



CITY OF COLLEGE STATION

*Home of Texas A&M University®*

Construction Board of  
Adjustments & Appeals

November 9, 2011

6:00 P.M.

City Hall

Council Chambers

1101 Texas Ave

College Station, Texas



CITY OF COLLEGE STATION  
*Home of Texas A&M University®*

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**AGENDA**  
**CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS**  
**Wednesday, November 9, 2011, 6:00 p.m.**  
**City Hall Council Chambers**  
**1101 Texas Ave.**

1. Call meeting to order.
2. Consideration, discussion and possible action of absence request from meeting.
3. Hear visitors.
4. Presentation, possible action, and discussion to approve meeting minutes.
  - October 5, 2011 Minutes.
5. Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the 2012 International Property Maintenance Code (IPMC) and related amendments.
6. Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding 2011 National Electrical Code (NEC) and related amendments.
7. Discussion and possible action on future agenda items - A Construction Board member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
8. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Construction Board of Adjustments and Appeals may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this The Construction Board of Adjustments and Appeals meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of The Construction Board of Adjustments and Appeals of College Station, Texas will be held on the 9th day of November, 2011 at 6:00 p.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the \_\_\_\_ day of \_\_\_\_\_, 2011 at \_\_\_\_\_ p.m.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_  
Sherry Mashburn, City Secretary

By \_\_\_\_\_  
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of The Construction Board of Adjustments and Appeals of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on, at and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2011.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_ day of \_\_\_\_\_, 2011.

My commission expires: \_\_\_\_\_

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



## **MINUTES**

### **CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS Wednesday, October 5, 2011, 6:00 PM City Hall Council Chambers 1101 Texas Avenue College Station, Texas, 77840**

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**MEMBERS PRESENT:** Chairman Frank Cox, Vice-Chairman Richard Dabney, Mike Lane, Charles Thomas, and Oran Mikeal.

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Executive Planning & Development Director Bob Cowell, Building Official Chris Haver, Assistant City Attorney Adam Falco, Development Coordinator Bridgette George and Staff Assistant Christina Court

**AGENDA ITEM NO. 1: Call to Order.**

Chairman Frank Cox called the meeting to order at 6:02 p.m.

**AGENDA ITEM NO. 2: Consideration, discussion and possible action of absence request from meeting.**

There were no absence requests to consider.

**AGENDA ITEM NO. 3: Hear Visitors**

No visitors spoke.

**AGENDA ITEM NO. 4: Consideration, discussion, and possible action to approve meeting Minutes.**

Charles Thomas motioned to approve the meeting Minutes from August 26, 2010. The motion was seconded by Mike Lane, and the motion was approved (4-0-1). Richard Dabney abstained from voting.

**AGENDA ITEM NO.5: Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the 2012 International Plumbing Code (IPC) and related amendments.**

Building Official Chris Haver presented the staff report and discussed the proposed amendments to the International Plumbing Code.

Chairman Cox opened the public hearing.

No visitors spoke.

Chairman Cox closed the public hearing.

There was general discussion regarding the amendments.

Charles Thomas motioned to recommend approval to City Council of the 2012 International Plumbing Code. Richard Dabney seconded the motion, motion was approved (5-0).

**AGENDA ITEM NO. 6: Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the 2012 International Mechanical Code (IMC) and related amendments.**

Building Official Chris Haver presented the staff report and discussed the proposed amendments to the International Mechanical Code.

Chairman Cox opened the public hearing.

No visitors spoke.

Chairman Cox closed the public hearing.

There was general discussion regarding the amendments.

Charles Thomas motioned to recommend approval to City Council of the 2012 International Mechanical Code. Richard Dabney seconded the motion, motion was approved (5-0).

**AGENDA ITEM NO. 7: Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the 2012 International Fuel Gas Code (IFGC) and related amendments.**

Building Official Chris Haver presented the staff report and discussed the proposed amendments to the International Fuel Gas Code.

Chairman Cox opened the public hearing.

No visitors spoke.

Chairman Cox closed the public hearing.

There was general discussion regarding the amendments.

Richard Dabney motioned to recommend approval to City Council of the 2012 International Fuel Gas Code. Charles Thomas seconded the motion, motion was approved (5-0).

**AGENDA ITEM NO. 8: Discussion and possible action on future agenda items – A Construction Board member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.**

There were no future agenda items.

