

March 20, 2019
Building Standards Commission
Regular Meeting
6:00 p.m.



AGENDA
City of Dickinson
BUILDING STANDARDS
COMMISSION
REGULAR MEETING

March 20, 2019

NOTICE is hereby given of a **REGULAR MEETING** of the Building Standards Commission of the City of Dickinson, Texas, to be held on **WEDNESDAY, March 20, 2019 at 6:00 p.m.**, in the Council Chambers at City Hall, 4403 Highway 3, Dickinson, Texas 77539 for the purpose of considering the following numbered items:

- ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM:**
Roll Call of Members
Invocation
Pledge of Allegiance
- ITEM 2.) CONSIDERATION AND POSSIBLE ACTION REGARDING:** Approval of the Minutes of the June 14, 2017 Regular Meeting.
- ITEM 3.) CONSIDERATION AND POSSIBLE ACTION REGARDING:** Election of Officers
- A. Chairman
 - B. Vice Chairman
 - C. Secretary
- ITEM 4.) CONDUCT A PUBLIC HEARING:** Appeal of the Decision of the Building Official as Adopted Into the City of Dickinson's Code of Ordinances Under Subsection (r), of Section 5-22, Amendments to the Adopted Codes, of Article II, Building Codes, of Chapter 5, Buildings, to Delete Section E3406.2, Conductor Material, of the 2015 International Residential Code, and Replace it With a New Section E3406.2, Conductor Material, so as to Require All Conductors to be Made Only of Copper.
- A. Staff Presentation
 - B. Owner's Statement
 - C. Those in Favor
 - D. Those Opposed
 - E. Owner's Rebuttal
 - F. Adjourn Public Hearing
- ITEM 5.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Appeal of the Decision of the Building Official as Adopted Into the City of Dickinson's Code of Ordinances Under Subsection (r), of Section 5-22, Amendments to the Adopted Codes, of Article II, Building Codes, of Chapter 5, Buildings, to Delete Section E3406.2, Conductor Material, of the 2015

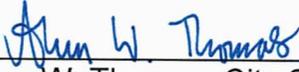
International Residential Code, and Replace it With a New Section E3406.2, Conductor Material, so as to Require All Conductors to be Made Only of Copper.

ITEM 6) BRIEFING AND DISCUSSION CONCERNING: Update by Assistant Building Official Jeff Pahlman Regarding Demolitions by the City of Dickinson Including Available Budget.

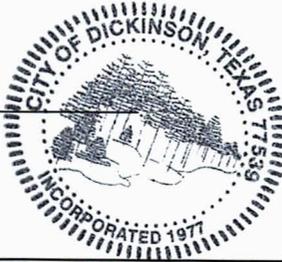
ITEM 7) ADJOURN

CERTIFICATION

This is to certify that a copy of the notice of a Regular Meeting of the Building Standards Commission for **WEDNESDAY, March 20, 2019**, was posted on the bulletin board at City Hall, 4403 State Highway 3, Dickinson, Texas, on this the 14th day of March, 2019, prior to 6:00 p.m.



Alun W. Thomas, City Secretary



In compliance with the Americans With Disabilities Act, the City of Dickinson will provide for reasonable accommodations for disabled persons attending City meetings. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at (281) 337-6217, or by FAX at 281-337-6190.

**BUILDING
STANDARDS
COMMISSION**

ITEM 1

**Building Standards Commission
Meeting**

**CALL TO ORDER
Roll Call**

Invocation

Given by:_____

Pledge of Allegiance

Given by:_____

**CITY OF DICKINSON, TEXAS
BUILDING STANDARDS COMMISSION MEETING
ATTENDANCE LIST**

MEETING DATE: March 20, 2019

BOARD MEMBERS

PRESENT

ABSENT

CHAIRMAN DAVID FLOYD

VICE-CHAIRMAN ALLEN CARLILE

JAMES AYERS

HERMAN (LEE) GANA

MARTIN P. HODGINS

ALTERNATE MEMBERS

DAWN KING

CHAD E. RANKIN

ALSO IN ATTENDANCE

CITY ATTORNEY, David Olson

DIRECTOR OF COMMUNITY DEV., Zachary Meadows

CHIEF BUILDING OFFICIAL, Ray Burgess

ASSISTANT BUILDING OFFICIAL, Jeff Pahlman

CODE COMPLIANCE OFFICER, Tammy Edmonds

**BUILDING
STANDARDS
COMMISSION**

ITEM 2

MINUTES
City of Dickinson
**BUILDING STANDARDS
COMMISSION
REGULAR MEETING**

June 14, 2017

A Regular Meeting of the Building Standards Commission of the City of Dickinson, Texas was held on **Wednesday, June 14, 2017 at 6:00 p.m.**, in the Council Chambers at Dickinson City Hall, 4403 Hwy 3, for the purpose of considering the following numbered items:

ITEM 1) CALL TO ORDER AND CERTIFICATION OF A QUARUM

Invocation and Pledge of Allegiance

Vice Chairman Carlisle called the meeting to order at 6:25 p.m.

