



Mechanical and Plumbing Board APPROVED MINUTES

**BOARD MEETING
June 28, 2022**

The Mechanical and Plumbing Board convened in a Regular Called Meeting on June 28, 2022. Meeting took place at the Permit Development Center at 6310 Wilhelmina Delco Drive.

Board Chairman Cox, called the Meeting to order at 9:35 a.m.

Board Members in Attendance: Stephen Cox, William Harris, Robert Thornton, Bianca Tafares, Alex Ramirez, Joe Cooper, Kyle Smith and Bobbi Jo Foster.

Absent members: Dave Nichols and Joseph Hernandez

Staff Members in Attendance: Todd Wilcox (DSD), Charles Ablanado (DSD), Chad Watson (DSD), Mitchell Tolbert (DSD), Katherine Jashinski (AWU), Prachi Patel (AWU) and Tony Hernandez (DSD)

1. **GENERAL CITIZEN COMMUNICATION-** Jacob Musick and Walt Richardson spoke on behalf of discussion 2a reclaim water conservation.
2. **APPROVAL OF MINUTES:** The minutes from the April 26th meeting was approved as written. Board member Cooper made a motion to approve the minutes, Vice Chair Thornton second the motion. Motion pass 8-0
3. **DISCUSSION**
 - a. **Water Conservation and reuse for Commercial Buildings-Bill Harris.** Austin Water Engineer Supervisor Katherine Jashinski and Patel Prachi provided a presentation to board and staff members on new City of Austin water use regulations. In the presentation, Katherine speaks on the Water Forward regulations that was directed by council in the Land Development Code revision and addressed code changes for commercial development 250K square feet or larger. With this code change, AWU provided opportunities during the site plan stage to allow applicants to assess how the water will be used within their development and identify reuse/water conservation know as Water Benchmarking Application. As in effect now as of Dec 1, 2021, Water benchmarking and reclaimed water which includes all commercial structures and multi-family projects within 250 feet of reclaim water must connect and use reclaim water for irrigation, toilet flushing and cooling. Larger projects 250K or more and within 500 ft. of a reclaimed water system must connect and use reclaimed water for irrigation, toilet flushing and cooling that went in effect in 2021. But these larger square footage projects will not go in effect till December 1, 2023. After completion of the presentation, a question was presented on downtown areas, where structural buildings that are utilizing reclaim water system from 7 years ago have turn against from using the reclaim water system and have elected to use city water because the reclaim water system had become a cost effective issue due to organics in the water system that was causing deteriorating issues to the piping system which created flooding issues within the structures. Board is requesting a follow up with AWU reclaim water division manager for explanation.
 - b. **Interpretation of below grade full level parking garage-** Charlie Ablanado, supervisor of Commercial Mechanical inspections and Mitchell Tolbert, manager of Commercial Plan Review responded to a request from board member Dave Nichols on below grade full level parking garage. In a response Mitchell pointed out there are two “triggers” on what is considered below grade, 6 ft. and 12 ft.

6 ft. above grade starts when the highest peak hits the top grade point becomes above grade level. Any point 5.99 of an inch or less becomes below grade. 12 ft. would be no more at any point where along that slope where 12 ft. is above the grade level would be considered above grade.

- c. **New Code Amendments: Are we adopting the U-Codes of 2021 or skipping to the following code section-** Program manager Tony Hernandez provided thoughts to the board that staff wants to keep up with the 4 year cycle to maintain steady with the ISO ratings but wants the board to consider as staff will be recommending 2024 IMC in place of the UMC. Staff will begin work circa Jan. 2023, publications of the uniform code will be out in the first quarter of 2023 and the international will fall around summer of 2023.

4 FUTURE AGEND ITEMS

1. Discussion- Follow up on AWU Reclaim Water system

2. Discussion - Adopting the IMC

- 5 ADJOURN – Vice Chair** Thornton made a motion to adjourn the meeting, Board member Cooper second the motion. Motion pass 8-0. Meeting adjourned at 10:43 am.

Minutes were approved at the June 27, 2023, meeting on board member Harris motion, board member Butler second the motion. Motion pass 6-0