

April 2010

BOAT News

a publication by the BUILDING OFFICIALS ASSOCIATION OF TEXAS



PRESIDENT'S MESSAGE

I would like start off by saying HAPPY SPRING!!! It has seemed like a longer than normal winter, and it is time for construction season to be underway. It continues to be a challenging year for many of us, and we need to share thoughts and ideas on how to do more with less. Most cities are preparing their budgets for next year and have to make tough decisions. Please take the time to share any ideas that would benefit others in the organization—we all need to work together.

One of the first places to reduce expenditures is travel. Keep in mind not to throw out the baby with the bath water. Translation: Most often, travel is required for participation with BOAT; however, BOAT is also providing training, networking, and other developmental opportunities that don't require travel. Do keep this in mind and continue to be an "active" member in BOAT, and we will do our part to provide the necessary leadership in assisting you to be more efficient, better informed, and proactive in the most effective streamlining methods for your departments.

As a portion of our commitment to you, we have implemented an initiative to bring training to your area—limiting travel, yet providing the necessary education. We need to have active participation and classrooms to be filled for this program to be effective. Another benefit we have is BPI Arlington; one of the best in the country. Building Professionals Institute (BPI) at UT Arlington is our premier educational program and one of the largest training institutes in the country, with more than 1,500 participants. BPI is a partnership of the Construction Research Center (CRC) and BOAT. We are very privileged to have such a revered training program in our state. Be certain to attend the 18th Annual BPI this year on May 24 -28. In addition to BPI Arlington, we have BPI Houston. This past January, we had our 10th Annual Houston BPI with enormous success; more than 600 code officials participated, and 8 different tracks of education were offered. Please visit our Web site to register for this upcoming BPI and obtain information regarding past achievements.

It was a little over a month ago that we held our Mid-Year Meeting in Amarillo; what a phenomenal success. We had more than 85 members in attendance and a number of new visitors. The feedback from the attending members was overwhelmingly good and provides direction for future meetings. It was refreshing to see so many new faces, and to be able to bring the meetings to the membership is rewarding. As a continuation of that spirit, we are providing mini educational programs TO YOU! BOAT is providing an opportunity for local chapters to host a training program on a topic of its choice right in your community. BOAT was very fortunate to have ICC President Rick Weiland attending the Mid-Year Meeting, further demonstrating the importance of BOAT on the national scene. Texans play a significant role nationally; Texas provides a central location, so it only makes sense for ICC to choose Dallas as the location to host the Final Action Hearings on May 15-23, 2010. Be certain to make it to the Hearings and participate in the code development process. There is no better educational tool than understanding how provisions are developed. We have had a busy year so far with many upcoming events on the schedule; I hope to see you there.

I welcome the opportunity to attend your local chapter meeting. Please feel comfortable in giving me a call or sending me an e-mail with the date, and I will do what it takes to bring BOAT to you.

Scott A. McDonald, CBO
President

Building Officials Association of Texas
1821 Rutherford Lane, Suite 400
Austin, Texas 78754-5128
512.231.7400 www.boatx.org



BUILDING SAFETY MONTH (May 1-31)

For the first time, the International Code Council has expanded Building Safety Week into a month-long Building Safety Month campaign to expand opportunities and increase awareness about the critical importance of building and designing safe, sustainable, and green structures in the United States and worldwide.

Taking a look at the past, present, and future will be a catalyst for communicating the critical role of building codes in maintaining safe and sustainable environments. Moreover, Building Safety Month will demonstrate the leadership role that we, as code officials, play in protecting families and individuals who live, work, and play in buildings in our jurisdiction and around the globe.

Following the 9/11 tragedy, Americans came to know who “First Responders” are and why their essential functions deserve more support. The same cannot be said for “First Preventers,” those many unheralded, and mostly unknown, code officials. They may work under the title of building inspector, plan reviewer, electrical inspector, plumbing inspector, or simply building safety official, but the labels merely obscure their common mission to prevent harm by ensuring compliance with building safety codes before a disaster occurs. So take the time next month to raise awareness and shine a light on the job we do day in and day out and the importance it plays in keeping the world safe and secure.



