 26, 2018

Council Chamber	Regular Session	6:30 PM
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FIRST FLOOR OF CITY HALL
7008 S. RICE AVENUE
BELLAIRE, TX 77401

I. REGULAR SESSION

A. Call to Order

Vice Chairman Spencer called the meeting to order at 6:30 PM.

B. Announcement of Quorum

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

Attendee Name	Title	Status	Arrived
Laura Thurmond	Chair	Absent	
Danny Spencer	Vice Chair	Present	
Lee Hampton	Commissioner	Present	
George Williams	Commissioner	Present	
Dan R. Collins	Commissioner	Present	
Christina Stone	Commissioner	Late	
Paul Coselli	Commissioner	Present	
William Davidson	Building Official	Present	
David R. Montague	Council Member	Present	

C. Rules for Public Comment

Vice Chair Spencer skipped this section of the agenda due to the fact that there were no members of the public in attendance.

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 Sep 26, 2018 6:30 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 - Regular Session - Jul 25, 2018 7:00 PM

Commissioner Coselli asked for a correction on page nine of the minutes under "Closure of the Public Hearing." His name was misspelled.

Vice Chair Spencer noted the correction.

RESULT:	APPROVED AS CORRECTED [UNANIMOUS]
MOVER:	Paul Coselli, Commissioner
SECONDER:	George Williams, Commissioner
AYES:	Spencer, Hampton, Williams, Collins, Coselli
ABSENT:	Thurmond, Stone

E. Public Comment

There were no public comments.

F. Report from Building Official

The Building Official, William Davidson, noted public workshop sessions for the new code changes. He proposed to change the date of the regular meeting in December to the 12th. He asked that the Commission check their schedules in order to ensure everyone can attend. Mr. Davidson explained that during this meeting the Commission would be voting on the recommendations to City Council, and that the Council would need to have enough time to consider any proposed amendments at the start of January, as the new code would be adopted on January 1st. Mr. Davidson asked the Commission to look at the screen as he noted several workshops to take place within the next few months. He explained that he added the plumbing code to the regular session that will take place on October 24th as it will be brief. Mr. Davidson stated that there will be a workshop on the 14th of November, along with a builder's breakfast meeting that morning. The next regular session, November 28th, will be a summary meeting where the Commission will review the changes and feedback will be presented.

Vice Chair Spencer asked if the meeting on December 12th will be in place of the meeting that usually landed on Christmas.

Mr. Davidson stated that was correct. The meeting was originally scheduled for the day after Christmas, the 26th of December, which is a staff holiday. City staff had contemplated having the meeting on December 19th however, that was still too close to Christmas.

Mr. Spencer agreed the date was still too close to the holidays. He asked if the City would be sending out a survey or how would the City like for the Commission to communicate availability.

Mr. Davidson said that he would be sending out an email to remind the Commissioners about the meeting change. He added that in October they will set an official date, as most schedules will not be set for December just yet.

Commissioner Collins asked about the status of the property at 4515 Maple.

Mr. Davidson said that the City has begun the process of demolition. He has ordered the topographical survey of the property, which will take a while, as well as working to get the utilities disconnected. He noted there are three different bids from demolition contractors to find the contractor they are most comfortable with. The City will move forward with demolition since the 30 days has elapsed.

Mr. Collins asked if the homeowner has caused any issues recently.

Mr. Davidson noted that he has not spoken to Mr. Kuykendahl since the last meeting. The City has sent the executed order via regular and certified mail. The notification sent about the meeting was returned to the sender, however, the certified mail was not.

He added that he did have cause to run a report that stated roughly 1,060 new home permits have been applied for since the flood map change in 2007. This means that roughly 950 houses have been constructed under the new regulations.