Board members present were David Floyd, Allen Carlile, James Ayers, Marty Hodgins, Dawn King, and Chad Rankin. City Staff present was Zachary Meadows, Jeff Pahlman, Curtis Tarver, and Bryan Milward.

ITEM 2) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approval of Minutes for the May 11, 2016 Regular Meeting.

Commission Member King made the motion to accept the minutes for the May 11, 2016 meeting and Commission Member Ayers seconded the motion.

VOTE:

5 AYES (Carlile, Ayers, Hodgins, King, Rankin)

0 NAYS

MOTION PASSED

NEW BUSINESS

ITEM 3.) CONSIDERATION AND POSSIBLE ACTION REGARDING: Election of Officers

A. Chairman

Commission Member King made a motion to elect David Floyd as Chairman. Commission Member Hodgins seconded the motion

VOTE:

5 AYES (Carlile, Ayers, Hodgins, King, Rankin)

0 NAYS

MOTION PASSED

B. Vice Chairman

Commission Member King made a motion to elect Allen Carlile as Vice Chairman. Commission Member Rankin seconded the motion

VOTE:

5 Ayes (Carlile, Ayers, Hodgins, King, Rankin)

0 Nays

MOTION PASSED

C. Secretary

Commission Member Hodgins made a motion to elect James Ayers as Secretary. Commission Member Rankin seconded the motion.

VOTE:

5 AYES (Carlile, Ayers, Hodgins, King, Rankin)

0 NAYS

MOTION PASSED

ITEM 4.) CONDUCT A PUBLIC HEARING: Public input to consider an appeal and determine whether the building should be demolished or repaired in accordance with the notice and order of the Building Official. This request is for property located at **3901 Highway 3**. (ABST 19 PAGE 9 PT OF LOT 188 (188-8) DICKINSON ADDN D) in the City of Dickinson, Galveston County, Texas.

A. Staff Presentation

Vice Chairman Carlile opened the public hearing at 6:32pm. Code Enforcement Officer Jeff Pahlman presented the commissioners with photos of the property and provided information about the status of the property and its potential acquisition by Amegy Bank which has a location adjacent to the property. Mr. Pahlman stated that he had spoken with the owners of Amegy Bank and that they intended to demolish the property themselves once they have completed the acquisition of the property. Mr. Pahlman stated staff's recommendation that the Building Standards Commission declare the building sub-standard and issue an order of demolition in case the sale of the property falls through.

B. Owner's Statement

The owner of the property was not present to speak.

C. Those In Favor

No one spoke in favor of issuing a demolition order.

- D. Those Opposed
No one spoke against issuing a demolition order.
- E. Owner's Rebuttal
There being no opposition, there was no need for a rebuttal.
- F. Adjourn Public Hearing
Vice Chairman Carlile adjourned the public hearing at 6:38pm.

ITEM 5.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Possible demolition or repair of the building located at **3901 Highway 3** (ABST 19 PAGE 9 PT OF LOT 188 (188-8) DICKINSON ADDN D) in the City of Dickinson, Galveston County, Texas in accordance with the notice and order of the City of Dickinson Building Official.

Commission Member Hodgins made a motion to declare 3901 Highway 3 sub-standard and for an order of demolition to be issued. Commission Member Rankin seconded the motion.

VOTE:

5 AYES (Carlile, Ayers, Hodgins, King, Rankin)

0 NAYS

MOTION PASSED

ITEM 6.) CONDUCT A PUBLIC HEARING: Public input to consider an appeal and determine whether the building should be demolished or repaired in accordance with the notice and order of the Building Official. This request is for property located at **5314 Honeyvine Drive**. (ABST 60 E P EPPERSON ABST 155 P G MERRITT LOT 93 BRIAR GLEN SEC 1 PHASE II) in the City of Dickinson, Galveston County, Texas.

A. Staff Presentation

Vice Chairman Carlile opened the public hearing at 6:40pm. Code Enforcement Officer Jeff Pahlman presented the commissioners with photos of the property and provided information about his numerous efforts to contact the property owner who has failed to respond each time. Mr. Pahlman summarized the numerous safety issues and vandalism occurring on the property. Mr. Pahlman stated staff's recommendation that the Building Standards Commission declare the building sub-standard and issue an order of demolition.

B. Owner's Statement

The owner of the property was not present to speak.

- C. Those In Favor
No one spoke in favor of issuing a demolition order.
- D. Those Opposed
No one spoke against the issuing a demolition order.
- E. Owner's Rebuttal
There being no opposition, there was no need for a rebuttal.
- F. Adjourn Public Hearing
Vice Chairman Carlile adjourned the public hearing at 6:46pm.