2010 Building Safety Month Campaign Target Audience:

- Citizens and consumers
- Elected and appointed leaders and officials
- Professionals (building contractors, designers, developers, distributors, engineers, and service providers)
- Trade Press
- International Code Council constituencies

Some ideas for promoting Building Safety Month include:

- Asking your mayor and council to issue a proclamation.
- Distributing related information at government offices, local hardware stores, supply houses, libraries, schools, etc.
- Hosting a Building Department Open House.
- Making presentations to students or local civic groups.
- Allowing students to shadow you in the office.
- Issuing news releases to local newspapers, radio stations, or television stations.

For additional information, visit <http://www.iccsafe.org>.

Chris Haver, C.B.O.
Building Official



OPEN GOVERNMENT VS. SECURITY

I have written about this topic before and feel like we must keep it in the forefront of our minds.

It has occurred to me many times that we in government are openly susceptible to an incident occurring in our offices.

I'll provide you with an example from a couple of weeks ago. My department has been working on trying to demolish a building that is an extreme hazard to the public. The owner of the property left a threatening voicemail regarding several city staff persons, and for a short time a city building was shut down. Now, to get in one of the offices in this building, the ladies at the front counter have to "buzz" you in. It is an inconvenience but, unfortunately, a necessary step at this time.

We talk all the time about having secure city buildings, but do we do that at the expense of "open government" and being accessible to the citizens we serve? We have "slowly" begun to issue ID badges to the employees in city buildings so that, when a citizens enter a building and are not wearing a badge, they can be easily identified and someone can help them. With turnover at a fairly high rate, it seems new faces are walking in and out of our buildings on a daily basis. Quite frankly, we are probably behind in the ID badge business, but it is something that should be considered as at least one method of providing a safe work environment. With that said, if a person wants to do something sinister like we see and read in the paper all the time, it would probably be very difficult to have enough safeguards in place to protect your employees. I think using common sense is the best practice. Citizens expect to be able to walk into any city building and take care of their business without a lot of "interrogation," but in today's society a few questions might have to be asked first. I think most citizens understand and will cooperate with any procedures implemented to create a safe environment for themselves and the occupants of the building. Some of the steps are as easy as having a receptionist and sign-in sheets before allowing citizens to wander through your buildings. Open and accessible government is our goal, but in today's troubling times, this isn't as easy to provide as it used to be.

Randall R. Childers, CBO
BOAT TML Representative





WHAT IS THE MOST IMPORTANT SECTION OF THE CODE?



The code is a set of minimum acceptable standards establishing a benchmark for safety. All sections of the code represent life and safety matters. Most code officials think in terms of one item being of greater importance than another. It is easy to consider fire sprinkler systems, panic door hardware, smoke detectors, or handrails as being life-safety matters. What about all the other sections of the code? Are they important?

The fact of the matter is that all sections of the code have relevance to the health, safety, and welfare of users of any structure. Users take for granted that the air is clean, the water is safe, and the structure will withstand the environmental impacts placed on it daily. The smallest of details can have vast implications. As an example, flashing does not appear, on the surface, to be a health-related issue, but it is. If flashing is not installed or installed

improperly, the building envelope is compromised. Water intrusion has negative effects on a structure in a number of ways: the framing members of a structure are compromised, rotting building materials may create an environment for insects, and the moisture produces an excellent environment for mold development. So does flashing have a health-safety related concern? Of course it does. Just remember: Even though short-term effects may appear to have greater importance, long-term effects may actually have a greater impact.

“You cannot escape the responsibility of tomorrow by evading it today.”

--Abraham Lincoln

The users of buildings take for granted that all the building's components are safe, the air is healthy, the electric does not present a hazard, and the water is sanitary. Code officials must be diligent in the responsibilities bestowed upon them. The inspection of the built environment is an imperative function and, for the most part, an unseen performance. The reality is that all sections of the code are vital.

Scott A. McDonald, CBO
BOAT President



REAL ESTATE INSPECTOR QUANDARY...



Recently I was contacted by an old friend who is a real estate inspector, and he wanted to know if BOAT would like to weigh in on some new requirements coming out of TREC. He was telling me about some

new SOPs (Standards of Practice) for real estate inspectors that would require the real estate inspector to label a home "deficient" if it didn't have AFCIs and GFCIs as required in the 2008 NEC. Additionally, there was a new SOP that would require the real estate inspector to perform a gas test on the gas system by a generally accepted method. After looking at the SOPs, I told him we DID want to weigh in, and here's why.