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

The Commission's Council Liaison, Councilman Montague, asked for the Building Official to send him the slide alone with the cover slide to keep for his records and information. He noted that on July 25th the Commission was questioned as to whether it is performing the duties that it has been tasked to perform. The report will be released next week, in the form of a workshop. He specifically wants the cover slide that will state the purpose of each workshop. He noted that the Building and Standards Commission went to City Council in December with a recommendation regarding the required width of sidewalks. The City Council accepted the recommendation pending input from the City Engineer. Council Member Montague stated that the City Engineer came to the City Council meeting and noted that, in his opinion, the City should adopt five-foot width as the standard. He noted that during the vote in December there was a discussion about changing the width from four feet to three feet. Council Member Montague noted that it was best that the Commission read a previous blog post made by the Mayor regarding the sidewalks. He noted that the slide show attached to the blog showed the progression of the City of Bellaire. Since the slide show, the Mayor proposed that the City

maintain the four-foot standard for the sidewalks. Under those propositions, the Council has operated under the four-foot standard for the last several votes. In regards to the Bonds for Better Bellaire in 2016, they voted to use money to improve sidewalks and street drainage. The bond proposal was originally discussed with streets and drainage, waste water, water lines, and sidewalks. The proposal for the sidewalks was then added to the streets and drainage portion of the proposal; therefore, leading the public to question the transparency of the Commission not letting the City vote on the sidewalks separately. The sidewalks involved two groups: the street and drainage sidewalks and the stand-alone sidewalks. The stand-alone sidewalks are to connect schools, parks, etc., (D1) and connecting to the City and downtown (D2); where voting on D3 was postponed indefinitely leaving the main discussion to be about D1 and D2. Council Member Montague stated that during the discussion for D1, the sidewalks inside the loop were approved and the sidewalks outside of the loop were excluded. On Monday night, blocks filed petitions in regards to D2 and were told that if they didn't want the sidewalks, they were not forced to have them; those were excluded and the others that did not have a discussion were approved. An issue became prevalent when most of the sidewalks on the block were built and nearly complete but, the few houses that did not want to have sidewalks and petitioned against it, did not have sidewalks. That left the decision to be made to construct sidewalks regardless of what the homeowners thought as the sidewalk was the connection between Rice and Ferris. The last item would be next week and that entails new homes. Council Member Montague mentioned that there was an ordinance that required new homeowners to put a sidewalk in front of their homes. Later, they gave the homeowners an option to pay a fee instead of having a sidewalk in front of their home if a sidewalk were to ever come down their street. Until 18 months ago, the City Council adopted the five-foot sidewalk regulation where it was stated that the City would make new homeowners put the five-foot sidewalks in front of their homes. Council Member Montague noted that the process was put on hold as the new Commission had been debating whether to leave the sidewalks at the five-foot regulation or move it to four feet. He stated that staff will come in the following week and ask the City Council what they choose to do; the five-foot requirement, the four-foot requirement, pay a fee, or nothing. He plans on speaking with the Director of Development Services, ChaVonne Sampson, in regards to his opinions. Currently the guidelines for the City dictate that the sidewalks should be five-feet in width unless circumstances dictate otherwise. He noted that in order to get the new sidewalks the same width as the rest of the City, you would need a map of the entire city. He noted that the main concern with the public is that there is no master plan or map available to be able to determine the width of the sidewalks and which type of sidewalks are to be placed where. He added that the bond process is too long and once the process is complete, they're already on the next City Council. He asked that there be an overall definition of what is expected for the sidewalks.

Vice Chair Spencer thanked Council Member Montague for his explanation of the issues with sidewalks in Bellaire. He asked if the sidewalks were the main discussion topic or were there any other discussion topics.

Council Member Montague added that flooding continues to be a big topic discussed. He said it is worth noting that progress is being made on the Flood Mitigation Task Force recommendations and TxDot. They are impressed there are people who are listening and actively working towards fixing the flooding issues. Soon the City will be asked to approve money being used (\$315,000) for hydraulic and other flood studies to be done on drainage. They have spoken with TxDot to see if they are willing to expand and/or pay for some of the study. Council Member Montague added it will take time for changes to be seen. He suggested there

be a monthly update in the City's newspaper with regard to the steps taken (action plan, expenditures, etc.) to implement the flood plans. There have been over 300 people who have communicated with the City their concerns regarding sidewalks. He understands communicating with the public to keep them informed can be a tough task and knows that it will take time. Council Member Montague noted that staff is working very hard as well as the Council, although they may have different views regarding the sidewalks.