**AGENDA ITEM NO. 9: Adjourn.**

Charles Thomas motioned to adjourn the meeting. The motioned was seconded by Mike Lane, the motion was approved (5-0). The meeting was adjourned at 6:40 p.m.

**APPROVED:**

\_\_\_\_\_  
**Frank Cox, Chairman**

**ATTEST:**

\_\_\_\_\_  
**Christina Court, Board Secretary**

## **Construction Board of Adjustments and Appeals**

### **Staff Report**

**Item:** Public hearing, presentation, possible action, and discussion on a recommendation to City Council concerning the adoption of the 2012 International Property Maintenance Code (IPMC) and related amendments

**Item Background:** The City of College Station currently uses the 2009 edition of the International Codes, including the IPMC. The International Code Council issues new code editions every three years. The 2012 I-Codes have been published and are available for adoption by governmental entities. Staff will present an overview of changes included in the 2012 IPMC and recommended code amendments.

**Staff Recommendation:** Staff recommends approving a recommendation that the 2012 IPMC and related amendments be forwarded to City Council for adoption.

**Attachments:** 2012 IPMC (Overview of Changes)  
Proposed Amendments to the 2012 IPMC

## 2012 International Property Maintenance Code Overview of Changes

The 2012 *International Property Maintenance Code* (IPMC) continues to emphasize protection of health, safety and welfare while providing code requirements that are enforceable in the diverse types of buildings that exist. Providing a safe means of egress, preventing hazardous structural conditions and reducing health hazards by providing a clean, sanitary environment are the key components of the code.

The IPMC applies to all existing structures, including residential and nonresidential property and addresses the following areas:

- Administration, enforcement and penalties associated with the code
- Determination and assignment of responsibility for code compliance among the owner, operator and occupant of a property
- Minimum property maintenance conditions for existing structures and premises in regard to structural safety, sanitation, health and comfort
- Regulating the use of existing dwelling through the establishment of occupancy limitations
- Maintenance of means of egress and fire safety, with appropriate references to the *International Fire Code*

### New in the 2012 Edition

404.4.1 Room area (Every bedroom shall contain a minimum of 70 square feet and every bedroom occupied by more than one person shall contain a minimum of 50 square feet of floor area for each occupant thereof.)

404.5 Overcrowding. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

**TABLE 404.5  
MINIMUM AREA REQUIREMENTS**

SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room <sup>a, b</sup>	120	120	150
Dining room <sup>a, b</sup>	No requirement	80	100
Bedrooms	Shall comply with Section 404.4.1		

## 2012 International Property Maintenance Code Proposed Amendments

**Note: An asterisk at the beginning of a section identifies a new amendment with the 2012 code edition.**

"F. The International Property Maintenance Code adopted by reference in Section 101.4.4, 2009 International Building Code is hereby amended as follows:

- 1 Section 102.7 (Referenced codes and standards) is amended by adding the following exception:

**'Exception:** Any reference to the ICC Electrical Code shall mean the *National Electrical Code*, as adopted and amended by the City of College Station.'

(Reason: The City of College Station has adopted the *National Electrical Code* to regulate electrical installations.)

- 2 Section 107 (Notices and orders) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1B, College Station Code of Ordinances, contains detailed provisions concerning notices, written in compliance with State law.)

- 3 Section 108 (Unsafe Structures and Equipment) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1C, College Station Code of Ordinances, contains detailed provisions concerning dangerous structures, written in compliance with State law.)

- 4 Section 109 (Emergency Measures) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1C College Station Code of Ordinances, contains detailed provisions concerning emergency measures, written to comply with State law.)

- 5 Section 110 (Demolition) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1C, College Station Code of Ordinances, contains detailed provisions concerning the demolition and/or repair of substandard structures, written to comply with State law.)

- 6 Section 111 (Means of Appeal) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1, College Station Code of Ordinances, provides for the Construction Board of Adjustments and Appeals.)

- 7 Section 302.4 (Weeds) is amended by deleting the section in its entirety.

(Reason: Code enforcement has requirements concerning the height of weeds/grass and is responsible for enforcement.)

- 8 Section 304.3 (Premises identification) is amended by deleting the text in said section and replacing it with the following:

'Premises identification shall be in compliance with Section 501.2, 2009 International Building Code as amended.'

(Reason: The City has detailed addressing standard adopted by Section 501.2, IBC.)