A deficiency for TREC is "a condition that, in the inspector's reasonable opinion, adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by these standards of practice. General deficiencies include but are not limited to inoperability, material distress, water penetration, damage, deterioration, missing parts and unsuitable installation." As I read that first sentence on deficiency, the bells and whistles went off in my head. If, as a municipal inspector, I find a condition that affects the performance of a system, I order immediate repairs. If I find a condition that constitutes a hazard to life, limb, or property, I order that this part of the building be vacated until repairs can be completed. In a Consumer Notice Concerning Hazards or Deficiencies, "TREC considers the potential for injury or property loss from the hazards addressed in the SOPs to be significant enough to warrant this notice..." Although I am concerned

that TREC now thinks it is charged with hazard abatement and improving life safety conditions in real estate, we were asked to provide an opinion on the SOPs and on having real estate inspectors note that older homes are deficient or unsafe when they don't meet current codes.

In response to the request, a letter was drafted and sent to the TREC Commissioners that explains that construction codes are drafted with the premise that buildings that were constructed to code and maintained to that code are safe unless deemed otherwise by the local building official. I also mentioned that the only accepted practice for testing a gas service is to disassemble a portion of the gas system, pressurize the system, and check it with a manometer. (This is plumbing work and requires a plumbing license.) Additionally, several of the building officials that have TREC Commissions residing in their municipality have e-mailed the Commissions in support of our letter. I recently received notice that the TREC Commission will be holding a meeting on May 17, 2010. Unless I hear that our letter has had the desired effect, I plan to file a request to speak before the Commission on this issue.

I can tell you that the real estate inspectors I have talked to are not in favor of these new SOPs and the standards they are setting.

Anyone who would like a copy of the letter, or if you have any further interest in attending the TREC meeting in Austin, please e-mail me at jim.olk@farmersbranch.info and I will keep you abreast of the status.

Jim Olk, CBO
Building Official, Farmers Branch



LOOKING FOR ALTERNATIVES TO HIGH UTILITY COSTS? LOOK NO FURTHER THAN SOLAR

Kurt Kasson, CBO - Building Official, City of Euless

PV Building Permits and Solar Tax Credits

Your installer will need to obtain various permits from your city building department before adding a renewable energy system. You will likely need to purchase a building permit, an electrical permit, or both to legally begin installation. Typically, your contractor or licensed installer will obtain these permits for you, rolling the price of the permits into the overall system price.

Always make sure that permitting costs and responsibilities are addressed with your installer at the start of the process. Whatever you do, don't short cut the building permit process. Remember, the building permit helps ensure that the grid and your home are safe for everyone.

Code requirements vary somewhat from one jurisdiction to the next. (Most PV-related electrical codes are based on national electrical code standards.) However, there is a section in the IRC addressing certain solar energy systems, also.

Your installer can speed the process along by working closely and cooperatively with your local building officials and building departments to help educate them about the technology and its characteristics, if they are not familiar with the system.

Contact your homeowners' association (HOA), if your neighborhood has one, to ensure that you file the proper architecture request forms and obtain approvals. Most cities do not recognize HOAs and will issue the proper permits as long as the city requirements are met.

Solar Energy Tax Credit Details

Here are the main highlights of the Government Incentives for using Solar Energy:

1. **Amount of Solar Tax Credit:** You will be eligible for a tax credit of 30 percent of the amount you spend on installing a solar water heater or solar panels (photovoltaic systems), provided the guidelines given below are met. There is no maximum amount or cap for this tax credit. You get a tax credit of 30 percent of any qualified spending on solar energy units.
2. **Solar Water Heater Requirements:** Not any system you install will be eligible for this tax credit. Your solar water heater must meet the following minimum guidelines in order to qualify for the incentives. All ENERGY STAR solar water heaters qualify for the tax credit.
 - At least half of the energy generated by the "qualifying property" must come from the sun.
 - Homeowners may only claim spending on the solar water heating system property, not the entire water heating system of the household.
 - The credit is not available for expenses for swimming pools or hot tubs.
 - The water must be used in the dwelling.
 - The system must be certified by the Solar Rating and Certification Corporation (SRCC).
3. **Photovoltaic System (or Solar Panels) Requirements:** The following basic requirements must be met:
 - Photovoltaic systems must provide electricity for the residence and must meet applicable fire and electrical code requirements.
4. **Dates of Purchase or Installment:** Your solar water heater or photovoltaic system (or solar panels) must be installed or placed in service after February 17, 2009, and before December 31, 2016.



