

**Notice of Meeting for the
Building Standards Commission
of the City of Georgetown
January 23, 2020 at 5:30 PM
at 300-1 Georgetown Municipal Complex- Williamson Room**

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Regular Session

(This Regular Session may, at any time, be recessed to convene an Executive Session for any purpose authorized by the Open Meetings Act, Texas Government Code 551.)

A Call to Order- Building Standards Commission

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found at the Board meeting. Clearly print your name, the letter of the item on which you wish to speak, and present it to the Staff Liaison, preferably prior to the start of the meeting. You will be called forward to speak when the Board considers that item.

On a subject not posted on the agenda: Persons may add an item to a future Board agenda by filing a written request with the Staff Liaison no later than one week prior to the Board meeting. The request must include the speaker's name and the specific topic to be addressed with sufficient information to inform the board and the public. For Board Liaison contact information, please logon to <http://government.georgetown.org/category/boards-commissions/>.

B At the time of posting, no one has signed up to speak.

Legislative Regular Agenda

- C Consideration and possible recommendation of approval of minutes from 9/26/2019. - Mark Moore, Assistant Building Official
- D Possible Removal of a Junk Car- Brad Hoffman, Chief Code Enforcement Officer, Malcolm Brown, Code Enforcement Officer
- E Code Adoption of the 2015 International Property Maintenance Code Presentation– Brad Hofmann, Chief Code Enforcement Officer.
- F International Fire Code Presentation- Jason Fryer, Lieutenant/Plans Examiner
- G Code Adoption of 2015 I-Codes and 2017 National Electrical Code Presentation- Glen Holcomb- Building Official

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2020, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Building Standards Commission
January 23, 2020

SUBJECT:


Consideration and possible recommendation of approval of minutes from 9/26/2019. - Mark Moore,
Assistant Building Official

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

ATTACHMENTS:

Description	Type
 Minutes from 9/26/19	Cover Memo

City of Georgetown, Texas
Building Standards Commission
Minutes
Thursday, September 26, 2019 at 5:15 PM
Georgetown Municipal Complex- Williamson Room
300-1 Industrial Ave, Georgetown, TX 78628

Members: Bill Stump, Chairman, John Carey, Morris Greenberg, Lauren Carberry, Todd Treadway.

Member Present: Bill Stump, Chairman, John Carey, Morris Greenberg, Lauren Carberry

Members Absent: Todd Treadway

Staff Present: Mark Moore, Assistant Chief Building Official, Kristina Neitsch Permit Technician

Chairman Stump called the meeting to order at 5:17 p.m.

Regular Session

1. Quorum present. Acknowledgment and approval of minutes from prior meeting September 2018. Bill Stump motions to approve minutes 4-0- approved.
2. Jon Carey was elected as Vice Chairman for the Building Standards Commission. Motion by Bill Stump voted 3-0. Approved.
3. Lauren Carberry was elected as Secretary for the Building Standards Commission. Motion by Bill Stump voted 3-0. Approved.

Executive Session

(Commission reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item. In compliance with the Open Meetings Act, Chapter 551 Government Code, Vernon's Texas Code, Annotated, the item below will be discussed in closed session.)

1. No Executive Session at this time.

Regular Session

Chairman Stump stated the order of the meeting and that those who speak must turn in a speaker sign-up form and oath to Kristina Neitsch, Permit Technician before the item that they wish to address begins. Each speaker will be permitted to address the Commission once for each item, for a maximum of three (3) minutes, unless otherwise agreed to before the meeting begins.

4. No speaker sign-up form and oath forms were submitted.
5. Discussion and possible action for the adoption of 2015 I-Codes and 2017 National Electrical Code before being presented to council.

Mark Moore proposed the recommendation and adoption of the 2015 I-Codes and 2017 National Electric Code prior to presenting it to council.

Mr. Carey had asked Mr. Moore if the 2017 National Electrical Code will be adopted as written.

Mr. Moore responds with a yes, but our ordinance will still be in effect; pertaining to line side taps not being allowed.

