

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



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## Agenda – September 17, 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.*

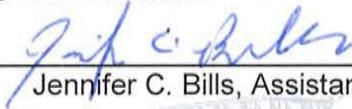
*It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Board to allow a member of the public to slur the performance, honesty, and/or integrity of the Board, as a body or any member or 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**

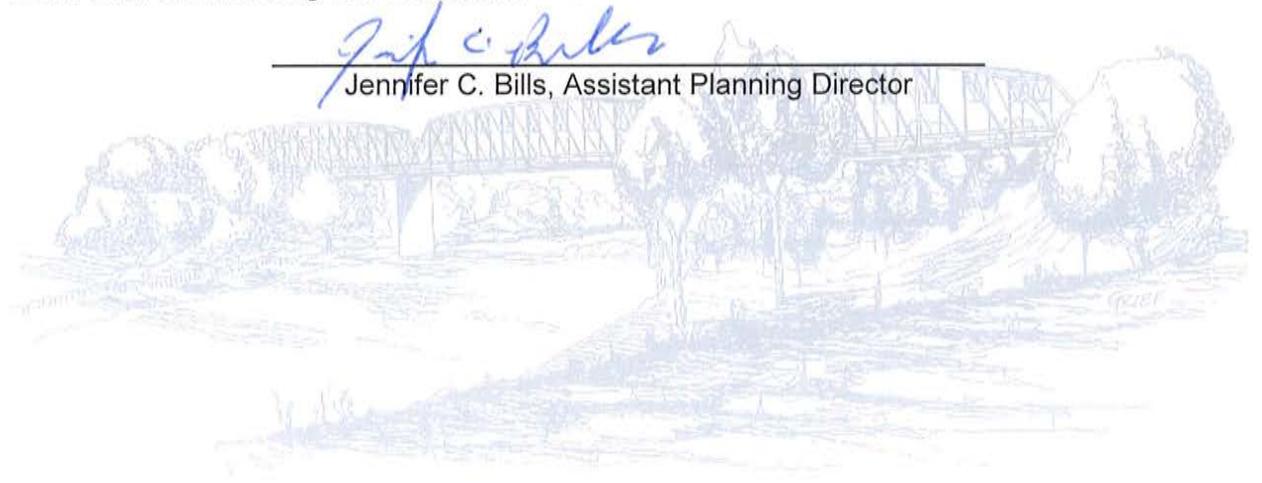
- 3A. Consider action to approve meeting minutes from the September 9, 2019 Construction Standards Board Meeting.
- 3B. Discuss the review and adoption of the 2018 International Building codes (I-Codes), including but not limited to the International Residential Code (IRC) and the International Property 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: September 13, 2019 at 4:30 p.m. and remained posted for at least two hours after said meeting was convened.



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Jennifer C. Bills, Assistant Planning Director



# Construction Standards Board

## Meeting Minutes

The City of Bastrop Construction Standards Board met Monday, September 9, 2019 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

### 1. CALL TO ORDER

Michael Osborn called the meeting to order at 6:00 p.m. and noted that a quorum was present.

Chase McDonald, Vice Chair	<b>Present</b>
Cliff Copeland	<b>Present</b>
David McKenzie	<b>Absent</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 August 19, 2019 Construction Standards Board Meeting.

Chase McDonald made a motion to recommend approval of the meeting minutes of August 19, 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 Fuel and Gas Code (IFGC) and the International Wildland-Urban Interface Code (IWUIC).

David Braisch presented and held discussion regarding the International Fuel and Gas Code (IFGC) and the International Wildland-Urban Interface Code (IWUIC).

The Board requested at the next meeting Staff present what areas are specifically being proposed to have the International Wildland-Urban Interface Code (IWUIC) applied to them. They recommended this code only be applied to areas that make sense, and that Staff be mindful of the historic homes and the materials used to maintain their historic character. No action was taken.

### 4. ADJOURNMENT

The meeting adjourned at 6:57 p.m..

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Michael Osborn- Board Chair



# STAFF REPORT

**MEETING DATE:** September 17, 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 Residential Code (IRC) and the International Property Maintenance Code (IPMC).

**STAFF REPRESENTATIVE:**

Matt Jones, 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 Fuel and Gas Code (IFGC) and the International Wildland-Urban Interface Code (IWUIC).

**ATTACHMENTS:**

- International Residential Code (IRC)

[https://www.dropbox.com/s/emj3bw8o47hpifk/IRC\\_2018%20iCode%20Digital%20copy-%20International%20Residential%20Code.pdf?dl=0](https://www.dropbox.com/s/emj3bw8o47hpifk/IRC_2018%20iCode%20Digital%20copy-%20International%20Residential%20Code.pdf?dl=0)

- International Property Maintenance Code (IPMC)

[https://www.dropbox.com/s/mpk705lydq8003d/IPMC\\_2018%20iCode%20Digital%20copy\\_Inter-national%20Property%20Maintenance%20Code.pdf?dl=0](https://www.dropbox.com/s/mpk705lydq8003d/IPMC_2018%20iCode%20Digital%20copy_Inter-national%20Property%20Maintenance%20Code.pdf?dl=0)