- 9 Section 304.14 (Insect screens) is amended by deleting the existing text and replacing it with the following:

'Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any other areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25mm) and every swinging door shall have a self-closing device in good working condition.'

**Exceptions:**

1. Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.
2. Screens shall not be required for windows and doors enclosing habitable spaces that contain central heating and air conditioning equipment that provide mechanical ventilation.'

(Reason: The new text requires screens year round and provides for an additional exception allowing screens to be omitted on homes with central air and heat.)

- 10 Section 602.3 (Heat supply) is amended by adding the following dates in the blanks provided:

'1 October in first blank and 30 April in second blank'

(Reason: The specified dates should cover the time of year that heat is needed in this geographic area)

- 11 Section 602.4 (Occupiable work space) is amended by adding the following dates in the blanks provided:

'1 October in first blank and 30 April in second blank'

(Reason: The specified dates should cover the time of year that heat is needed in this geographic area)

- 12 Section 602.4 (Occupiable work spaces) is amended by adding the following exception:

'3. Warehouse, storage rooms and similar areas that are not occupied on a constant basis.'

(Reason: The added exception allows warehouses, storage rooms, and similar work areas that are not occupied on a constant basis to be unheated.) "

- 13 Appendix A (Boarding Standard) is hereby adopted.

(Reason: The appendix provides the minimum specifications for boarding up a structure. This can be utilized by a jurisdiction to set a consistent boarding quality standard.)

## **Construction Board of Adjustments and Appeals**

### **Staff Report**

**Item:** Public hearing, presentation, possible action, and discussion on a recommendation to City Council concerning the adoption of the 2011 National Electrical Code (NEC) and related amendments.

**Item Background:** The City of College Station currently uses the 2008 edition of the National Electrical Code. The National Electrical Code issues new code editions every three years. The 2011 edition has been published and is available for adoption by governmental entities. Staff will present an overview of changes included in the 2011 NEC and recommended code amendments.

**Staff Recommendation:** Staff recommends approving a recommendation that the 2011 NEC and related amendments be forwarded to City Council for adoption.

**Attachments:** 2011 NEC (Overview of Changes)  
Proposed Amendments to the 2011 NEC

## **2011 National Electrical Code Overview of Changes**

The National Electrical Code (NEC) is published by the National Fire Protection Association and updated every three years by issuing a new edition. The City of College Station is currently operating under the 2008 Edition of the NEC.

The 2011 NEC contains several changes when compared to the 2008 NEC, most of which are designed to provide clarity for existing code provisions. However, there are some new provisions and changes included in the 2011 NEC. The following highlights some of the new additions and significant changes included in the 2011 Edition NEC.

### **New in the 2011 Edition**

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel (Garages, service bays, and similar areas where electrical diagnostic equipment, electrical hand tools, or portable lighting equipment are to be used require GFCI protection.)

240.24 (E) Location in or on Premises (To clarify that overcurrent protection devices are prohibited in the bathrooms of dwelling units, dormitories, and guest rooms or suites of hotels and motels.)

406.13 Tamper-Resistant Receptacles in Guest Rooms and Guest Suites (This section requires all 125 volt, 15 and 20 amp receptacles located in guest rooms and guest suites to be listed as the tamper-resistant type.)

406.14 Tamper-Resistant Receptacles in Child Care Facilities (This section requires tamper-resistant receptacles to be installed in child care facilities.)

680.73 Accessibility (Where the whirlpool tub is cord-and-plug connected with the supply receptacle accessible only through a service access opening, the receptacle shall be installed so that its face is within direct view and not more than 1 foot of the opening.)

**2011 National Electrical Code  
Proposed Amendments**

**Note:** An asterisk at the beginning of a section identifies a new amendment with the 2011 code edition.

1. Section 210.23 (A) **15- and 20 ampere circuits.** Shall be amended to delete the reference to 15 ampere branch circuits. It shall also be amended to include the following sentence after said section:  
  
“However, a circuit of twenty (20) amperes shall not serve more than ten openings.”
2. Table 210.24 **Summary of Branch-Circuit Requirements** shall be amended by placing an asterisk next to all 14 AWG conductors indicated in the table and by adding this footnote at the bottom of the table:  
  