Mr. Stump suggest that the City of Georgetown reviews the amendments and verifies them. Bill Stump also believes that the Building Standards Commission needs to meet again before presenting the code to council. Chairman Stump discusses some regulation issues between Bed & Breakfasts versus Air BnBs.

Mark Moore responds that the City of Georgetown would like to see what direction council would like to go before proceeding with paperwork. Mr. Moore also responds that maybe they can look into adding an ordinance for Air BnB and Bed and Breakfast in the UDC but has not seen any Air BnB in Georgetown.

Bill Stump brings forward the Plumbing Code particularly regarding rain water code. Stating that rain water systems are becoming more popular and we are not regulating those at all.

Mr. Moore responds in agreeance that adding a rain water code at some point could be useful.

Mr. Carey would like to know a time line of when the City of Georgetown is planning to bring the code council. John Carey would like Building Standards Commission to be more involved in adopting amendments.

Group discussed the Building Standards Commission's responsibilities, possibly being more hands on, and having more frequent meetings.

Mr. Stump asked if there were any further questions. No further questions.

Mr. Stump asked if anyone was prepared to make a motion on this item at this time. Mr. Carey made a motion that Building Standard Commission recommends that the City of Georgetown moves forwards with the process of adopting the 2015 I-Codes and 2017 National Electrical Code with local amendments to be determined as brought forward. Surrounding jurisdictions have adopted the 2015 I-Codes and this is to our advantage for consistency.

Mr. Carey asked the Commission to make a motion. Mr. Greenberg seconds the motion. All in favor 4-0. Approved.

Consent Agenda

The Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner or any member of the public may request that any item from the Consent Agenda be pulled in order that the Commission discuss and act upon it individually as part of the Regular Agenda. The Planning and Zoning Commission's approval of an item on the Consent Agenda will be consistent with the staff recommendation described in the report, unless otherwise noted.

2. Consideration and possible approval of the Minutes of the September 6, 2018 meeting.

Motion by Stump to approve the Consent agenda including the September 6, 2018 minutes.
Second by Carberry. Approved. (3-0)

Regular Agenda

Comments from Director.

Comments from Commissioners.

Motion to adjourn

Approved, Bill Stump, Chair

Attested, Lauren Carberry, Secretary

City of Georgetown, Texas
Building Standards Commission
January 23, 2020

SUBJECT:

Possible Removal of a Junk Car- Brad Hoffman, Chief Code Enforcement Officer, Malcolm Brown, Code Enforcement Officer

ITEM SUMMARY:

- **Sec. 8.28.130. - Removal from unoccupied premises by order of Building Standards Commission.**

If there is a junked vehicle on premises that are unoccupied and none of the parties listed in Subsection 8.28.050 A.5. can be notified to remove and abate the nuisance, then, upon a showing of such facts to the Building Standards Commission, the Commission may issue an order directing the Chief Code Enforcement Officer or designee to have the vehicle removed, and the Chief Code Enforcement Officer or designee shall take possession of the junked vehicle and remove it from the premises under the procedure provided for by this chapter.

(Ord. No. 2006-76, Exh. A; Ord. 99-49 § 2 (Exh. A (part)))

- **Sec. 8.28.140. - Authority to enforce provisions.**

A. The Chief Code Enforcement Officer or designee has full responsibility for administration of this chapter by regularly salaried, full-time employees of the City, except that any authorized person may remove the nuisance.

B. The Chief Code Enforcement Officer or designee is authorized to enter private property to examine a nuisance, to obtain information to identify the nuisance, and to remove or direct the removal of the nuisance.

C. The Judge of the Municipal Court and the Building Standards Commission in following the procedures provided in this chapter have the authority to issue all orders necessary to enforce such procedures.

D. Nothing in this chapter shall be construed to affect ordinances or statutes that permit the immediate removal of a motor vehicle left on public property which constitutes an obstruction to traffic.

(Ord. No. 2006-76, Exh. A; Ord. 99-49 § 2 (Exh. A (part)))

FINANCIAL IMPACT:

SUBMITTED BY:

City of Georgetown, Texas
Building Standards Commission
January 23, 2020

SUBJECT:

Code Adoption of the 2015 International Property Maintenance Code Presentation– Brad Hofmann, Chief Code Enforcement Officer.

