



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals
Regular Meeting Minutes
Thursday, May 11, 2017
McNease Convention Center
501 Rio Concho Dr., South Meeting Room – Room C**

(To listen to an audio recording of this meeting in its entirety, submit your request in writing to Alfonso Torres, Building Official)

I. CALL MEETING TO ORDER AND ROLL CALL.

The meeting was called to order at approximately 3:04 p.m. by Chairman Richard Hanby. The following board members were present: Kevin Bond, Lyndon Butler, Jerry Carrillo, Bill Ford, Richard Hanby, David Jacobo, Rodney Mayberry, and Brooks Wehner. No board member was absent from the meeting. Also attending the meeting were Building Official Alfonso Torres, Permits Clerk Debbie McCleery, Assistant City Attorney Brandon Dyson, and Dangerous Buildings Inspector Joanna Jackson. Audience members were none.

II. ELECTION OF NEW BOARD OFFICERS.

Al Torres explained that the Chairman elected in February was actually ending his second term and could not continue to serve as he had been replaced. Richard Hanby, as Vice-Chairman, automatically succeeded as Chairman, but has submitted a letter indicating he does not wish to continue as Chairman, but wishes to remain on the Board.

Rodney Mayberry made a motion to accept resignation of Richard Hanby as Chairman and nominated Kevin Bond to be Board Chairman. Jerry Carrillo seconded the motion. The vote was 8 in favor and 0 against. The motion passed.

Kevin Bond then asked for a nomination for Vice-Chairman. Jerry Carrillo nominated Richard Hanby to be Vice-Chairman. Rodney Mayberry seconded the motion. The vote was 8 in favor and 0 against. The motion passed.

III. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM APRIL 6TH, 2017 REGULAR MEETING.

Brooks Wehner made a motion to approve the meeting minutes. Rodney Mayberry seconded the motion. The vote was 8 in favor and 0 against. The motion passed.

IV. PRESENTATION OF ENERGY CODE ADOPTION AND POSSIBLE RECOMMENDATION TO CITY COUNCIL. (Presentation by Al Torres, Building Official)

Code Adoption is for 2015 Energy Conservation Code and adoption of Chapter 11 of 2015 International Residential Code. San Angelo is currently under 2009 codes. 2012 was skipped. Committee was formed to discuss Code. Board will be making a "Recommendation only" on the codes. Energy Code has definitely been difficult to deal with. Other codes should go faster for adoption by city after adoption of Energy Code. Prescriptive methods meet code exactly. Performance methods – overall systems of structure are considered (check and balance system). Texas legislature voted to adopt 2015 Energy Code – all cities must adopt the 2015 Energy code. San Angelo is a Home-rule municipality so it can make amendments to code. Some items are additions to existing code, some items are relaxed, and some items are clarifications. Need to make new buildings more energy efficient. Several modifications to Code were shown as examples on overhead screen as part of presentation (see handout). Kevin Bond, Bill Ford, Brooks Wehner, Rodney Mayberry asked multiple questions about foaming and how affected by new Code. Jerry Carrillo asked if this would affect the city's insurance rating. Al Torres replied that it can. Are modifications beneficial to homeowners? Al Torres stated yes, but at a cost. There is the "Health, Safety and Welfare" triad of

priorities to consider. Energy Code deals with Welfare. Al Torres has removed the Blower test and Duct test per Committee's wishes. Lyndon Butler asked questions by Board on how this affected Air Conditioning/Heating systems. Lyndon Butler replied that would depend on several factors. Brooks Wehner asked if all of the code dealt only with commercial or just residential. Al Torres stated Chapter 11 is for Residential buildings, the rest of the modifications are for commercial buildings. Energy information certificate is required to be given to owner. Entry vestibules are required for large spaces. Automatic lighting shut off required. Programmable thermostats now required. Energy Efficiency options listed on screen. Kevin Bond asked what is date of enforcement after City Council approval. Technically, that is up to City Council to decide. Typically give a 6 month grace period. Al Torres asked for recommendation from Board. Kevin Bond took a poll of Board member opinions. All in agreement. Kevin Bond stated that general consensus of Board was to recommend to City Council the Energy Code and changes as presented by Al Torres.

V. PUBLIC COMMENTS (ON MATTERS OF INTEREST FOR FUTURE CONSIDERATION).

None.

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

None.

VII. ADJOURNMENT.

Jerry Carrillo made a motion to adjourn the meeting at 4:36 p.m. Richard Hanby seconded the motion. The vote was 8 in favor and 0 against.



Chairman Construction Board of Adjustments & Appeals