“\* special note: Except for fixture wires in UL or other listed fixtures, no conductor of a size smaller than 12 AWG copper is allowed in branch circuit wiring.”
3. Section 210.52 (B) **Small Appliances** shall be amended by adding the following subsection:  
  
“(4) **Separate Circuit Required.** A separate circuit is required for each refrigerator, deep freeze, dishwasher, disposal, trash compactor or any other load exceeding six (6) amperes.”
4. Section 210.52 (C) **Countertops** shall be amended to include after the words ‘...with 210.52 (C) (1) through (5). the following sentence:  
  
“However, a separate circuit is required for microwave ovens or any other counter top appliance with a load exceeding six (6) amperes.”
5. Section 210.52 (F) **Laundry Areas.** Shall be amended to include after the words ‘... for the laundry.’ the following sentence:  
  
“However, a separate circuit is required for a washing machine or any other laundry appliance with a load exceeding six (6) amperes.”
6. Section 210.52 **Dwelling Unit Receptacle Outlets.** Shall be amended by adding the following subsection:  
  
“(I) **Other Locations.** A separate circuit is required for each well pump or other outdoor loads exceeding six (6) amperes.”
7. Article 230 **Services.** Shall be amended by adding the following section:  
  
“230.11 **Meter Mounting Heights.** Individual meters shall be mounted at a height not greater than 5'-6” or less than 4'-6" above finished grade, measured to the center line of the meter base. Meter packs shall be mounted with its horizontal centerline not greater than 4'-6” or less than 4'-0" above finished grade.”  
  
“Exception: Meters and meter packs may be mounted at a different height by special permission of the Building Official or his designee when special conditions make the installation at the above heights impractical. “
8. Section 230.70 **General** shall be amended by adding the following subsection:  
  
“(D) **Service Disconnecting Means for Commercial Buildings and Structures.** For commercial buildings and structures, the service disconnecting means shall be installed on the outside of the building or structure. A power operated disconnect switch (shunt trip) shall be permitted for service disconnects rated 1000 amps or more. All shunt trip

disconnecting means shall be of the maintained contact type in an approved, lockable enclosure. All service disconnects shall be clearly marked in a permanent manner.

**Exception:** A power operated disconnect switch (shunt trip) may be allowed on service disconnects rated less than 1000 amps, if the applicant requests an exception from the Electrical Division and Building Official and satisfies the official that one of the following criteria has been met.

- (a) A power operated disconnect switch (shunt trip) may be used for a service disconnect rated less than 1000 amps when the building or structure is served by a single transformer and the transformer is not anticipated to be used for multiple services; or
- (b) A power operated disconnect switch (shunt trip) may be used for a service disconnect rated less than 1000 amps on an existing building or structure when space is not available to mount an external disconnect.

(Reason: This was an existing amendment that was changed to require a maintained contact type, shunt trip.)

9. Article 230 **Services**. Shall be amended by adding the following section:

“230.70 (D) **Outside Disconnect Locking Device**. Factory installed key operated lock shall have an alternate locking mechanism approved by the local jurisdiction.”

(Reason: This new amendment gives the City of College Station Electrical Department the ability to lock the electrical service panel in the case of an emergency or delinquent bill.)

10. Section 230.71 (A) **General** shall be amended to include the following sentence after said section:

“Any multi-tenant building larger than 5,000 square feet shall have a service disconnect.”

(Reason: This new amendment was added to help correct the problem with multi-tenant lease centers having too many means of disconnect.)

11. Section 250.52 (A) (5) **Rod and Pipe Electrodes** shall be amended by deleting the section in its entirety and replacing with the following:

“**Rod and Pipe Electrodes**. Rod and pipe electrodes shall not be less than eight (8) feet in length, not less than 5/8” in diameter and shall be copper coated.”

- \*12. Section 310.106 (B) **Conductor Material** shall be amended by adding the following Exception:

“**Exception:** Aluminum and copper-clad aluminum is not allowed in branch circuits.”

(Reason: This new amendment will allow the use of aluminum wiring for service conductors and feeders.)

13. Section 320.12 **Uses Not Permitted** shall be amended by deleting the section in its entirety and replacing with the following:

“**Uses Not Permitted**. Type AC cable shall not be permitted in commercial buildings as a wiring method.”

14. Section 334.12 (A) **Types NM, NMC, and NMS**. Shall be amended to include the following subsection:

“(11) In educational occupancies as defined by the City’s “adopted building code.”