ITEM SUMMARY:

The City is currently operating under the 2003 International Property Maintenance Code and would like to update to the 2015 International Property Maintenance Code. Staff would appreciate endorsement from the Building Standards Commission. If Building Standard Commission approves of the adoption of this code, staff will then take the recommendation to Council.

FINANCIAL IMPACT:

SUBMITTED BY:

City of Georgetown, Texas
Building Standards Commission
January 23, 2020

SUBJECT:

International Fire Code Presentation- Jason Fryer, Lieutenant/Plans Examiner

ITEM SUMMARY:

International Fire Code Presentation of major changes from 2012 to the 2015 code.

FINANCIAL IMPACT:

SUBMITTED BY:

ATTACHMENTS:

Description		Type
	Fire Code Presentation	Cover Memo



International Fire Code Major Changes from 2012 to 2015

Overview

- Consider adoption of the 2015 International Fire Code
- Review/discuss major changes between 2012 IFC and 2015 IFC
- Improve regional consistency of code adoption/application with following the jurisdictions:
 - Taylor (2009)
 - Georgetown (2012)
 - Cedar Park, Round Rock, Leander, Williamson County, Liberty Hill (2015)
 - Hutto (2018)

Section 403 Emergency Preparedness Requirements

New Requirement

- Section 403 Specifically discusses requirements for various occupancies types such as:
 - Fire evacuations plans – Fire safety plans- Staff training
 - Emergency evacuation drills and frequency
 - Crowd managers on event over 1,000 personal, one (1) to every 250 people.

*Exception- the fire code official is allowed to reduce the number of crowd managers for events that are held in doors in a sprinkled building.

Section 1004 Occupant Load

Updated Revision

- This helps in determining the number of exits, sizing of exits and the width of exit access.

- Technical Language
 - 1004.1.1.1 Intervening spaces or accessory areas. Where occupants egress from one (1) or more rooms, areas or spaces through others. The design *occupant load* shall be the combined *occupant load* of inter-connected accessory or intervening spaces. Design of egress path capacity shall be based on the cumulative portion of *occupant loads* of all rooms, areas or spaces to that point along the path of egress travel.

Section 1017 Exit Access Travel Distance

Updated Revision

- Expanded travel distance to exit point in Factory and Storage occupancies has been increased from 250' to 400'.
- Technical Language
 - 1017.2.2 Group F-1 and S-1 increase. The maximum exit access travel distance shall be 400 feet (122 m) in Group F-1 or S-1 occupancies where all of the following conditions are met:
 1. The portion of the building classified as Group F-1 or S-1 is limited to one (1) story in height.
 2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315 mm).
 3. The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Section 1105 Construction Requirements For Existing Group I-2

**** Retroactive Requirements ****

This new section adds retroactive construction requirements for existing Group-2 occupancies. *These requirements align the IFC with the current approach by the center for MEDICAID and MEDICARE SERVICES (CMS), the federal authority having jurisdiction.*

Existing Group I-2 shall meet all of the following requirements:

1. The minimum fire safety requirements in Section 1103.
2. The minimum mean of egress requirements in Section 1104.
3. The additional egress and construction requirements in Section 1105.