IMPOSED SERVICE IMPACTS TO BUILDING INSPECTION DEPARTMENTS

State and Federal Mandates



There has been a lot of discussion regarding the impacts on local building departments of state and federal mandates. While building officials continue to seek better ways of managing a regulatory agency, state and federal mandates imposed on these agencies could have an adverse effect on the operation of these agencies. In an economic downturn of the magnitude we are seeing today, budget constraints and cuts are becoming a sure reality. With this downturn, new construction has evidently slowed down in many Texas geographical regions, but the number of permits and traffic within the building departments has remained steady.

While there may be many more mandates imposed on municipal regulatory agencies, I have attempted to capture a few major ones and noted the service impacts that could affect the department. Additionally, based on my own assessment, I have identified a rationale and the financial impact that can be realized by the department. Please keep in mind that these are arbitrary and may not apply to all departments. Furthermore, the assessments are based on an average size building department.

1. **International Energy Conservation Code** – Texas Legislature passed Senate Bill 5 imposing new requirements on local governments. Effective January 1, 2002, municipalities were required to adopt the International Energy Conservation Code (IECC) and establish the procedures to enforce and inspect by certified inspectors. Municipalities were required to have their plan review and inspection processes in place by September 1, 2002.

Service Impacts

- The appropriate staff in the building departments is required to attain necessary training and certifications. Codes and publications were required to be purchased.
- Procedures were required to be implemented in the plan review and inspection operations that added additional workload to the development permit process.

Financial Impacts

- Based on a typical inspection and plan review protocol, the departments absorbed the workload without adding any new staff, or the workload was outsourced and performed by a third-party agency. This would have a possible impact of approximately \$60,000, which would include adding an additional staff member to the department.
- A reoccurring cost of approximately \$3,000 is realized by the city each year, and this includes staff training, code books, publications, etc.

2. **Texas State Board of Plumbing Examiners** – The TSBPE adopted numerous rules and regulations pertaining to municipal inspection agencies and the plumbing systems. Due to the passage of House Bills 217 and 1505, the department will need to create and update policies and procedures to comply with the rules promulgated by the State Plumbing Board of Examiners. These include permitting and inspection for the reinstallation of water heaters, checking plumbing contractor licenses, and other adjustments for the changes in rules of the State Plumbing Board of Examiners.



IMPOSED SERVICE IMPACTS TO BUILDING INSPECTION DEPARTMENTS (Continued)

Service Impacts

- Municipalities were required to hire state licensed plumbing inspectors to perform any plumbing inspections. With an acute shortage of plumbing inspectors in the State of Texas, this makes it much more difficult to hire certified inspectors, and the municipalities are forced to train and home-grow this skill.
- With the adoption of the International Plumbing Code as a statewide code, there are additional procedures and requirements that have increased the workload in the inspection services.

Financial Impacts

- Each time a plumbing inspector is hired, the departments realize more than six months of training, with no productivity benefits realized. It may cost well over \$20,000 to hire, train and get an individual certified to be a state licensed plumbing inspector.

3. **Adoption of Statewide International Residential Code** – The new International Residential Code became a statewide residential construction code with the passage of SB 5. Municipalities were required to adopt and enforce this code by January 1, 2002. There were several potential impacts to the department's operations.

Service Impacts

- Approximately two additional inspection trips for each home under construction seem to be added by this mandate. The plan review turnaround time is predicted to extend from 1 day to 3 days, and the Plan Review and Inspection staff has to be trained and certified on all aspects of this code. Policies and procedures need to be created and updated to implement the energy section of the code.

Financial Impacts

- All inspection and certain plan review staff has to be recertified and must attain continuing education on this code. The impact to the departments is approximately \$3,000. In addition, there are possible financial impacts to the homebuilders for compliance with the energy section of the International Residential Code.

4. **National Electric Code (NEC)** – The State of Texas adopted this as statewide electrical code and created licensing requirements for electrical contractors. The municipalities were required to adopt this code and have it in effect by January 1, 2002.

Service Impacts

- This requires staff to keep up with all the changes and mandates associated with the adoption of this code. There were no direct service impacts.

Financial Impacts

- This requires staff training and the time and effort to review licensing requirements at the front counter. The possible financial impacts could be up to \$1,000.