ITEM 7.) **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Possible demolition or repair of the building located at **5314 Honeyvine Drive** (ABST 60 E P EPPERSON ABST 155 P G MERRITT LOT 93 BRIAR GLEN SEC 1 PHASE II) in the City of Dickinson, Galveston County, Texas in accordance with the notice and order of the City of Dickinson Building Official.

After some brief discussion about the extent of the efforts to contact the property owner, Commission Member Rankin made a motion to declare 5314 Honeyvine Drive sub-standard and for an order of demolition to be issued. Commission Member Ayers seconded the motion.

VOTE:
5 AYES (Carlile, Ayers, Hodgins, King, Rankin)
0 NAYS
MOTION PASSED

ITEM 8) **SUB-STANDARD STRUCTURE REVIEW:** Code Enforcement Officer Jeff Pahlman will give a presentation outlining the accomplishments of the Code Enforcement Department.

Code Enforcement Officer Jeff Pahlman gave a presentation on the properties that had been brought into compliance and those he may bring before the Building Standards Commission in the future.

Shirley Scott of 5104 39th Street, Dickinson, Texas spoke about a property at 5103 FM 517 that she would like to see demolished due to it being vacant and there being crime in the area.

ITEM 9) ADJOURN

Commission Member King made a motion to adjourn the meeting at 7:16p.m. Commission Member Rankin seconded the motion.

VOTE:

5 AYES (Carlile, Ayers, Hodgins, King, Rankin)

0 NAYS

MOTION PASSED

Chairman _____

**BUILDING
STANDARDS
COMMISSION**

ITEM 3

**Dickinson Building Standards Commission
Agenda Item Data Sheet**

MEETING DATE:	March 20, 2019
TOPIC:	Election of Officers.
BACKGROUND:	<p>Subsection b of Section 5.02, Building standards commission created, of Article I, Building Standards Commission: Substandard Buildings, of Chapter 5, Buildings, of the City's Code of Ordinances requires that "The commission shall elect a chairperson and vice chairperson and secretary at their first regular meeting of each calendar year. The chairperson of the commission may designate an alternate to serve in the event of the absence or resignation of a regular member. Neither members nor alternates shall be employees of the city. All such members and alternates shall hold office for a period of two (2) years or until their successors are appointed and qualified as required by law."</p> <p>In compliance with this requirement, this agenda item provides the Building Standards Commission with the opportunity to elect each of the three officers.</p>
RECOMMENDATION:	None.
ATTACHMENTS:	<ul style="list-style-type: none"> • None.
SUBMITTING STAFF MEMBER:	Alun W. Thomas, City Secretary

ACTIONS TAKEN		
APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	READINGS PASSED <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd	OTHER

**BUILDING
STANDARDS
COMMISSION**

ITEM 4

**Dickinson Building Standards Commission
Agenda Item Data Sheet**

MEETING DATE: March 20, 2019

TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: Appeal of the Decision of the Building Official as Adopted Into the City of Dickinson's Code of Ordinances Under Subsection (r), of Section 5-22, Amendments to the Adopted Codes, of Article II, Building Codes, of Chapter 5, Buildings, to Delete Section E3406.2, Conductor Material, of the 2015 International Residential Code, and Replace it With a New Section E3406.2, Conductor Material, so as to Require All Conductors to be Made Only of Copper.
BACKGROUND:	Staff has received an application for a new residence to be built at 1626 Oleander Drive. As a part of this new construction the property owners are looking to convert existing overhead electrical poles/lines to underground electrical lines. Although this is an approved method of construction what is not approved is the use of aluminum wiring instead of copper wiring. The National Electrical Code allows for the use of aluminum wiring; however, the City of Dickinson has amended the Code to only allow for the use of Copper wiring.
RECOMMENDATION:	None.
ATTACHMENTS:	<ul style="list-style-type: none"> • Application • Narrative of Request with Property Outline showing Request provided by the applicant
SUBMITTING STAFF MEMBER:	Zachary Meadows, Director of Community Development

ACTIONS TAKEN		
APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	READINGS PASSED <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd	OTHER



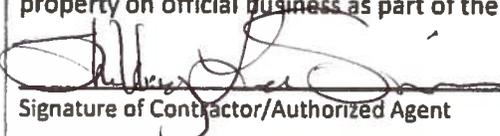
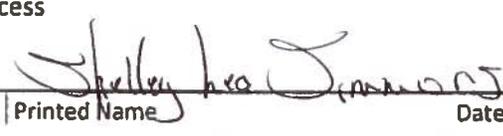
Community Development
City of Dickinson

PROPERTY INFORMATION	
Address:	1626 Oleander Drive, Dickinson, Tx 77539
Legal Description:	Lots 2 and 3, Converse S/D, A-11
Present Zoning:	Residential
Variance Being Requested Description:	Conversion from current existing overhead electrical poles/lines to underground electrical line from meter pole to new residence.

