



CITY OF COLLEGE STATION

*Home of Texas A&M University®*

**Construction Board of  
Adjustments & Appeals**

**August 1, 2012**

*City Hall*

*1101 Texas Avenue*

*College Station, Texas*

**5:30 PM**

*Council Chambers*



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

**AGENDA**  
**CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS**  
**Wednesday, August 1, 2012, 5:30 p.m.**  
**City Hall Council Chambers**  
**1101 Texas Avenue**

1. Call meeting to order.
2. Presentation, possible action, and discussion on the appointment of a Chairman to the Construction Board of Adjustments and Appeals.
3. Hear visitors.
4. Presentation, possible action, and discussion to approve meeting minutes.
  - November 16, 2011
5. Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding adoption of Appendix D Fire District of the 2012 International Building Code.
6. 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.
7. 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 1<sup>st</sup> day of August, 2012 at 5:30 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 \_\_\_\_\_, 2012 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](http://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 proceeding 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 \_\_\_\_\_, 2012.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_ day of \_\_\_\_\_, 2012.

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) 764-3541 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov).



## **MINUTES**

### **CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS**

**Wednesday, November 16, 2011, 5:30 PM  
City Hall Council Chambers  
1101 Texas Avenue  
College Station, Texas, 77840**

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

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Executive Planning & Development Director Bob Cowell, Assistant Director Lance Simms, Building Official Chris Haver, Assistant City Attorney Adam Falco, Deputy Fire Marshall Eric Dotson, Fire Marshall Eric Hurt, Commer and Staff Assistant Christina Court.

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

Chairman Frank Cox called the meeting to order at 5:31 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.**

Richard Dabney motioned to approve the meeting Minutes from November 9, 2011. The motion was seconded by Oran Mikeal, and the motion was approved (5-0).

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

Deputy Fire Marshall Dotson presented the staff report and discussed the proposed amendments to the International Fire Code.

Chairman Cox opened for discussion.

No visitors spoke.

There was no discussion.

Charles Thomas motioned to recommend approval to City Council of the 2012 International Fire 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 Life Safety Code and related amendments.**

Deputy Fire Marshall Dotson presented the staff report and discussed the proposed amendments to the International Fire Code.

Chairman Cox opened public hearing.

There was general discussion regarding the amendments.

Charles Thomas motioned to recommend approval to City Council of the 2012 Life Safety 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 Building Code (IBC) and related amendments.**

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

Chairman Cox opened meeting for discussion.

There was general discussion.

Charles Thomas motioned to recommend approval to City Council of the 2012 International Property Maintenance Code. Oran Mikeal seconded the motion, motion was approved (5-0).

**AGENDA ITEM NO. 8: Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the 2012 International Residential Code (IRC) and related amendments.**

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

Chairman Cox opened meeting for discussion.

There was no discussion.

Richard Dabney motioned to recommend approval to City Council of the 2012 International Property Maintenance Code. Mike Lane seconded the motion, motion was approved (5-0).

**AGENDA ITEM NO. 9: Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the 2012 International Energy Conservation Code (IECC) and related amendments.**

Building Official Chris Haver presented the staff report and discussed the significant changes and the proposed amendments to the International Energy Conservation Code.

Chairman Cox opened meeting for discussion.

There was no discussion.

Charles Thomas motioned to recommend approval to City Council of the 2012 International Property Maintenance Code. Mike Lane seconded the motion, motion was approved (5-0).

**AGENDA ITEM NO. 10: 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.**

Oran Mikeal motioned to adjourn the meeting. The motioned was seconded by Mike Lane, the motion was approved (5-0). The meeting was adjourned at 6:15 p.m.

**APPROVED:**

**ATTEST:**

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**Frank Cox, Chairman**

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**Christina Court, Board Secretary**

## APPENDIX D

# FIRE DISTRICTS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### SECTION D101 GENERAL

**D101.1 Scope.** The fire district shall include such territory or portion as outlined in an ordinance or law entitled "An Ordinance (Resolution) Creating and Establishing a Fire District." Wherever, in such ordinance creating and establishing a fire district, reference is made to the fire district, it shall be construed to mean the fire district designated and referred to in this appendix.