Commissioner Collins noted that the City of Houston raised their flood building requirements to two feet over the base flood elevation (BFE). This Commission thought it was unnecessary to do the same thing in the City of Bellaire. He asked whether Mr. Montague has received any feedback regarding the decision Houston made, or if it is something that needs to be further addressed in Bellaire.

Councilman Montague stated that he had a couple of citizens ask why Bellaire was not adopting the same policies the City of Houston made but has not heard of any serious questions or concerns. He noted that the Building Official would have more information.

Mr. Davidson noted that in the second week of September the City received a number of concerned inquiries regarding the elevation change. He noted they were surprised to learn the City of Bellaire maintains its own municipal standards. He has received some complaints from builders about Houston's elevation changes but they were informed of the situation.

Council Member Montague noted it was discussed during meetings of the Flood Mitigation Task Force, as well as in the final report. He said that of the 900 or so homes that have been built to one foot above BFE, only 47 flooded. The 47 homes that flooded were more due to local ponding versus overall flood level. They were putting a 100-year standard against a "5,000" year storm.

Commissioner Stone asked if any of the new homes that flooded in Southdale were above the 100-year standard.

Mr. Davidson said yes. They received damage to the low-lying first level areas in their home. The amount of water they got into the house was measured in inches and not in feet, and was due to wave activity or if the home was built on one of the southernmost streets. When people started to get water into their homes, it was because the drainage stopped working.

Vice Chair Spencer asked for clarification that if someone wants to build higher than the minimum standard elevation, they are welcome to.

Mr. Davidson confirmed that is correct.

Councilman Montague added that there will be an ordinance coming to City Council in regards to people driving up and down the streets at high speeds during a flooding event, as that creates unnecessary flooding that could cause damage to people's homes.

Commissioner Collins asked if this Commission has any involvement in regards to the sidewalks being constructed in front of new homes, aside from the width of the sidewalks.

Mr. Davidson clarified the way the topic was brought up to Council was not from Building Standards, but from the Council itself. Some members of the Council had questions which combined with a preexisting topic, the Community Pathways Plan, which started them on the course, rather than a recommendation from the Building Official and his staff.

Commissioner Collins asked if it is a planning and zoning requirement more than a building and standards requirement.

Mr. Davidson clarified that the fact that one has to be built makes it a building standard. However, all roads lead to the Council so they have the ability to approve building standards as they have a higher authority when it comes to voting. Therefore, the Council can approve a voting standard without their input.

Commissioner Stone asked Council Member Montague for clarification that on Monday when they approved the construction of sidewalks that were already part of the plan, on streets that weren't objecting, they also stated the sidewalks would be four feet wide.

Councilman Montague confirmed that was correct.

Commissioner Stone said that even though they previously said five feet, on Monday they said four-foot sidewalks in front of the new homes that did not object to the sidewalks.

Commissioner Collins clarified that was on the projects that had been presented to the public and had received feedback on the four-foot discussion.

Commissioner Stone said, yes, and clarified that the Council made a differentiation between the streets where the majority of the people did not want sidewalks and those where people did not object. Then they stated they were going to go ahead with the construction.

Mr. Davidson clarified there is an ordinance requiring a five-foot sidewalk in front of all new residential construction which is up for consideration by the Council on Monday. The Council could decide to refer it to the Building and Standards Commission or they could choose to take action on their own.

Commissioner Collins noted that when the Building and Standards Commission recommended that they go to four-foot sidewalks, there were no five-foot sidewalks under construction and therefore the Building Official was able to notify the contractors of the regulation change. The problem is that time has passed and if that changes again, he asked if the four-foot sidewalks under construction would be "grandfathered" in.

Mr. Davidson stated that if a Certificate of Occupancy was issued before the ordinance change was made then the City would not require that the sidewalks change to a five-foot sidewalk. Regardless, he will be sending a long email to all the registered builders in Bellaire with the outcome of the meeting on Monday. That will be the policy that his inspectors follow.

Commissioner Collins noted the Council could make a decision on any pre-existing projects.

