

**Construction Standards Board**  
Bastrop City Hall City Executive Room  
1311 Chestnut Street  
Bastrop, TX 78602  
(512) 332-8840



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## **Agenda – October 24, 2019 at 6:00 P.M.**

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*City of Bastrop Construction Standards Board meetings are available to all persons regardless of disability. If you require special assistance, please contact the Board Secretary at (512) 332-8840 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.*

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As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

- 1. CALL TO ORDER**
- 2. CITIZEN COMMENTS**

*At this time, three (3) minute comments will be taken from the audience on any topic. To address the Board, please submit a fully completed request card to the Board chairperson prior to the beginning of the meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, city Board cannot discuss issues raised or make any decision at this time. Instead, city Board are limited to making a statement of specific information or a recitation of existing policy in response to the inquiry. Issues may be referred to city staff for research and possible future action.*

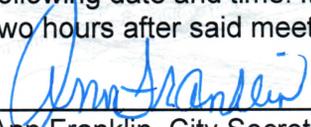
*It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Board to allow a member of the public to slur the performance, honesty, and/or integrity of the Board, as a body or any member or members of the Board, individually or collectively, nor any members of the city's staff. Accordingly, profane, insulting, or threatening language directed toward the Board and/or any person in the Board's presence will not be tolerated.*

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the October 16, 2019 Construction Standards Board Meeting.
- 3B. Discuss the review and adoption of the 2018 International Building codes (I-Codes), including but not limited to the International Wildland-Urban Interface Code (IWUIC).
- 3C. Consider action to make a recommendation on an ordinance to the 2018 International Building Codes (I-Codes), including but not limited to the International Green Construction Code (IgCC), International Energy Conservation Code (IECC), International Existing Building Code (IEBC), International Plumbing Code (IPC), 2017 National Electric Code (NEC), International Building Code (IBC), International Mechanical Code (IMC), International Fire Code (IFC) and the International Swimming Pool and Spa Code (ISPSC), International Fuel and Gas Code (IFGC), International Wildland-Urban Interface Code (IWUIC), International Residential Code (IRC), and the International Property Maintenance Code (IPMC).

### 4. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: Monday, October 21, 2019 at 2:30 p.m. and remained posted for at least two hours after said meeting was convened.

  
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Ann Franklin, City Secretary

# Construction Standards Board

## Meeting Minutes

The City of Bastrop Construction Standards Board met Wednesday, October 16, 2019 at 6:00 p.m. in the Bastrop City Council Executive Chambers, at 1311 Chestnut Street, Bastrop, Texas.

### 1. CALL TO ORDER

Michael Osborn called the meeting to order at 6:04 p.m. and noted that a quorum was present.

Chase McDonald, Vice Chair	<b>Present</b>
Cliff Copeland	<b>Present</b>
David McKenzie	<b>Present – arrived at 7:02 pm</b>
Michael Osborn, Chair	<b>Present</b>
Joel Bauman	<b>Absent</b>

### 2. CITIZEN COMMENTS

There were no citizen comments.

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the September 9, 2019 Construction Standards Board Meeting.

Chase McDonald made a motion to recommend approval of the meeting minutes of September 9, 2019. Michael Osborn seconded the motion and the motion carried unanimously.

- 3B. Discuss the review and adoption of the 2018 International Building Codes (I-Codes), including but not limited to the International Residential Code (IRC) and the International Property Maintenance Code (IPMC).

Matt Jones did a presentation over the changes that will be a part of the 2018 International Residential Code. They were as follows:

#### Significant Changes to 2018 IRC

1. R302.5 Garage door to residence will now require an automatic self-closing devise
2. R302.13 Crawl spaces now require the underneath floor to be fire assembly, 5/8 gypsum or equivalent when a heating appliance is installed in the crawl space
3. R308.4.2 Safety glazing within 24 inches of a door- changes to angle less than 180 degrees
4. R310.1 Egress from a bedroom in a basement is no longer required when an automatic fire sprinkler is installed
5. R311.7.3 Maximum rise of a flight of stairways has increased to 151 inches from 147 inches, after that distance a landing is required
6. R314 Smoke alarms must all be interconnected by hard wire or wireless for new construction or remodel

