BUILDING AND FIRE BOARD OF APPEALS
***REGULAR CALLED* MEETING**
APPROVED MINUTES
23, September 2026

The BUILDING AND FIRE BOARD OF APPEALS convened in a REGULAR CALLED meeting on September 23, 2026, at 6310 WILHELMINA DELCO DR. in Austin, Texas.

Chair Mitzner called the Building and Fire Board Meeting to order at 1:33 p.m.

Board Members/Commissioners in Attendance: Chairman: Mitzner, Oren; V.Chair Abzug, Ben; Brasfield, Aubrey; Buys, Ron; Gannon, Chris; Paredes Juarez, Cecilia; Rumbo, Jim; Satt, Alison; Schumann, Alan
Board Members/Commissioners in Attendance Remotely: None

PUBLIC COMMUNICATION: GENERAL
No Public speakers were registered

APPROVAL OF MINUTES

1**. Board member Satt made a motion to approve the July 22nd board meeting, board member Juarez, seconded the motion. Board member Rumbo made a motion to modify the minutes. Motion passed 8-1.**
Board member Rumbo expressed concern that prior minutes did not reflect the full depth of July 22nd meeting. In that meeting, board member Brasfield called out a need to review the expertise needed for this board. The unstated concern was for adequate specialized expertise needed to properly review technical merits of code disputes and negotiated rulemaking. The bar for specialized expertise in the context of fire safety.

- 2018 edition of International Fire code called “special expert”- an individual who has demonstrated qualifications in a specific area, outside the practice of architecture, engineering or through education, training and experience.
- “NFPA Certified Wildlife Mitigation specialist”- pointing to the same IFC
- 2022 National Institute of Science and Technology (NIST) Hazard Mitigation Methodology (HMM) states, “when wind driven wildfire reaches the built environment, the interconnected fuel sources in high density development can result in in devastating loss.” Yet, Austin Texas removed the requirement for a Fire Protection plan in their adoption of the November 24, 2025 Wildland Urban Interface code and left only a vegetation plan. This is where the specialist mentioned above shows up and is needed in board thinking.

2. **Board member Gannon made a motion to approve the August 26th board meeting, Vice Chair member Abzug second the motion. Motion passed 9-0**

DISCUSSION ITEMS

3. **Discussion on the overview of the proposed International Property Maintenance Code to add emergency demolition service.**

Austin Code supervisor Kecia Lara provided a presentation to the board on the proposed local amendment to the 2024 International Property Maintenance Code. The subject was an addition of Chapter 12 for Emergency Demolition Services. Highlights of the presentation

- Austin Code adopted the 2024 IPMC and is proposing a local amendment to expand emergency demolition procedures.
- Purpose: Allow the City to demolish structures that present *imminent danger* due to catastrophic damage without waiting for standard condemnation procedures.
- Examples of qualifying situations:
    - Severe structural damage (e.g., collapse)
    - Fire-damaged buildings at risk of immediate collapse
- Emergency demolition would apply only to **unoccupied** structures.
- A specialized internal team (engineers, fire marshal, building official, department director) would perform assessment and review.
- An order for emergency demolition must be executed within **96 hours** of signing.
- Public notice timeline includes:
    - Courtesy presentation to the Building and Fire Board of Appeals
    - Public hearing
    - Building Standards Commission consideration
    - Council adoption
    - Projected implementation in December

Following the presentation, board members expressed concerns on existing condemnation process, appeal and owner notification, insurance and cost recovery and fire department coordination. Some of the key discussion points were:

- Differences between condemnation and emergency demolition clarified.
- Concerns raised about safeguards to prevent misuse; structures must be vacant and must pose an eminent danger and that multi officials must sign off
- Questions about insurance and cost recovery, city will attempt to coordinate with owners, legal guidance is still being developed, and city may or may not pursue cost recovery
- Discussion of fire department coordination and CAD system notifications.
- Clarification that emergency demolition authority is intended for high-risk situations such as firefighter injuries from unsafe structures, and necessary for community safety.

Building Official Todd Wilcox noted that the city may skip the 2027 ICC codes and move directly to the 2030 cycle to reduce amendments and maintain compliance.

FUTURE AGENDA ITEMS: No Agenda Items were discussed.

ADJOURN: Vice chair Abzug made a motion to adjourn the meeting, board member Paredes seconded the motion. The motion passed 9-0. Meeting adjourned at 2:35

The minutes were approved at the November 19, 2026 Building and Fire Board Appeals regular meeting. Board member Brasfield motion to approve the minutes, board member Rumbo second the motion. Motion passed 9-0