5. **Storm Water Pollution Prevention Program** – This is a state mandate that requires municipalities to review, approve, and inspect a storm water pollution plan for each construction project associated with a building permit. This requirement became effective March 10, 2001.



IMPOSED SERVICE IMPACTS TO BUILDING INSPECTION DEPARTMENTS (Continued)

Service Impacts

- This program required the building staff in many jurisdictions to review a detailed Storm Water Pollution Prevention Plan (SWPPP) and provide an additional inspection for compliance with the plan. Additional follow-up inspections are required. In most municipalities, specialized inspectors are hired to provide continuous code enforcement associated with this program. In addition, this program increases the city's accountability on private construction projects.
- This program also requires a level of attention and enforcement that would necessitate one full-time employee.

Financial Impacts

- The total workload aspect equates to approximately \$40,000 of financial impacts to the department. This includes the work absorbed by the plan review and inspection staff. In addition, necessary training and retraining is required for maintaining the state requirements.

6. **Water Heater Permits and Inspections** – The TSBPE had a state law enacted effective September 1, 2001, requiring that all water heater installations have a building permit and inspection performed by a state licensed plumbing inspector.

Service Impacts

- The department is now required to process additional permits for water heaters in an average month.
- Field inspections could possibly absorb an average of 100 additional inspection trips a month.

Financial Impacts

- The additional processes time, coupled with the required inspection, has had an approximate financial impact of \$40,000. This includes staff time and the operating cost associated with the addition of an inspection trip.
- It is also mandated that the water heater installation inspection be performed by a state licensed plumbing inspector. The department has to provide more than six months of training with no productivity benefits realized to new hires. It may cost well over \$30,000 to hire, train, and get an individual certified to be a state licensed plumbing inspector.

7. **Texas Department of Licensing and Regulation** – TDLR began requiring architects to submit drawings for projects exceeding \$50,000 in valuation to them or to a licensed Texas Accessibility Standards (TAS) reviewer for review and approval on June 1, 1994. Due to difficulty in enforcement, the Legislature modified Article 9102 of the Architectural Barriers Act through SB 484, which became effective January 1, 2000, to require cities to verify this submittal through acceptance of a form or letter from the service provider prior to permit approval. Subsequently, another modification was passed to be effective June 17, 2001, that requires cities to verify submittal to the state through use of the registration number prior to accepting a permit application.

Service Impacts

- The building inspection department must now take the time to verify this information as permit applications are received, not as part of the plan review process.
- The department has to turn away numerous applications for permit, which is a disservice to stakeholders.



IMPOSED SERVICE IMPACTS TO BUILDING INSPECTION DEPARTMENTS (Continued)

Financial Impacts

- Because these changes came to cities over an extended period of time, it is difficult to accurately assess financial impacts. However, an estimate of staff time spent in the verification process indicates a loss in productivity of approximately \$2,500 per year.
- Failure to comply with these requirements places the city in a position of liability to the state. This liability could include penalties, fines, and time lost to investigations.

- 8. Department of State Health Services** – Formerly the Texas Department of Health, this state agency has long required building owners to have non-single-family structures to be surveyed for asbestos-containing materials (ACMs). Again, because of a difficulty in enforcement, the burden was shifted to municipalities issuing building permits to verify that buildings had been surveyed. SB 509 took effect on September 1, 2001, requiring that for all permits for renovation or demolition, “evidence that an asbestos survey has been completed” be provided to the municipality prior to a permit being issued.

Service Impacts

- The departments are now required to spend staff time explaining this state requirement and requesting copies of asbestos surveys in order for the city to comply with SB 509.
- A high percentage of permit applications are now being delayed due to this compliance requirement. The ability of the city to provide efficient and effective services has been hindered by the introduction of this additional delay.

Financial Impacts

- Additional staff workload costs of approximately \$4,000 have been absorbed by the department. Again, this law shifts responsibility, liability, and enforcement from state agencies to municipalities.

- 9. Landscape Irrigation Program: Implementation** – In 2007, the legislature passed several bills that affect landscape irrigation in Texas. House Bill (HB) 1656 requires municipalities with a population of 20,000 or more to adopt landscape irrigation ordinances that are at least as stringent as the Texas Commission on Environmental Quality rules, require the irrigation installer to be licensed, require a permit prior to installation, and include minimum standards and specifications for the irrigation system. The Senate Bill (SB) and House Bill (HB) required the TCEQ to adopt standards that address the connection of irrigation systems to any water supply; the design, installation, and operation of irrigation systems; water conservation; and the duties and responsibilities of licensed irrigators. These rules took effect on January 1, 2009.