# Construction Standards Board

## Meeting Minutes

7. R324.6 Solar panels now require a 36-inch pathway extend from the roof edge to the side, they must avoid plumbing vents and obstacles, must be two per building and one on the street side of the building
8. R325.3 Mezzanine maximum area to be increased from 1/3 to 1/2 half the area of the room containing the mezzanine
9. R325.6 Habitable attics are not considered a story, must meet the minimum room requirements for habitable spaces, no portion of the habitable area extends beyond the exterior walls of the story below.
10. R408.3 Unvented crawl spaces are now required to provide a method for moisture control
11. T N1102.1.2 Fenestration U factor changes from .35 to .32
12. N1102.4 Testing for air leakage, Resnet/ICC 380 is now referenced in the IRC for flexibility in testing
13. N1104.1 Lighting has raised the number to 90% for efficacy lamps

The Board requested local an amendment to the following change in the IRC:

1. R302.13 Crawl spaces now require the underneath floor to be fire assembly, 5/8 gypsum or equivalent when a heating appliance is installed in the crawl space instead read Crawl spaces require the underneath floor to be fire assembly, 5/8 gypsum or equivalent, and to be placed 10 inches beyond the mechanical equipment on either side when a heating appliance is installed in the crawl space

The Board request the following change to the IRC be stricken from the updates to the code:

13. N1104.1 Lighting has raised the number to 90% for efficacy lamps

3C. Discussion regarding local amendments to the 2018 International Building Codes (I-Codes).

Matt Jones summarized for the Board the local amendments to date the Board is requesting for the update to the I-Codes and the future meeting dates for the Board.

Brief discussion was held regarding the International Wildlife-Urban Interface Code.

City Manager Lynda Humble requested the Fire Department prepare a map that shows which areas will be effected by the IWUI Code, and be prepared to give a presentation over the International Wildlife-Urban Interface Code, at the next Board meeting on October 24, 2019.

#### 4. ADJOURNMENT

The meeting adjourned at 7:28 p.m..

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Michael Osborn- Board Chair



# STAFF REPORT

**MEETING DATE:** October 24, 2019

**AGENDA ITEM:** 3B

**TITLE:**

Discuss the review and adoption of the 2018 International Building codes (I-Codes), including but not limited to the International Wildland-Urban Interface Code (IWUIC).

**STAFF REPRESENTATIVE:**

Matt Jones, Director of Planning and Development

Lynda Humble, City Manager and Interim Director of Planning and Development

**BACKGROUND/HISTORY:**

Building Bastrop launched on August 15, 2018 to create a new set of tools that will support the community in a responsible manner for generations to come. When looking at the Policy Statement adopted by City Council on February 26, 2019, a key component is that the codes be fiscally sustainable. The Building Bastrop Codes focus on the public realm (first 15' of a property), infrastructure, and life safety. The International Code Council (ICC) Building Codes (I-Codes) will regulate life safety. The I-Codes are standards used in the design, build, and compliance process to construct safe, sustainable, affordable, and resilient structures.

It is not uncommon for cities to update their codes every few years. Bastrop last updated these codes in 2012 when the 2009 I-Codes were adopted. There have been several updates to the I-Codes since 2009 and with the release of the 2018 I-Codes, we are now two (2) code updates behind and our building codes are over ten (10) years old.

The Construction Standards Board (CSB) has two main responsibilities. The first is to hear appeals of a decision made by the Building Official, and the second is to review and make recommendations to City Council regarding building codes. The CSB and Staff will review the 2018 I-Codes using the following proposed purpose statement as amended by City Council on March 26, 2019 for the basis of the code review:

***“Review national best practices and establish locally amended life safety expectations that protect our public and ensure the asset meets or exceeds its useful life.”***

The I-Code review process provides the CSB, Staff, and the community a chance to evaluate the codes for opportunities to make local amendments. Adopting localized amendments will ensure that the I-Codes as amended are fiscally sustainable, authentic Bastrop, and protect life safety.

Staff is committed to improve the development and permitting process. A part of that commitment will involve resolving conflicting language in different sections of the codes as part of this review. To decrease the chance of conflicting language in the future, the I-Codes will be referenced in the Building Bastrop Codes, but will be located in the Technical Manual. The Technical Manual will be a comprehensive manual serving as a single location for all technical criteria required to

develop or build in Bastrop. Having the codes located in one location will discourage the possibility of conflicting codes in different sections of the code.

