



The City Of

# San Angelo, Texas

52 W. College Avenue  
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals  
Regular Meeting Minutes  
November 03, 2022  
City Hall  
72 W. College St., East Mezzanine Conference Room**

(To listen to an audio recording of this meeting in its entirety, submit your request in writing to Charlie Kemp, Building Official)

**I. CALL MEETING TO ORDER AND ROLL CALL.**

Meeting was called to order at approximately 3:13p.m. by Chairman Brooks Wehner. Following board members were present: Scott Allison, Laura Beth Calvert, John Rodgers, and Brooks Wehner. Chris Kinsey and Michael Spencer were absent from meeting. Also attending meeting were Building Official Charlie Kemp, Deputy Building Official Austin Ayers, Permits Clerk Debbie McCleery, Assistant City Attorney Holly Voth and Fire Marshal Billy Clemons.

**II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM APRIL 7, 2022 REGULAR MEETING.**

Scott Allison made a motion to approve meeting minutes. Laura Beth Calvert seconded motion. Vote was 4 in favor and 0 against. Motion passed.

**III. DISCUSS AND POSSIBLE ACTION ON THE AMENDMENTS TO THE 2021 INTERNATIONAL CODES AND 2020 NATIONAL ELECTRICAL CODE.**

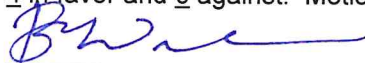
Brooks Wehner asked Charlie Kemp to come to podium. Charlie Kemp stated this meeting was for discussion only for Code adoptions. John Rodgers asked about potential date of presentation to City Council. Date has not yet been established. Charlie Kemp stated there are several code changes and asked Board how they wanted to go thru presentation. Scott Allison claimed he had only received packet 1 hour before meeting. John Rodgers asked for clarification of who had already looked at changes. John Rodgers asked how to better communicate to Home Builders Association how to best develop codes for community. Kristen (last name unknown) with Home Builders Association stated she was surprised by proposed amendments. Charlie Kemp then started to state what some of the proposed changes are. John Rodgers stated Home Builders Association has not communicated with Permits Division to bring concerns. Gary Cortese asked about adoption data and about ISO rating. Charlie Kemp stated it is a 9 out of 10 with 10 being worst rating. Brooks Wehner asked everyone to come to podium to make comments, instead of staying in seats so that comments could be recorded, due to technical difficulties. Gary Cortese (stayed seated) asked how codebooks apply to ISO rating. Billy Clemons (Fire Marshal) came to podium and stated ISO rating is based on risk reductions. Building a new building must have risk reductions/cost reductions. Gary Cortese asked who ISO is. Is it a for profit organization? Government agency? Home Builders Association has worked on energy code, plumbing code, and building code. Tony Jones came to podium. Stated that ISO rating has nothing to do with residential buildings – just commercial buildings and Fire Department. Insurance companies do not consider ISO ratings for residential policies. Stated new fire chief (Patrick Brody) wanted all new codes by September 1, so Home Builders Association worked on Fire Code. Stated Charlie Kemp is under pressure from “upstairs”. Home Builders Association has no problem with new Fire Code and Health Code. Tony Jones does not believe Charlie Kemp and Austin Ayers came up with all these amendments. John Rodgers asked if any federal money is tied to ISO rating. Charlie Kemp will get contact information for man with ISO about FEMA connection. Tony Jones stated some parts of code do not apply to San Angelo. John Rodgers stated FEMA money seems tied to ISO rating. Gary Cortese stated their voluntary participation for flood plain rules. Rocky Templin came to podium. Stated there are nine books of codes. Some parts are good. Chapters 34-43 have been exempted. Tony Jones came to podium with questions for Jon James (Development Services Director). Wanted to know why so much pressure to accept codes. Jon James came to podium. Stated Permit Division has been asked to get this done so can move forward. Fire Chief wants codes in place for ISO rating. Charlie Kemp stated it is a process on a 6-year cycle –that is why there are not adoptions every three years when new codes come out. Tony Jones wants information on ISO rating. Stated if they go on and adopt 2021 Fire codes then Home Builders

Association has breathing room to look at rest of codes for adoption. Laura Beth Calvert asked if there is a priority as to which codes get adopted first. No. Tony Jones thinks Board was misled to where they thought they were supposed to hear about amendments, vote, and then send recommendation to City Council to adopt codes and amendments. John Rodgers wants information on how much time (hours/month) has been spent and will be spent on this process. Charlie Kemp stated she is willing to meet with whoever and whenever about this process. Kristen with Home Builders Association stated they would continue to work on codes. Brooks Wehner stated he wants to get this done so everyone can stop worrying about it. He wants everyone to figure out a way to move forward. John Rodgers asked what Home Builders stand on this is. Charlie Kemp stated all codes need to be adopted or need to remove other code references in other codes until they are adopted. Billy Clemons came to podium. Stated Fire Department is hoping to have a first reading of Fire Code at December City Council meeting. Rocky Templin stated he thinks all parties can get codes done and ready in two weeks. John Rodgers stated he thinks State of Texas will adopt 2022 publication of 2020 NEC (National Electrical Code). Scott Allison stated Charlie Kemp, Rocky Templin, and Home Builders Association need to agree quickly and then bring agreed amendments to Board. Rocky Templin thinks process can be simplified. Brooks Wehner asked room if a path forward had been agreed upon. Tony Jones stated everyone could have agreed amendments ready to present to Board by December 1, 2022, meeting. Gary Cortese came to podium and read from his telephone purpose of ISO. To collect information on building codes, use information to determine rate. Insurance rates supposed to be on new buildings only.

**IV. PUBLIC COMMENTS (ON MATTERS OF INTEREST FOR FUTURE CONSIDERATION).**  
NONE.

**V. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.**  
Scott Allison requested an update at next meeting on properties that been given a 60 day deadline.

**VI. ADJOURNMENT.**  
Scott Allison made a motion to adjourn meeting at 4:24p.m. Laura Beth Calvert seconded motion. Vote was 4 in favor and 0 against. Motion passed.



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Chairman Construction Board of Adjustments & Appeals