Councilman Montague added the reason Council said there would be four-foot sidewalks was because the public had made input on those programs prior to December when they were four-foot. When they were changed to five-foot sidewalks in December, he felt they were not given adequate notice and so we should defer to the previous standard. However, going forward, the City Engineer recommended five-foot sidewalks but there are cases where a four-foot sidewalk is more appropriate. To answer Commissioner Collins' question, he is unsure about all the standards required such as the standard setback from the curb, but if they are going to try to have a set standard across all of Bellaire, they need to have a map or something available to see where the standard was four-foot sidewalks and where there will be five-foot sidewalks. He mentioned that Mr. Davidson noted there has been over 1,000 homes built within the last

eleven years; if they had those homeowners put in those sidewalks, they would have a lot more sidewalks. If they are only going to put in one side of the sidewalks, then that puts orphan into play. The sidewalks being built around schools and parks, the proposal was to put sidewalks on both sides of 3rd street. It was mentioned that it is a school and therefore they would need to funnel people up the sidewalks to the crosswalks and there were differing opinions as well.

Vice Chair Spencer commented that the Commission was excited to be involved in the process of the sidewalks and be a part of the workshops, as they were then able to get into the discussion of all of the sidewalk standards and help answer the questions that were unanswered. They are more than willing to do the research to answer any questions the public may have. He believes the biggest problem would be what the plan is. He added, for example, that if someone were to buy a house on the north side of the street and the north side of the street is where the sidewalk is being built, then that homeowner is getting a sidewalk. If there is no sidewalk being built on that property, then the builder needs to put money into the sidewalk fund for whatever the value is of the sidewalk that would be in place. He agreed with Mr. Montague that there needs to be a map in place with the sidewalk regulations so that when someone pulls a permit, they are able to see if the house gets a sidewalk or part of their fee is the sidewalk fund; it would be passed onto the homeowner. He has spoken to several people who asked what the plan is for the sidewalks and stated that they dislike seeing the orphan sidewalk in front of one home that leads to nowhere. Mr. Spencer does not want to make a decision and put a plan in place that will lead to more orphan sidewalks.

Councilman Montague is interested in what the staff recommends. He would rather there be a regulation where if a sidewalk is in front of someone's home, it would be "X" in regards to the width of the sidewalk, whether it is on your side of the street or not. So, each new home gives "X" to the fund and then sidewalks will be placed in due course.

Vice Chair Spencer agreed and added if they could come up with a plan.

Council Member Montague added it would cut the ambiguity out of it and would reduce frustration. It should just state that new homes will be funding sidewalks while the City decides more on the regulations of the sidewalks.

Commissioner Collins added there will be others who will state that homeowners are funding the City's infrastructure and programs through their property taxes.

Councilman Montague stated that was correct.

Mr. Collins said the newer homes pay a large amount of property taxes already. A discussion could be made on how much a homeowner should have to pay in advance to fund the City's infrastructure development when the City could decide not to in six months.

Mr. Davidson noted it would be a conversation for the Council whereas the conversation of the width of the sidewalk would be for this Commission.

Commissioner Coselli noted that the Commission was set up to make recommendations. They have made a recommendation to the City Council and they went a different way, which is fine. He asked whether the board will do nothing or reiterate the stance they have on the four-foot sidewalks. That way the people that are listening know they have maintained their recommendation or they have changed their mind. Either way is fine but, to let the public know they're unified on their recommendation or not.

Vice Chair Spencer stated that it was a discussion that was had, it was put into the meeting notes, they worked it out, and they came up with a decision. He is unsure if there is any reason why the Commission would need to say they revisited the issue as a group. He thinks they should stand by their decision. Vice Chairman Spencer noted that if they feel passionate about the issue they should speak up and stand by their decision.

Commissioner Coselli added that the Commission made a decision and there was nothing that was brought before them that would change their mind.

Vice Chair Spencer noted they are unable to discuss the issue that way according to the protocol; it is not something they are supposed to be discussing.

Mr. Davidson agreed but added that on an individual basis, members could have that discussion with the City Council. They just need to be careful when they discuss new business that is not on the agenda.

Councilman Montague noted the City Council heard the Commission's recommendation, as well as the City Engineer's recommendation, and the City Engineer noted that other cities follow similar guidelines. In Mr. Montague's opinion, the more progressive cities put in wider sidewalks to provide better pathways.

