

**Building Appeals & Advisory Board
Meeting Minutes
Monday, November 18, 2019
Administration Conference Room – 4th FLOOR
285 UPTOWN BLVD., BUILDING 100**

Members Present

Jack Frost
Mark Dale
Deborah Fulwiler
Doug Walden
Mike Bechdol
Joe Pitt

Staff Present

Gail Lux

Absent

David McDaniel
Jeanetta Dagley

I. Call meeting to order

Mr. Jack Frost called the meeting to order at 6:35 pm with a quorum present.

II. Approve the minutes of November 4, 2019

Mrs. Deborah Fulwiler made a motion to approve the minutes from November 4, 2019. Mr. Mark Dale seconded the motion. The motion was approved unanimously.

III. Citizen Forum

Mr. Jack Frost opened the meeting for citizen comments. No citizens came forward. Mr. Jack Frost closed the citizen forum.

IV. Review and consider the request by Stuart Mut and Mahesh Vankawala for a Multi-Tenant sign to be located at Beltline/Joe Wilson Block A Lot 1 less ROW ACS 0.823 more commonly known as 605 E Belt Line Rd.

Mr. Stuart Mutt Jr was present to represent the owner of the property. Mr. Gail Lux explained that the size of the sign and location is in compliance with the sign ordinance. This is a multi-tenant sign and requires approval by the Board.

Mr. Jack Frost made a motion to approve the Multi-Tenant detached sign. Mrs. Deborah Fulwiler seconded the motion. The motion carried with approval by all.

- V. Review and consider the property located at Shadycreek Estates Lot 23 more commonly known as 910 N. Cedar Hill Rd. a public nuisance and direct the Code Enforcement Department to abate the nuisance.**

Mr. Salomon Gamero spoke about the issues at this location. He explained that he is in the process of having the tenant evicted from the property in order to clean up the property. Mr. Gamero is eager to have the site cleaned up and wanted to have 30 days to clean up the site.

Mrs. Deborah Fulwiler made a motion to declare the property a public nuisance and give the owner until December 6th to have the nuisance abated or have city staff abate the nuisance. The motion was seconded by Jack Frost. The motion was approved by all.

- VI. Review and consider the property located at Highlands 4 Phase 1 REP Block F Lot 13, more commonly known as 409 S. Cannady Dr. a public nuisance and direct the Code Enforcement Department to abate the nuisance.**

Mr. Gail Lux explained the property owner has failed to repair the fence as directed by Code Enforcement. Citations have been issued and the corrections have still not been made.

Mr. Jack Frost made a motion to declare the property a public nuisance and give the owner 14 days to abate the nuisance or direct staff to abate the nuisance. The motion was seconded by Mr. Doug Walden. The motion was approved by all.

- VII. Review and consider the property located at Lake Ridge Section 21 Lot 1575 more commonly known as 2624 Creekwood Dr. a public nuisance and direct the Code Enforcement Department to abate the nuisance.**

Mr. Gail Lux briefed the Board on the issuance of the Building Permit that was issued on August 16, 2018 to construct a single-family residence located at 2624 Creekwood Dr. The first inspection that was performed on September 2018 for the plumbing rough and the slab inspection was performed on October 2018. There was an inspection for framing on March 29, 2019. The inspection failed because it was not ready. The house has not had any activity on it for several months and the City Code Enforcement Department has had several complaints regarding the condition of the structure and lot. We had made several times to contact the owner about the condition of the property and had not response from the owner until last week. I spoke with Mr. Atkins and asked him to set up a time to come in and talk with me about a timeline of completion prior to this meeting.

Mr. Donald Atkins spoke. He explained that he had not done anything with the property because he was in the middle of a divorce and could not work on the

building. Mr. Atkins met with C&M De Construction on Saturday to possibly take over the job and complete.

Mrs. Deborah Fulwiler asked Mr. Atkins if the contractor was the general contractor and he said no but he was looking into having him be the general contractor. Mrs. Fulwiler asked who the general contractor and Mr. Atkins was stated that he was the general contractor.

Mr. Atkins said he fired the contractor that was doing the stucco because of a price dispute. The contractor was supposed to make sure all lath was secure, and he did not.

