



**Building and Fire Code Board of Appeals  
MINUTES**

**REGULAR MEETING  
October 27, 2010**

The Building and Fire Code Board of Appeals convened in a regular meeting on October 27, 2010 at One Texas Center, 505 Barton Springs Road, 8<sup>th</sup> Floor Conference Room.

Board Chair Frank Haught called the meeting to order at 1:35 p.m.

**Board Members in Attendance:** Frank Haught, Michael Cannatti, Steven King, Alan Schumann, Scott Stookey, James Sullivan, Michael Thorn-Leeson.

**Staff in Attendance:** Leon Barba, Dan McNabb, Julie Kirby, Tony Hernandez, Matt Christianson, John McDonald.

**Board Members Not in Attendance:** Board Member Alan Schumann was absent.

1. **APPROVAL OF MINUTES:** The minutes from the meeting held on August 25, 2010 were approved with the following amendment on Board Member Michael Thorn-Leeson motion and Board Member Michael Cannatti second on a vote of 4-0-3. Board Members Scott Stookey, Steven King, and Alan Schumann were absent from the vote.

- a. **Approve bylaws:**

- Discussion to amend the bylaws to add language regarding technical experience requirement for board members, must be amended by ordinance.

2. **CITIZEN COMMUNICATIONS:** None

3. **CONDUCT A PUBLIC HEARING:** Since no one signed up to speak, there was no motion to open the public hearing.

- a. **Approve bylaws:**

- ACTION:** Board Member James Sullivan made a motion to adopt the bylaws as written, seconded by Michael Cannatti for a vote of 6-0-1.

4. **AGENDA ITEMS:**

- a. **Interpretation of dwelling unit:**

- Dan McNabb discussed staffs' draft interpretation of the 2006 International Residential code of "dwelling unit", with a goal of differentiating what is appropriate for a dwelling unit versus an accessory structure. The 2006 IRC Commentary states that an accessory structure has limited use. The Board discussion included revising the interpretation by combining sections A and B, and adding the following clarification: "For the purpose of this interpretation, an accessory structure shall not be a habitable space".

- b. **Board rules for procedure:**

Dan McNabb presented the Board with draft Rules for Procedure and sample rules from the following Boards: Planning Commission, Board of Adjustment, Zoning and Platting Commission. The Board postponed this item to the next Board meeting.

**ACTION:** Postponed to next meeting.

5. **ADJOURN** – Motion to adjourn the meeting was made by Michael Cannatti and was seconded by James Sullivan with a vote of 6-0-1. Meeting adjourned at 3:30 p.m.