OWNER INFORMATION	
Owner Name: Shelley Lea and Charles Rickey Simmons	Phone #: 281-610-6563 832-526-2719
Address: 1202 Bluebonnet Drive	Lea Simmons@yahoo.com
City: Seabrook	State: Tx Zip: 77586

APPLICANT/AGENT INFORMATION	
Applicant Name: Shelley Lea and Charles Rickey Simmons	Phone #: 281-610-6563 832-526-2719
Address: 1202 Bluebonnet Drive	
City: Seabrook	State: Tx Zip: 77586

* If applicant is different than property owner a *Notarized Letter of Authorization* must be attached to the application

PROPERTY OWNER/AGENT AUTHORIZATION	
<p>Property Owner Consent/Agent Authorization: By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the City's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for City of Dickinson officials to enter the property on official business as part of the application process</p>	
	
Signature of Contractor/Authorized Agent	Printed Name Date

FOR OFFICE USE ONLY	
Variance Number: VAR-19-0061	Fees Due: \$ 525.00
Date Submitted: 1.14.19	Payment: Pk # 101
Reviewer: _____	Date: _____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied
Board Of Adjustments Meeting Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Denied

January 14, 2019

To: City Of Dickinson
4403 Hwy 3
Dickinson, Tx, 77539
Attn: Ray Burgess

From: Shelley L. and Charles R. Simmons
1202 Bluebonnet Drive
Seabrook , Tx 77586

Re: Variance request /future residence
1626 Oleander Drive
Dickinson, Tx 77539

To whom it may concern,

We are asking for a variance request to convert current power poles and lines to **underground** power lines which will run from the meter pole (per Texas New Mexico Power) to the new residence.

The current poles are

1. in the area where the new residence is to be located
2. in need of replacement (age, condition)
3. currently running/ hanging across the pond.

We would like to run the power under ground for several reasons, mainly because the installation of 3 new above ground utility poles and lines re-routed will require cutting down trees and constant tree trimming of any limbs within 40 ft high and 16 foot radius in the future.

The primary reason we purchased the property was to keep and maintain the natural bird sanctuary that has been in this area for many years. It is our intention to provide a natural yet well cared for habitat due to the fact that, we care, and Dickinson lies in a major migration pathway for Migratory Bird species.

I would also like to add, the annual spring and fall migration is a blessing for the City of Dickinson as it allows the potential to bring great revenue to the city, increase property values without destroying the natural beauty and increase awareness overall in caring for the environment.

Thank you for your consideration and as always willing to help in any way possible now and in the future.

Sincerely,



Shelley "Lea" and Charles "Rickey" Simmons

**BUILDING
STANDARDS
COMMISSION**

ITEM 5

**Dickinson Building Standards Commission
Agenda Item Data Sheet**

MEETING DATE: March 20, 2019

TOPIC:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: Appeal of the Decision of the Building Official as Adopted Into the City of Dickinson's Code of Ordinances Under Subsection (r), of Section 5-22, Amendments to the Adopted Codes, of Article II, Building Codes, of Chapter 5, Buildings, to Delete Section E3406.2, Conductor Material, of the 2015 International Residential Code, and Replace it With a New Section E3406.2, Conductor Material, so as to Require All Conductors to be Made Only of Copper.
BACKGROUND:	The Commission held under the previous item the Public Hearing for the appeal for the property located at 1626 Oleander Drive.
RECOMMENDATION:	None.
ATTACHMENTS:	<ul style="list-style-type: none"> • None
SUBMITTING STAFF MEMBER:	Zachary Meadows, Director of Community Development

ACTIONS TAKEN

APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	READINGS PASSED <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd	OTHER
---	--	--------------

**BUILDING
STANDARDS
COMMISSION**

ITEM 6

**Dickinson Building Standards Commission
Agenda Item Data Sheet**

MEETING DATE: March 20, 2019

TOPIC:	BRIEFING AND DISCUSSION CONCERNING: Update by Assistant Building Official Jeff Pahlman Regarding Demolitions by the City of Dickinson Including Available Budget.
BACKGROUND:	The City would like to hold a brief discussion regarding demolitions over the past year and a half and also relay to the Commission a change in the available money that staff is able to use for demolition purposes.
RECOMMENDATION:	None.
ATTACHMENTS:	<ul style="list-style-type: none"> • None
SUBMITTING STAFF MEMBER:	Jeff Pahlman, Assistant Building Official

ACTIONS TAKEN		
APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	READINGS PASSED <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd	OTHER

**BUILDING
STANDARDS
COMMISSION**

ITEM 7

ADJOURN

TIME: _____
MOTION: _____
SECOND: _____
VOTE: _____