Service Impacts

- The department now has to spend staff time educating irrigation contractors on this program. The landscape irrigation designs now have to go through a thorough plan review to ensure compliance with the state requirements prior to the issuance of an irrigation permit.
- Field operation staff is now required to spend a significant amount of time inspecting the installed irrigation system for all areas of compliance.



IMPOSED SERVICE IMPACTS TO BUILDING INSPECTION DEPARTMENTS (Continued)

Financial Impacts

- Additional staff workload costs of approximately \$20,000 have been absorbed by the department. The responsibility, liability, and enforcement previously held by TCEQ have been shifted to municipalities.

Ravi Shah
 Director of Urban Development, City of Carrollton

TRYING TO HELP THE BUILDERS

In today's economy, do you find you have several houses that were built on "speculation" that have not been sold? Do you still have active/expired permits on these houses, or do you just overlook the expired permits due to the economy? The code requires there be an active permit until a Certificate of Occupancy is issued.

2006 IRC

R105.1 Required.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

R105.5 Expiration.

Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

In our effort to assist builders in this economy, we developed a "Temporary Construction Final" document. This allows the builder to place his permit and all of his sub-permits on hold without penalty. Many times, the builder doesn't want to install the appliances in a vacant house due to vandals, thieves, or even because a potential buyer may want a different color/type of appliances. With the submittal of this document, we place the entire project on hold—time out, if you will. The current **active permits** will remain and not expire. We also have in place an agreement with the water department so they do not issue new water service accounts from builders to anyone without first receiving an e-mail confirmation stating the address in question was issued a Certificate of Occupancy. A copy of our agreement letter is included for your review. **YOU SHOULD ALWAYS CONTACT YOUR CITY ATTORNEY FOR HIS APPROVAL OF YOUR DOCUMENT.**

I hope this little thing will help someone who is dealing with expiring permits due to properties not being sold. I am sure many of you have other ways you have found to help your customers. Send me an e-mail and let me know what you have done to help and I will share it with the group.

John R. Brown, MCP, CFM
 Chief Building Official, West University Place

BOAT News

a publication by the BUILDING OFFICIALS ASSOCIATION OF TEXAS



TRYING TO HELP THE BUILDERS (Continued)



The City of West University Place

A Neighborhood City

TEMPORARY CONSTRUCTION FINAL

In order to place a temporary hold on the construction permit number _____ and all associated and related permit numbers _____ the builder, _____, contractor's license number _____ requests the City of West University Place accept this affidavit allowing the time limits on permits issued herein to be suspended pending the sale of the structure. The structure as it currently exists is complete and has been approved via city inspections for all items requiring inspections and all final documents have been submitted save and except the Building Final due to the lack of appliance installation.

I, _____, the owner of _____ agree that prior to any occupancy of this structure all appliances will be installed to code and will request and have performed by the City of West University Place a Building Final inspection where as upon compliance will apply for and receive a Certificate of Occupancy. I also understand failure to comply with this agreement and or the Code of Ordinances of the City of West University Place will result in the penalties as ascribed in Chapter 1-7 and I will be brought before the Building and Standards Commission for possible suspension of my company's contractor's license without which I will not be allowed to work in the City of West University Place.

Name	Signature	Date
THE STATE OF TEXAS	§	
	§	
COUNTY OF HARRIS	§	

This instrument was acknowledged before me on the ____ day of _____, 2010,
by _____, the owner of _____.

Notary Public, State of Texas

(SEAL)



BOAT WELCOMES NEW BOARD MEMBERS



Earl Abbott, CBO, CFM

Building Official
City of Killeen

Mr. Abbott has had the opportunity to work in the residential, commercial, and industrial construction industries since 1978. He began his municipal work in 1995 by serving the City of Gatesville as their city inspector for two years. In 1992, he started working for the City of Copperas Cove as their chief building official for three years. In 1995, Mr. Abbott was hired by the City of Killeen as deputy building official and was promoted to building official one year later. As supervisor of the Killeen Building Inspections Division, Mr. Abbott oversees the permitting, plan review, and inspection processes, as well as the code enforcement program.