Section 3105 Temporary Stage Canopies



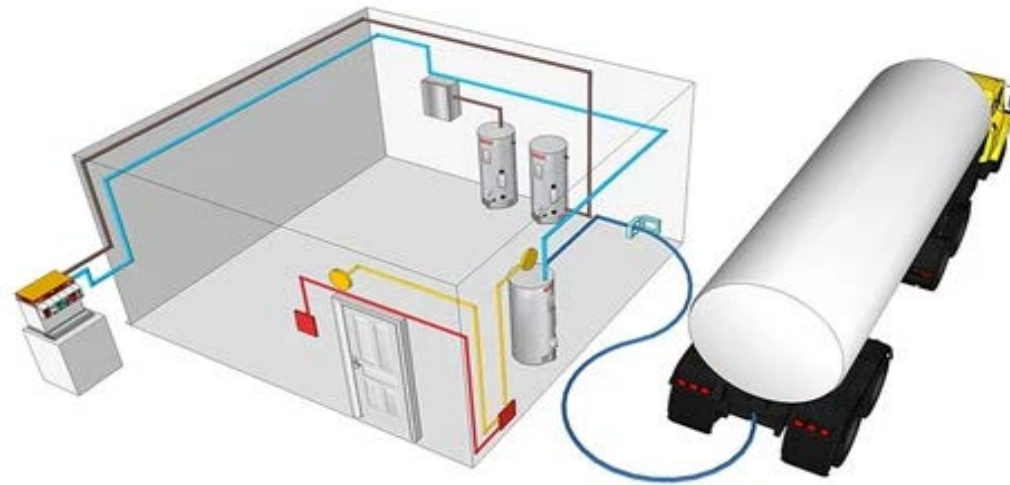
Section 3105 Temporary Stage Canopies

New Requirement

- Permit required for temporary stage canopies in excess of 400 square feet (37 m²)
- Shall comply with Section 3104, Sections 3105.2 through 3105.8 and ANSI E1.21
- Use period not to exceed 45 days
- A qualified, independent approved agency or individual to inspect the installation of temporary stage canopy
- Reviewed by Building and Fire Code Official

Section 5307 Carbon Dioxide (CO2) Systems Used In Beverage Dispensing Applications

Typical Restaurant Installation



- CO2 Storage Alarm
- Liquid CO2
- Strobes (optional)

Section 5307 Carbon Dioxide (CO2) Systems Used In Beverage Dispensing Applications

New Requirement

- Carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with Sections 5307.2 through 5307.5.2.
- Must provide:
 1. Vehicle impact protection if located in area of vehicle traffic.
 2. Mechanical ventilation
 3. Emergency alarm system
 4. Hazard Warning signs placed at entrances to buildings and / or storage rooms

City of Georgetown, Texas
Building Standards Commission
January 23, 2020

SUBJECT:

Code Adoption of 2015 I-Codes and 2017 National Electrical Code Presentation- Glen Holcomb-
Building Official

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

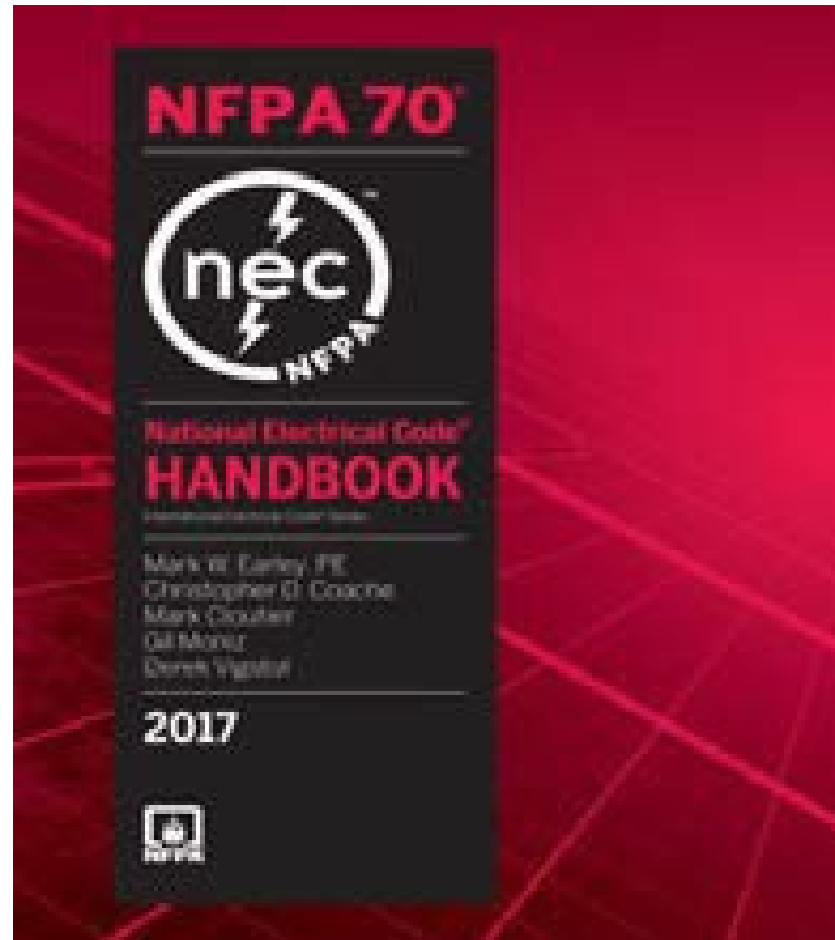
ATTACHMENTS:

Description		Type
	Code Adoption Presentation	Cover Memo

Adoption of 2015 International Building Code And 2017 National Electrical Code

This presentation is a summary of the high-level changes between the 2012 and 2015 IBC that will have an impact on new construction. I intend on providing a more in-depth presentation to builders, developers and the public as part of public outreach.

Municipality	I Code	Electrical Code
Austin	2015	Own electrical code
Belton	2015	2014
Cedar Park	2015	NEC 2014
Hutto	2018	2017
Leander	2015	2014
Pflugerville	2015	2014
Round Rock	2015	2017
Taylor	2009	2008
Georgetown	2012	2014



This is a state mandated code that all electrical work must follow, regardless of what the municipality has adopted.

Texas adopted the state/local 2017 NEC, became effective September 1, 2017

First NEC was in 1897. NEC is published every 3 years with the 2017 edition being the most current.

All licensed Electricians must follow the newest adopted code per licensing law under Section 1305.101, general power and duties.

Georgetown has adopted the 2014 NEC with local amendments. Adopted in March 2014.



2015 International Building Code

2015 IBC

Chapter 3 Use and Occupancy Classification

CHANGE SUMMARY:

304.1 Business Group B.

Business Group B
occupancy includes. . .

**Food processing
establishments** and
commercial kitchens not
associated with
restaurants, cafeterias
and similar dining
facilities up to **2500 sqft.**

*This code would help you take out establishments
that meet this summary.*



Carry-out business with commercial kitchen



Texas, in June 2015, enacted HB
1736 which moved minimum
energy code to 2015

2015 International Energy Conservation Code Commercial

2015 IECC Commercial

C402.1.1 Low Energy Buildings

CHANGE SUMMARY:

Low energy buildings are exempt from the building thermal envelope requirements.

- Energy usage less than **3.4 Btu/h ft²**
- **1.0 watt per sq ft** of floor area for space conditioning purposes
- **No** conditioned space



Greenhouses were added to the list of Low Energy Buildings.

2015 International Fuel Gas Code

2015 IFGC

Chapter 6-623.2 Prohibited Location

CHANGE SUMMARY:

Cooking appliances designed, tested, listed and labeled for use in **commercial** occupancies shall not be installed within **dwelling units**.

(Unless listed for both)



Range for domestic use

Gas range

- Listed and labeled for domestic use
- or
- Listed for both domestic and commercial use

New Water Heater Standards

April 16, 2015



- State adopted 2015 Energy Code
- Driving more energy efficient water heaters

2 to 8 inches taller

4 to 6 inches wider

Up to 35% cost increase

Can Save 25% to 50% on utility bills

2015 International Plumbing Code

2015 IPC

Chapter 4 – Table 403.1

CHANGE SUMMARY:

The IBC ***occupancy*** classifications (A, B, M, etc.) are no longer used to determine how to use **Table 403.1 - Minimum Number of Required Plumbing Fixtures**. The actual use of the **building or space** determines the minimum number of required plumbing fixtures.

Depending on use, could be less plumbing fixtures required.



2015 IPC

Chapter 4 – 403.3 Required Public Toilet Facilities

CHANGE SUMMARY:

Structures and tenant spaces intended for **quick transactions**, including takeout, pickup and dropoff, having a public access area less than or equal to **300** square feet.

Cost savings for owner not having to install public restrooms.