Vice Chair Spencer asked whether there will be a caveat that if, for example, 60 percent of the street has four-foot sidewalks, they are supposed to match those regulations.

Mr. Montague confirmed that there is. However, if in an architectural standpoint it is difficult to be put into place, or if the residents all decide they want a specific sidewalk, then that will be up for discussion.

H. Old Business

There was no Old Business.

I. New Business

1. Discussion of upcoming changes to building standards and codes, and proposed Ordinance changes, for Electrical and Commercial Projects in the City of Bellaire, including inspections and plan review.

Mr. Davidson stated that despite the commercial code being the most complex, Bellaire does not build a lot of buildings in most of the occupancies that are governed by the commercial building code. Fortunately, very few requirements come up in Bellaire. Multi-family residential properties are not constructed in Bellaire and the schools are already constructed with the exception of the rebuild of Bellaire High School. While they do have some hospital type occupancies, there are no huge medical centers being constructed in Bellaire anytime soon. Mr. Davidson then presented a slide show. First, he started off with the electrical code. The only major code change is that the outlets for garages need to be on a separate circuit; which has been the best practice of most electricians. The City Staff will be proposing to add a section to the electrical code allowing the Building Official to allow the use of aluminum wiring for electrical services and special circumstances. Those being primarily on busy streets where copper wiring creates a theft risk. Next, he noted the

commercial code changes. He explained that the 2015 code has a lot of changes that don't impact Bellaire. Mr. Davidson has a detailed version of the 2015 code available at the board's request. He noted the significant changes book is about an inch thick and so he is providing a summary of the important parts of the book and not the reorganizations of existing chapters or clarifications. They have added a section allowing roofs to be used as assembly spaces, which may be something the Commission will want to discuss further in the future because the use of a roof as an assembly occupancy poses some hazards. Examples of an assembly occupancy would be a bar, nightclub, or sporting event; which would have a lot of people standing around, some of whom may be inebriated and/or children may be present. They don't have an objection to the change because the City's zoning ordinance regulates the use of such spaces.

Commissioner Williams asked if there are regulations to the type of safety rating on the roof for spaces like that.

Mr. Davidson stated that there are, and that any area that is 30 inches above grade needs to have a guard rail. There have been changes made to how a guard rail is supposed to be built, for example, guard rails will now be required to have a gripping surface on the top if they're made of glass. The code changes made with regard to using tempered glass at the bottom of stairways states that there needs to be guards, and that those guards are meant to be made of tempered glass as well. There needs to be a 42-inch-high guardrail around anywhere that could have a fall hazard, which means more than 32 inches above the ground. Mr. Davidson added that instead of an ansul system in a commercial kitchen, the code change allows a water mist system as another option. He stated that is dependent on the approval by the Fire Marshal, on a case by case basis. In order for the permit to be issued, an approval by the Fire Marshal is required anyway. The biggest change is regarding the type "B" occupancy. 90 percent of the occupancies of commercial buildings in Bellaire are type "B" occupancies. A type "B" occupancy, for example, is an office building or a building where people are awake, doing work, are paying attention, and there are not a lot of flammable materials present. They have changed it from 100 square feet per occupant to 150 square feet per occupant for general business use area. This calculation determines how big the exits have to be, how many exits are necessary, and whether there needs to be fire sprinklers. They have created something called "concentrated business use area," which would be a cubicle farm, call center, or something similar, which has been reduced to 50 square feet per occupant. Mr. Davidson stated the previous standard was somewhat of a catch-all, allowing there to be many people inside of a type "B" occupancy, regardless of what the estimated occupancy load was. He added that the contractors will have to demonstrate adequate egress no matter what. He added that educational buildings are now allowed to have remote locking hardware on their doors, meaning that in the event of a security issue they can be locked from the outside. All egress doorways have to open up after a fire alarm goes off, and turn styles are now allowed in egress pathways subject to certain restrictions as the occupants would need to be able to safely get through them when a fire alarm goes off. Mr. Davidson added that the turn style would need to unlock itself