During the last ten years, the Killeen building and code enforcement staff has grown from 14 to 28 persons.

Mr. Abbott holds more than 23 ICC certifications within the building, electrical, plumbing, mechanical, and energy codes. He also holds Texas state licenses as a plumbing inspector, code enforcement officer, backflow tester, as well as the Certified Floodplain Manager. Additionally, he has obtained an associate's degree in plant engineering from TSTC in Waco and holds the Certified Building Official and Master Code Official certifications.

Mr. Abbott's professional activities include:

- **Building Officials Association of Texas**
2010 Board of Directors
- **Bluebonnet Chapter of ICC**
Secretary, President, Treasurer, and Vice President
- **Ground Hog Shadow Day**
Host high school students for career day
- **2002 ICC Code Action Hearings, Fort Worth, Texas**
Participated in code hearings and voted to establish ICC



BOAT WELCOMES NEW BOARD MEMBERS (Continued)



Kurt E. Kasson, CBO
Building Official
City of Euless

An employee of the City of Euless for more than 15 years, Mr. Kasson also has more than 17 years experience in construction, including the window industry, post-tension cable industry, and remodeling. He holds ICC certification as a building official and as a combination plumbing inspector. Mr. Kasson also holds Texas state licenses as a plumbing inspector, code enforcement officer, and fire inspector. Additionally, Kurt has certification as an air conditioning technician.

Mr. Kasson's professional activities include:

- **Building Officials Association of Texas**
Board of Directors – Vice President
- **North Texas Chapter of ICC**
Secretary/Treasurer, Vice President, and President
- **ICC Region X**
Secretary/Treasurer
- **Currently Vice President of Region X**
Helped form the ICC Region X Chapter
- **Served as Sergeant of Arms during the 2005 and 2006 ICC Code Conference**
- **Was a member of the team that visited Capitol Hill in Washington during Building Safety Week 2007 and lobbied for the CDBGA**
- **Served on the Nominating Committee for the 2007 ICC elections in Reno.**
- **Served on the IRC Plumbing and Gas Committee for the 2009 code changes in Palm Springs**

BOAT News

a publication by the BUILDING OFFICIALS ASSOCIATION OF TEXAS

April 2010



18th ANNUAL BUILDING PROFESSIONAL INSTITUTE

May 24-28, 2010



The 18th Annual Clawson-Matthys Building Professional Institute, scheduled for May 24-28 at the University of Texas at Arlington, will feature an excellent program of quality education and training for the building professional. This curriculum offers 116 courses in 18 different tracks designed to meet the needs of builders, designers, building officials, contractors, inspectors, architects, engineers, permit technicians, code enforcement, environmental health and safety personnel, registered accessibility specialists, and fire protection personnel.

Courses in each track have been designed to meet specific training needs of the student and fulfill required Continuing Education Unit credits.

Additional tracks this year include:

- GREEN BUILDING: Residential and Commercial Green Buildings
- PUBLIC WORKS/STREETS: Erosion Control and Storm Water Quality
- SPECIAL TOPICS: Certified Building Official Preparation
- PLANNING: Site Plan Review and Re-Designing Municipal Regulations
- RECERTIFICATION FOR PLUMBING INSPECTORS

Other highlights include:

- 18 Exhibitors Showcase participants
- ICC Book Store
- Texas Department of License of Regulation
- Texas Board of Plumbing Examiners

Don't miss this excellent opportunity to be part of a true learning experience at the 18th Annual Arlington BPI.

For a complete brochure or to register for classes online, visit the Web site at www.buildingprofessionalinstitute.com or call 817-272-3701.

Building Officials Association of Texas
1821 Rutherford Lane, Suite 400
Austin, Texas 78754-5128
512.231.7400 www.boatx.org



THE CITY OF CORPUS CHRISTI MOVES FORWARD WITH STREAMLINING ITS BUSINESS

The City of Corpus Christi has undergone several dramatic changes in recent years, most notably the creation of a one-stop development center that centralizes the land development and building permitting processes into one building.