2015 IPC

Chapter 5 - 504.7.2 Pan Drain Termination

CHANGE SUMMARY:

Where a pan drain was not previously installed, a pan drain shall not be required for a **replacement** water heater installation.

Existing homes/businesses do not have to run a new drain line, if not previously installed.



2015 Residential Building Code

Residential Building Code



2015 IRC

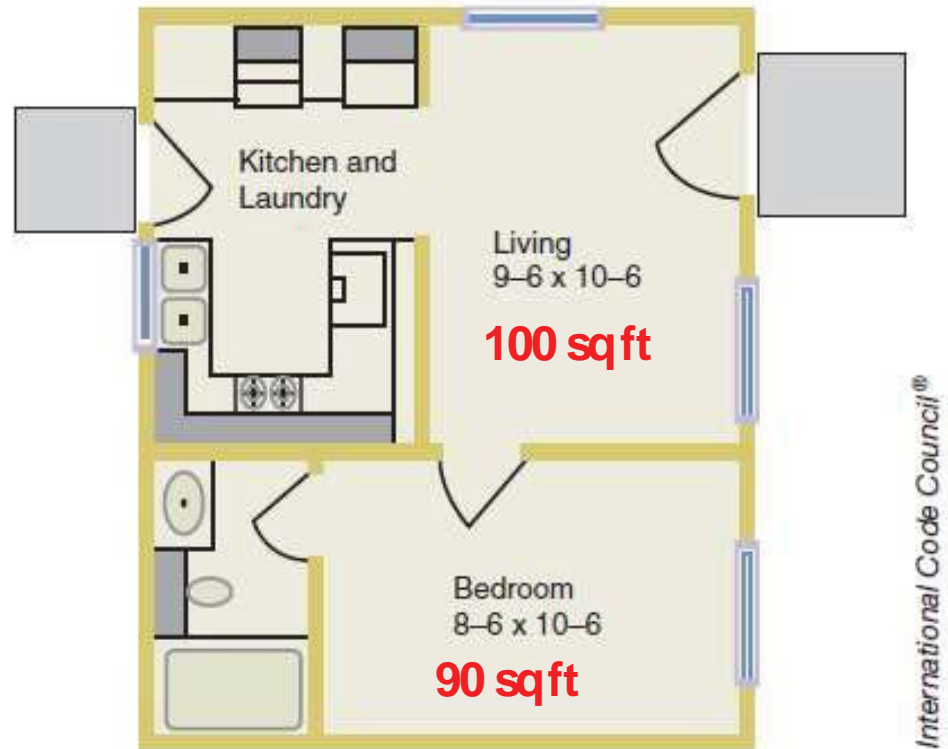
Chapter 3 Building Planning and Construction

CHANGE SUMMARY:

R304.1 Minimum area.

The requirement for one **habitable room** with a min floor area of **120 sqft** has been removed from the code. **Habitable rooms** shall have a floor area of not less than **70 sq ft.**

(except kitchen)



Small dwelling complying with minimum area requirements

2015 IRC

Chapter 3 Building Planning and Construction

CHANGE SUMMARY:

R305.1 Minimum height.

The minimum ceiling height for bathrooms, toilet rooms, and laundry rooms has been reduced to **6 ft - 8 in.**

2015 IRC

Chapter 3 Building Planning and Construction

CHANGE SUMMARY:

R314.2 Where required.

Battery-operated **smoke alarms** are permitted for satisfying the **smoke alarm power** requirements when **alterations**, **repairs**, and **additions** occur.

Wireless smoke alarms can be used as an alternative to hard wired smoke alarm systems. Cost savings for retro fitting existing structures.