within approximately 30 seconds after a fire alarm goes off. He stated that the Commission is encouraged to render a recommendation. Lastly, Mr. Davidson added that they are proposing an ordinance change regarding a formal method for approving exceptions to the City's contractor work hours listed within Chapter 9 of the City's Code of Ordinances. He used an example of a builder pouring a large amount of concrete, they would want to start early and work late. He questioned how the City would handle those requests and what would be needed from the builder in order to "apply" for a time extension. He added that this would give the applicants a better understanding of what they need to provide in order to get an approval for the one-day extended work hours. Mr. Davidson noted it had become an issue when HISD needed to work at night. He granted them the opportunity to work at night based on the conditions that they use low work lights, the work lights must be pointed towards the construction site, they not use equipment that has a background noise, and that no music be playing. He added that if he were to receive any complaints, they would not be able to work at night again. Mr. Davidson explained that this does not mean that the City would be granting everyone the ability to work late but, instead, be granted on a case-by-case basis. He mentioned that the City is also looking to increase the amount of insurance required to become a contractor. Mr. Davidson noted that they feel as though \$300,000 dollars is too low of a threshold. His understanding is that once it exceeds a million dollars, the expenditures become much higher for the contractor. Whereas, the difference between insurance of \$300,000 and a million dollars is not as big a financial burden on contractors. He added that staff will be welcoming feedback on this issue, and that they will be going over everything again in the wrap-up meeting. Mr. Davidson stated that there is a document that lists out the code sections where each of the changes are, along with his minor and major notes and the recommendations per change. He explained that on the document there is a typo and anything marked with Ordinance is an ordinance change, the rest have code sections by them in reference to the 2018 International Building Code. Mr. Davidson stated that the section on the NEC have the proposed changes and the building code.

Commissioner Williams commented that the 30 second or 60 second delay on the turn styles seems like a long time to be able to achieve egress, especially during a fire or a mass casualty event. Mr. Williams asked if the time can be shorter.

Mr. Davidson stated he will look into that further. He said it might be easier to prevent turn styles to be built in an egress pathway. It is the contractor's issue to resolve.

Vice Chair Spencer noted that during normal business hours it would not be locked, so the delay might be in place for after hours when the building would be less occupied.

Mr. Davidson added it is assuming the turn styles only work one direction, which is in. Turn styles serve to create only ingress and so if they are required for egress they would be required to spin backwards. They are allowed to have a delay before that would happen.

Commissioner Stone asked if the use of the aluminum wire creates any hazards.

Mr. Davidson noted in the past it was installed incorrectly, especially in residential uses, and therefore, led to a lot of fires. That is why it is currently banned in the City of Bellaire. However, in uses outside of a building as service wiring, when installed correctly, it is not any more dangerous than copper wiring. The dangers behind aluminum wiring are when the wire is exposed or when it mixes with copper. With the usage proposed, there won't be any issues. He noted there are a number of things banned due to incorrect installation during the 80's and the 90's. Mr. Davidson added he has no issues with some of the items being banned but is working to include some of those items back. The aluminum wiring would be for commercial buildings only and not for residential uses. The Council has not yet discussed the proposed change to the conduit. There is an ordinance requiring the use of metal pipe for electrical services comes from an outdated standard. The Commission recommended changing that to allow any code approved product to be used. Council hasn't formally approved that, yet. Once they do approve it, they will then allow plastic to be used for electrical services.

Commissioner Stone asked what an occupied roof was.

Mr. Davidson gave an example, if he owned a four-story building and wanted the fourth story to be a roof/bar or a roof/observation deck. The building code has to give it a name and define how they are going to use it.

Commissioner Collins asked if there is an estimated time frame on when the change would be made for the plastic conduit.

Mr. Davidson stated the plan was to present that to Council along with all the other amendments which would be at the first of the year. When they get into residential areas, as far as code changes and such, there will be more issues and comments to be made. The energy code will have more recommendations on how the City is going to approve the code going forward.

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.

Commissioner Collins asked who owns the standards for design and insulation of utility poles.

Mr. Davidson stated that they are CenterPoint's service standards. There is little the City of Bellaire can do. He added that there is another electrical code that governs those installations, which he is not familiar with because in Texas they have no authority over utility lines.