Staff has established a set of review criteria that will serve as a guide when evaluating the codes. The evaluation criteria are listed below:

- Does it meet our purpose statement?
- Remember who the customer is.
- Does it make common sense?
- Can we legally enforce it?
- Does the code need to be inspected annually or another routine basis?

**POLICY EXPLANATION:**

Using Council’s Purpose Statement for Building Bastrop as a guide, Staff developed a Purpose Statement for the I-Code update for use by the Construction Standards Board and Staff related to all code review. The proposed statement was reviewed and revised by City Council at their March 26<sup>th</sup> meeting.

**FUNDING SOURCE:**

N/A

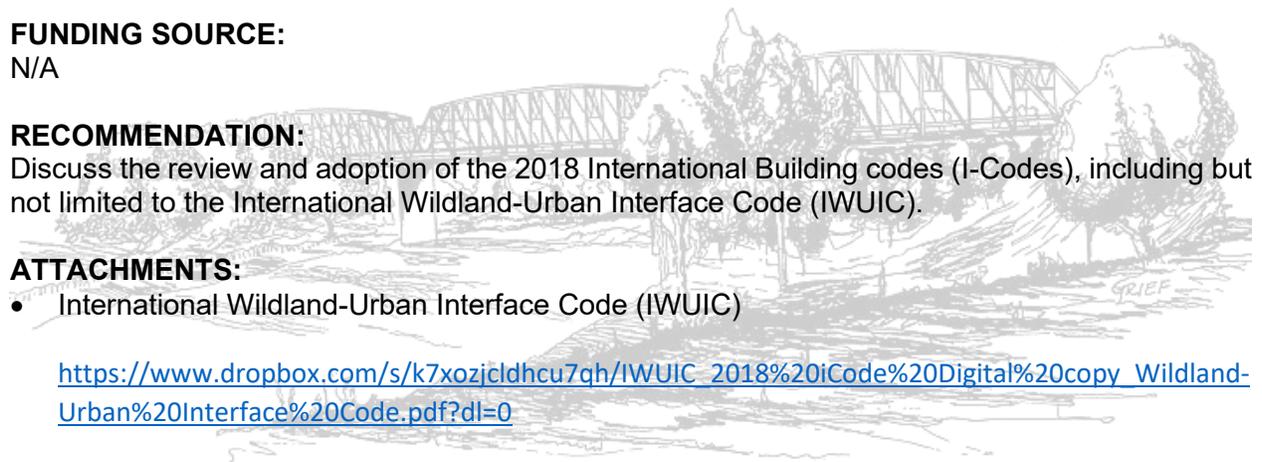
**RECOMMENDATION:**

Discuss the review and adoption of the 2018 International Building codes (I-Codes), including but not limited to the International Wildland-Urban Interface Code (IWUIC).

**ATTACHMENTS:**

- International Wildland-Urban Interface Code (IWUIC)

[https://www.dropbox.com/s/k7xozjcldhcu7qh/IWUIC\\_2018%20iCode%20Digital%20copy\\_Wildland-Urban%20Interface%20Code.pdf?dl=0](https://www.dropbox.com/s/k7xozjcldhcu7qh/IWUIC_2018%20iCode%20Digital%20copy_Wildland-Urban%20Interface%20Code.pdf?dl=0)





# STAFF REPORT

**MEETING DATE:** October 24, 2019

**AGENDA ITEM:** 3C

**TITLE:**

Consider action to make a recommendation on an ordinance to the 2018 International Building Codes (I-Codes), including but not limited to the International Green Construction Code (IgCC), International Energy Conservation Code (IECC), International Existing Building Code (IEBC), International Plumbing Code (IPC), 2017 National Electric Code (NEC), International Building Code (IBC), International Mechanical Code (IMC), International Fire Code (IFC) and the International Swimming Pool and Spa Code (ISPSC), International Fuel and Gas Code (IFGC), International Wildland-Urban Interface Code (IWUIC), International Residential Code (IRC), and the International Property Maintenance Code (IPMC).

**STAFF REPRESENTATIVE:**

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Lynda Humble, City Manager and Interim Director of Planning and Development

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**FUNDING SOURCE:**

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**RECOMMENDATION:**

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