**D101.1.1 Mapping.** The fire district complying with the provisions of Section D101.1 shall be shown on a map that shall be available to the public.

**D101.2 Establishment of area.** For the purpose of this code, the fire district shall include that territory or area as described in Sections D101.2.1 through D101.2.3.

**D101.2.1 Adjoining blocks.** Two or more adjoining blocks, exclusive of intervening streets, where at least 50 percent of the ground area is built upon and more than 50 percent of the built-on area is devoted to hotels and motels of Group R-1; Group B occupancies; theaters, nightclubs, restaurants of Group A-1 and A-2 occupancies; garages, express and freight depots, warehouses and storage buildings used for the storage of finished products (not located with and forming a part of a manufactured or industrial plant); or Group S occupancy. Where the average height of a building is two and one-half stories or more, a block should be considered if the ground area built upon is at least 40 percent.

**D101.2.2 Buffer zone.** Where four contiguous blocks or more comprise a fire district, there shall be a buffer zone of 200 feet (60 960 mm) around the perimeter of such district. Streets, rights-of-way and other open spaces not subject to building construction can be included in the 200-foot (60 960 mm) buffer zone.

**D101.2.3 Developed blocks.** Where blocks adjacent to the fire district have developed to the extent that at least 25 percent of the ground area is built upon and 40 percent or more of the built-on area is devoted to the occupancies specified in Section D101.2.1, they can be considered for inclusion in the fire district, and can form all or a portion of the 200-foot (60 960 mm) buffer zone required in Section D101.2.2.

### SECTION D102 BUILDING RESTRICTIONS

**D102.1 Types of construction permitted.** Within the fire district every building hereafter erected shall be either Type I, II, III or IV, except as permitted in Section D104.

### D102.2 Other specific requirements.

**D102.2.1 Exterior walls.** Exterior walls of buildings located in the fire district shall comply with the requirements in Table 601 except as required in Section D102.2.6.

**D102.2.2 Group H prohibited.** Group H occupancies shall be prohibited from location within the fire district.

**D102.2.3 Construction type.** Every building shall be constructed as required based on the type of construction indicated in Chapter 6.

**D102.2.4 Roof covering.** Roof covering in the fire district shall conform to the requirements of Class A or B roof coverings as defined in Section 1505.

**D102.2.5 Structural fire rating.** Walls, floors, roofs and their supporting structural members shall be a minimum of 1-hour fire-resistance-rated construction.

#### Exceptions:

1. Buildings of Type IV construction.
2. Buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.
3. Automobile parking structures.
4. Buildings surrounded on all sides by a permanently open space of not less than 30 feet (9144 mm).
5. Partitions complying with Section 603.1, Item 10.

**D102.2.6 Exterior walls.** Exterior load-bearing walls of Type II buildings shall have a *fire-resistance rating* of 2 hours or more where such walls are located within 30 feet (9144 mm) of a common property line or an assumed property line. Exterior nonload-bearing walls of Type II buildings located within 30 feet (9144 mm) of a common property line or an assumed property line shall have fire-resistance ratings as required by Table 601, but not less than 1 hour. Exterior walls located more than 30 feet (9144 mm) from a common property line or an assumed property line shall comply with Table 601.

**Exception:** In the case of one-story buildings that are 2,000 square feet (186 m<sup>2</sup>) or less in area, exterior walls located more than 15 feet (4572 mm) from a common property line or an assumed property line need only comply with Table 601.

**D102.2.7 Architectural trim.** Architectural *trim* on buildings located in the fire district shall be constructed of *approved noncombustible materials* or *fire-retardant-treated wood*.

**D102.2.8 Permanent canopies.** Permanent canopies are permitted to extend over adjacent open spaces provided all of the following are met:

1. The canopy and its supports shall be of noncombustible material, *fire-retardant-treated wood*, Type IV construction or of 1-hour fire-resistance-rated construction.

**Exception:** Any textile covering for the canopy shall be flame resistant as determined by tests conducted in accordance with NFPA 701 after both accelerated water leaching and accelerated weathering.