As with most good intentions, things rarely go the way they are planned. The city discovered that simply relocating different functional work groups into one area does not alleviate the issues; in fact, it may compound the issues. The city needed to study the work processes and incorporate a business plan that took each functional division's oversight, meshed it with the overall customer goal, and came up with a functional business plan. With the assistance of a consultant, the city has begun the task of changing organizational culture and treats all applications as projects rather than permits. This allows customers to receive all the necessary information regarding their project at the onset rather than being surprised during the submittal or plan review of a project. This early assistance has allowed several large projects to go through without a hitch. This also created an opportunity to retrain and reorient staff on what we do and why we do it. There has also been a push in recent months to begin the customer outreach program that will educate our customers and stakeholders on the proper procedures and workflows to get a project to a successful completion. We recently completed a draft Residential Handbook that explains in detail some of the project types, their cost, and even a tips section to prevent any large pitfalls or other issues that may derail a project.

During this time period, our stakeholders and customers have asked us to better improve our Web presence and streamline our business intakes procedures. We have recently launched a electronic plan review software that allows our customers to submit their applications for new commercial and new residential construction with the intent to move toward all application types. This also allowed us to move toward online payment, online scheduling of inspections, and online tracking of plan review comments.

Stephen M. Draper
Building Official, City of Corpus Christi

MARK YOUR CALENDAR

May 14-23, 2010 – ICC Final Action Hearings, Dallas
<http://www.goeshow.com/icc/SpringHearings2010/ereg927240.cfm?clear>

May 24-28, 2010 – 18th Building Professional Institute, Arlington
www.buildingprofessionalinstitute.com

October 25-28, 2010 – ICC Annual Conference, Charlotte, North Carolina

October 28-November 1, 2010 – 2010 Final Action Hearings, Charlotte, North Carolina

October 26-29, 2010 – TML Annual Conference and Exhibition, Corpus Christi

April 2010

BOAT News

a publication by the BUILDING OFFICIALS ASSOCIATION OF TEXAS



BOAT BOARD OF DIRECTORS

President

Scott McDonald
Building Official
City of Amarillo
P.O. Box 1971
Amarillo, TX 79105-1971
806-378-3045 (phone)
806-378-3085 (fax)
scott.mcdonald@amarillo.gov

Vice President

Lawrence Crow
Field Operations Manager
City of Irving
P.O. Box 152288
Irving, TX 75015-2288
972-721-0875 (phone)
972-721-2481 (fax)
lcrow@cityofirving.org

Secretary

Kurt Kasson, CBO
Building Official
City of Euless
201 N Ector Dr
Euless, TX 76039-3543
817-685-1656 (phone)
817-685-1628 (fax)
kkasson@eulesstx.gov

Director At Large

John R. Brown, MCP, CFM
Chief Building Official
City of West University Place
3826 Amherst Street
West University Place, TX 77005-2830
713-662-5830 (phone)
713-662-5304 (fax)
jbrown@westu.org

Director At Large

Bruce Braley
Building Official
City of Hewitt
105 Tampico Dr
Hewitt, TX 76643-3015
254-666-6173 (phone)
254-666-6014 (fax)
bbraley@cityofhewitt.com

Director At Large

Chris Haver
Building Official
City of College Station
1101 Texas Ave S
College Station, TX 77840
979-764-6254 (phone)
979-764-3496 (fax)
chaver@cstx.gov

Director At Large

Earl Abbott, CBO, CFM
Building Official
City of Killeen
PO Box 1329
Killeen, TX 76540-1329
254-501-7600 (phone)
254-634-2484 (fax)
eabbott@ci.killeen.tx.us

Associate Director At Large

Van Tran
Vice President
Bureau Veritas
1000 Jupiter Road, Ste 800
Plano, TX 75074-3724
469-241-1834 (phone)
469-241-1849 (fax)
van.tran@us.bureauveritas.com

TML Board Representative

Randall R. Childers
Building Official
City of Waco
PO Box 2570
Waco, TX 76702
254-750-5671 (phone)
254-5624 (fax)
randyc@ci.waco.tx.us

Immediate Past President

Ravi Shah
Director of Urban Development
City of Carrollton
P.O. Box 110535
Carrollton, TX 75011-0535
972-466-3245 (phone)
972-466-3220 (fax)
ravi.shah@cityofcarrollton.com

Past President

Jim Olk
Building Official
City of Farmers Branch
13000 William Dodson
Dallas, TX 75234
972-919-2533 (phone)
972-247-4836 (fax)
jim.olk@farmersbranch.info

Building Officials Association of Texas
1821 Rutherford Lane, Suite 400
Austin, Texas 78754-5128
512.231.7400 www.boatx.org