



**Building and Fire Code Board of Appeals
Approved Minutes**

**Board Meeting
March 22, 2023**

The Building and Fire Code Board of Appeals met in a Regular Called Meeting on March 22, 2023

Board Member, Schumann called the meeting to order at 1:36 p.m.

Board Members in Attendance: Ashley Juraska, Alan Schumann, Ben Abzug, Aubrey Brasfield, Ron Buys, Gary Wilks and Jim Rumbo

Board Members Not in Attendance: Matthew Courtwright and Bobby Johns.

Staff in Attendance: Rick Arzola (DSD), Todd Wilcox (DSD), Tom Vocke (AFD) and Tom Migl (AFD)

1. **APPROVAL OF MINUTES:** The minutes from the **January 25, 2023** Regular Called meeting were approved as written. Board member Juraska made a motion to accept the minutes as written, board member Abzug second the motion. Motion pass 7-0
- 2 **STAFF BRIEFING- Austin Fire Department- Planned Use Development (PUD) Mueller Townhomes-** Austin Fire Department Tom Vocke and Tom Migl addressed the board with questions on some definitions that are being changed in PUD agreements. In that discussion, Mr. Migl provided that these PUD development agreements are reaching into the building and fire code and are being modified into residential development. In what has raised concerns, is that these developers are seeking approval with staff administratively rather than thru a public hearing and while seeking a change in definitions for townhomes to allow accessory structures as a dwelling unit.
Mr Vocke added that changes from commercial to residential construction can at times be significant and changes within those definitions without a public hearing or input from any review from the building division is problematic with AFD and that there should be a step process to follow code for a proper review.
Board member Buys and Wilks replied that this a Land Development/ zoning code issue rather than a building and fire code issue, where zoning is what they can do with land versus building and fire is how they do it with the land. AFD will follow up as well as the Building Official.
- 3 **STAFF BRIEFING- General Contractor License Program-**Board member Abzug addressed staff on reasons why the City of Austin does not have a checklist or a license program for General contractors for their accountability of work that they provide homeowners. In a response by Todd Wilcox, Texas Department of Licensing and Regulation (TDLR) prohibits municipalities from creating their own licenses for any GC and trade work and about the only enforcement that a municipality can do, is to make sure that these contractors are insured and up to date. To address concerns on general contracting, TDLR has a commission with a public forum to publicly speak and address your concerns.
- 4 **STAFF BRIEFING- NFPA-150- Animal Housing Facility-** board member Juraska inquired if Austin has either or has adopted NFPA 150, in a response AFD fire chief Vocke has not considered adopting the NFPA. Currently are using the International Fire Code (IFC) and there are limited items that address animal facilities, which are listed as B-occupancy, which in most times animal facilities may not have sprinklers and may not be required to have alarms. One of the main concerns in adding additional regulation on these types of facilities is the additional cost of sprinklers and alarms in which there is no consideration of adopting NFPA 150 from the AFD office.
To add just an alarm system only and not sprinklers, there would have to be an amendment to the current code, specifically to determine and design out as to where these alarms systems

would be place and how many alarms are needed, perhaps the same way as a day care, where there are requirements on the number of occupants. AFD will follow up if the City of Georgetown if there were any added city amendments in relation to their recent fire at the Animal housing facility.

- 5 DISCUSSION and ACTION**-Board Elections- Board member Juraska nominates board member Schumann as Chair, board member Abzug seconds. Motion passed 7-0.
Board member Juraska nominates Brasfield as Vice Chair, Board member Wilks seconds. Motion passed 7-0.

6 FUTURE AGEND ITEMS:

1. Discussion- Criteria to the Board

- 7 ADJOURN** – Without objection, Chairman Schumann adjourned the meeting at 3:18 pm.

The minutes were approved at the May 24, 2023 meeting on Wilks motion, Schumann second on a 6-0 vote. Board member Brasfield was absent.