Mr. Lux explained the ordinance on the allowable time to construct a residence less than 10,000 square feet must be completed within 2 years of permit issuance.

Mr. Jack Frost made a motion to declare the property located at 2624 Creekwood Dr. a public nuisance and require the owner to abate the nuisance by securing the exterior lath and sheathing by December 8, 2019 and obtain a re-permit by December 16, 2019. The motion was seconded by Mr. Mike Bechdol. The motion was approved by all.

VIII. Review proposed changes to the 2018 International Residential Code chapters 10 - 44.

- (27)Section N1101.4.1 is added. - Approved
- (28)Section N1101.4.1 (R102.1.2 is added. - Approved
- (29)Section N1101.6 (R202) is amended. - Approved
- (30)Table N1102.1.2 (R402.1.2) is amended. - Approved
- (31)Table N1102.1.4 (R402.1.4) is amended. - Approved
- (32)Section N1102.2.14 (R402.2.14) is added. - Approved
- (33)Section N1102.2.3.2 (R402.3.2) is amended. - Approved
- (34)Table N1102.1.5 (R402.3.2) is added. - Approved
- (35)Section N1102.4.1.2 (402.4.1.2) is amended. - Approved
- (36)Section N1102.4.1.3 is added. - Approved
- (37)Table R402.4.1.3 is added. - Approved
- (38)Section N1103.3.3 (R403.3.3.3) is amended. - Approved
- (39)Section N1105.6.2 (R405.6.2) is amended. - Approved
- (40)Table N1106.4 (406.4) is amended. - Approved
- (41)Section M1201.1.1 is added. Disapproved
- (42)Section M1305.1.3 is amended. - Approved
- (43)Section 1411.1.1 is added. - Approved
- (44)Section M1411.3 is amended. - Approved
- (45)Section M1411.3.1 is amended. - Approved
- (46)Section M1411.3.1.1 is amended. - Approved

- (47)Section M2005.1 is amended. - Approved
- (48)Section M2005.2 is amended. - Approved
- (49)Section M2005.2.1 is amended. - Approved
- (50)Section G2408.2 (305.3) is amended. - Approved
- (51)Section G2408.3 is amended. - Approved
- (52)Section G2412.5 is amended. - Approved
- (53)Section G2413.3 is amended. - Approved
- (54)Section G2415.2.1 is added. - Approved
- (55)Section G2415.2.2 is added. - Approved
- (56)Section G2415.12 (404.12) is amended. - Approved
- (57)Section G2417.1 (406.1) is amended. - Approved
- (58)Section G2417.4 (406.4) is amended. - Approved
- (59)Section G2417.4.1 (406.4.1) is amended. - Approved
- (60)Section G2417.4.2 (406.4.2) is amended. - Approved
- (61)Section G2420.1.4 (406.1) is added. - Approved
- (62)Section G2420.5.1 (409.5.1) is amended. - Approved
- (63)Section G2421.1 (410.01) is amended. - Approved
- (64)Section G2422.1.2.3 (411.1.3.3) is amended. - Approved
- (65)Section G2439.7 is amended. - Approved
- (66)Section G2445.2 (621.2) is amended. - Approved
- (67)Section G2448.1.1 (624.1.1) is amended. - Approved
- (68)Section P2603.5.1 is amended. - Approved
- (69)Section 2604.2.1 is added. - Approved
- (70)Section P2714.1 is amended. - Approved
- (71)Section P2716.1 is amended. - Approved
- (72)Section P2718.1 is amended. - Approved
- (73)Section P2801.6.1 is amended. - Approved
- (74)Section P2801.7 is amended. - Approved
- (75)Section 2804.6.1 is amended. - Approved
- (76)Section P2902.5.3 is amended. - Approved
- (77)Section P2902.5.3.1 is added. - Approved
- (78)Section P3003.9.2 is amended. - Approved
- (79)Section P3005.2.3 is amended. - Approved
- (80)Section P3111 is deleted. - Approved
- (81)Section P3112.4 is added. - Approved
- (82)Section E3406.2 is amended. - Approved
- (83)Section E3406.3 is amended. - Approved

IX. Adjourn

Mr. Mark Dale made a motion to adjourn. Mr. Doug Waldon seconded the motion. The motion was approved unanimously.

Gail Lux
Building Official