Commissioner Collins asked if CenterPoint governs from the weather head to the ground.

Mr. Davidson stated, yes, they govern that. CenterPoint supplies the pole and then the

electrician runs the pipe up the pole or they run the pipe up the outside of the home and CenterPoint connects the two wires.

Commissioner Collins stated that he has seen mini cell tower antenna be placed on preexisting towers that don't look like anything else around it. He asked if there was a way they could stop that installation and if it is something this Commission could look into. This would allow for citizen input especially since there would be new poles being installed or being mounted to existing poles.

Mr. Davidson stated they could govern the design and installation of them, as a concern for safety, but the location of them is handled by a different section of the Code of Ordinances. He asked Council Member Montague if Council has discussed it or if it is something that will be discussed in the future. He added that citizens and Council are also concerned about the mini cell towers.

Council Member Montague stated that last year the City Council had to adopt an ordinance regarding small cell towers that they did not necessarily agree with, but followed through with anyway, due to state regulations. He added that the City Attorney and others have done additional work that will come back to Council to make modifications to that ordinance. He noted that Council has mentioned the Chevron pole and others; they do not like the way they look, their size, and the location of them. Council is working to make sure they are not completely boxed in regarding the mini cell towers, as they want to generate the least amount of "eye sores" as they can.

Mr. Davidson added that there are legislative restraints with regard to the installation of telecommunications because they are held to different rules than regular contractors are.

Commissioner Collins noted he is not necessarily proposing this as a new item, but asked if it will be something that the Commission will address, and if they could add it to a future agenda to assist the Building Official and the permits that will be required.

Mr. Davidson said he will have thoughts put together on that issue at the next meeting.

Mr. Collins felt that they weren't anticipating new poles, but assumed the mini cell antennae would be placed on existing poles.

Mr. Davidson stated that the problem was that several of the poles were owned by CenterPoint and some owned by AT&T, and sometimes they don't like sharing their utility space with each other. He added that they are aware of the problem and are doing everything they can to get it resolved.

Commissioner Collins asked if it would be beneficial for the Commission to look at parking garages, as there will be two that will be under construction within the City soon, and possibly a third in the near future.

Mr. Davidson clarified that the public hearing for the proposed parking garage at the former Chevron property has gone forth, but action has not been taken.

Commissioner Collins asked if Mr. Davidson or any other Commissioners see a need to address the best practices or any requirements relating to the parking garages.

Mr. Davidson stated that he will discuss this with his staff and find out what role the Building and Standards Commission may play in regards to parking garages for the next meeting. He noted it is definitely something they should look, at least from a safety and design standpoint, as that would be under Building Standards.

J. Public Hearings

There were no public hearings.

K. Announcements & Comments by Commissioners

Council Member Montague read a text aloud from Chairwoman Thurmond where she stated, "I must have missed the agenda completely. I looked for my email yesterday and didn't find it. I figured that they had cancelled given the parliamentary training tomorrow. I can't come tonight due to work obligations."

Commissioner Stone apologized for being late.

L. Adjournment

Motion: a motion was made by Commissioner Stone and seconded by Commissioner Coselli to adjourn the meeting.

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

The meeting was adjourned at 8:00 pm.

**Building and Standards
Commission**

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

City of Bellaire

Meeting: 12/05/18 06:30 PM
Department: Development Services
Category: Discussion
Department Head: ChaVonne Sampson
DOC ID: 2757

SCHEDULED**ACTION ITEM (ID # 2757)**

Item Title:

Comprehensive review of upcoming changes to building standards and codes, and proposed Ordinance changes, for Residential and Commercial Construction projects in the City of Bellaire, including inspections, plan review and flood damage prevention.

Background/Summary:**Background/Summary:**

The City of Bellaire will be adopting new building codes by January 1st, 2019. Prior to the adoptions, the Building Standards commission should review the changes, and offer guidance. Possible amendments to the code to close gaps in the Building Codes will also be discussed. City staff will be reviewing the proposed recommendations to the City Council regarding ordinance changes and amendments. This review will allow the Commission a final opportunity to provide input before Council consideration. The Commission will be voting on recommendations at the next meeting, so it is important that the Commissioners have a complete understanding.