2. Any canopy covering, other than textiles, shall have a *flame spread index* not greater than 25 when tested in accordance with ASTM E 84 or UL 723 in the form intended for use.
3. The canopy shall have at least one long side open.
4. The maximum horizontal width of the canopy shall not exceed 15 feet (4572 mm).
5. The *fire resistance* of exterior walls shall not be reduced.

**D102.2.9 Roof structures.** Structures, except aerial supports 12 feet (3658 mm) high or less, flagpoles, water tanks and cooling towers, placed above the roof of any building within the fire district shall be of noncombustible material and shall be supported by construction of noncombustible material.

**D102.2.10 Plastic signs.** The use of plastics complying with Section 2611 for signs is permitted provided the structure of the sign in which the plastic is mounted or installed is noncombustible.

**D102.2.11 Plastic veneer.** Exterior plastic veneer is not permitted in the fire district.

### SECTION D103 CHANGES TO BUILDINGS

**D103.1 Existing buildings within the fire district.** An existing building shall not hereafter be increased in height or area unless it is of a type of construction permitted for new buildings within the fire district or is altered to comply with the requirements for such type of construction. Nor shall any existing building be hereafter extended on any side, nor square footage or floors added within the existing building unless such modifications are of a type of construction permitted for new buildings within the fire district.

**D103.2 Other alterations.** Nothing in Section D103.1 shall prohibit other alterations within the fire district provided there is no change of occupancy that is otherwise prohibited and the fire hazard is not increased by such *alteration*.

**D103.3 Moving buildings.** Buildings shall not hereafter be moved into the fire district or to another lot in the fire district

unless the building is of a type of construction permitted in the fire district.

### SECTION D104 BUILDINGS LOCATED PARTIALLY IN THE FIRE DISTRICT

**D104.1 General.** Any building located partially in the fire district shall be of a type of construction required for the fire district, unless the major portion of such building lies outside of the fire district and no part is more than 10 feet (3048 mm) inside the boundaries of the fire district.

### SECTION D105 EXCEPTIONS TO RESTRICTIONS IN FIRE DISTRICT

**D105.1 General.** The preceding provisions of this appendix shall not apply in the following instances:

1. Temporary buildings used in connection with duly authorized construction.
2. A private garage used exclusively as such, not more than one *story* in height, nor more than 650 square feet (60 m<sup>2</sup>) in area, located on the same lot with a *dwelling*.
3. Fences not over 8 feet (2438 mm) high.
4. Coal tipples, material bins and trestles of Type IV construction.
5. Water tanks and cooling towers conforming to Sections 1509.3 and 1509.4.
6. Greenhouses less than 15 feet (4572 mm) high.
7. Porches on dwellings not over one *story* in height, and not over 10 feet (3048 mm) wide from the face of the building, provided such porch does not come within 5 feet (1524 mm) of any property line.
8. Sheds open on a long side not over 15 feet (4572 mm) high and 500 square feet (46 m<sup>2</sup>) in area.
9. One- and two-family *dwellings* where of a type of construction not permitted in the fire district can be extended 25 percent of the floor area existing at the time of inclusion in the fire district by any type of construction permitted by this code.
10. Wood decks less than 600 square feet (56 m<sup>2</sup>) where constructed of 2-inch (51 mm) nominal wood, pressure treated for exterior use.
11. Wood veneers on *exterior walls* conforming to Section 1405.5.
12. Exterior plastic veneer complying with Section 2605.2 where installed on exterior walls required to have a *fire-resistance rating* not less than 1 hour, provided the exterior plastic veneer does not exhibit sustained flaming as defined in NFPA 268.

**SECTION D106  
REFERENCED STANDARDS**

ASTM E 84—04	Test Method for Surface Burning Characteristics of Building Materials	D102.2.8
NFPA 268—01	Test Method for Determining Ignitability of Exterior Wall Assemblies Using a Radiant Heat Energy Source	D105.1
NFPA 701—99	Methods of Fire Tests for Flame-Propagation of Textiles and Films	D102.2.8
UL 723—03	Standard for Test for Surface Burning Characteristics of Building Materials, with Revisions through May 2005	D102.2.8