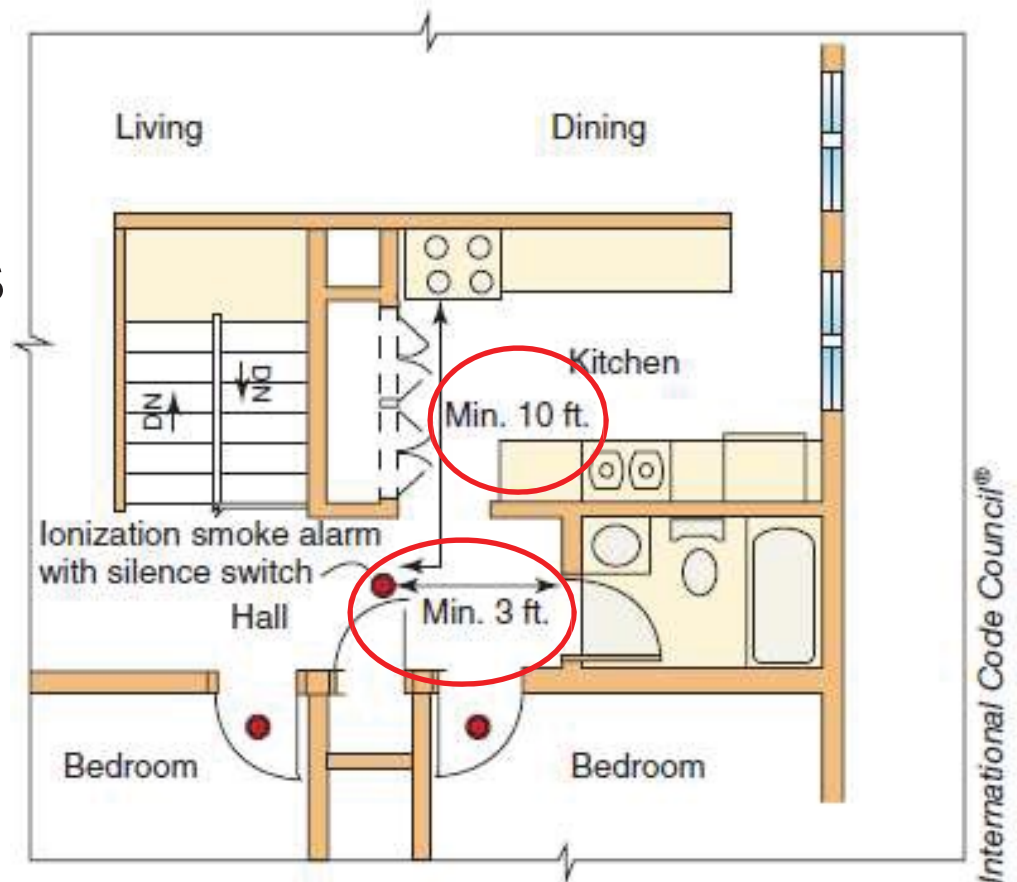
2015 IRC

Chapter 3 Building Planning and Construction

CHANGE SUMMARY:

R314.2 Where required.

New provisions address **smoke alarms** installed near **bathrooms** and **cooking appliances**.



Smoke alarm distances from bathrooms and cooking appliances

2015IRC

Chapter 8 Roof - Ceiling Construction

CHANGE SUMMARY:

R806.1 Ventilation Required.

The 2012 IRC exception allowing the **building official** to waive **ventilation requirements** due to atmospheric or climatic conditions has been **deleted**.

It removes the Chief Building Official's role in considering waiving ventilation in attics and other spaces.



2015 International Existing Building Code

2015 IEBC

Chapter 3 Use and Occupancy Classification

[A] 101.2 Scope.

The provisions of the **International Existing Building Code** shall apply to the repair, alteration, change of occupancy, addition to and relocation of existing buildings.



Regardless of Occupancy

2015 IEBC

Chapter 4 Prescriptive Compliance Method

405.1.2 Existing fire escapes.

Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only.

New construction must provide fire escape routes through protected, interior routes to meet minimum standards.



2015 International Mechanical Code

2015 IMC

Chapter 11 – 1102.3 Access Port Protection

CHANGE SUMMARY:

Locking caps are required whenever refrigerant is added or recovered from refrigeration or air conditioning systems.

Unless the ports are located indoors, on roofs with restricted access or behind barriers.

Safety for the public.



Questions And Comments

City of Georgetown, Texas
Building Standards Commission
January 23, 2020

SUBJECT:

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY: