



CITY OF BANDERA

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 796-3765 • F: (830) 796-4247

AGENDA CITY OF BANDERA BOARD OF APPEALS

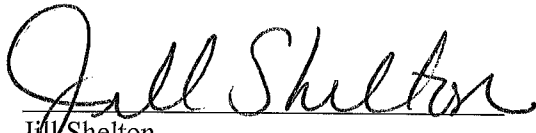
WEDNESDAY, JANUARY 16, 2019
AT 5:30 PM IN THE MUNICIPAL BUILDING AT
511 MAIN STREET, BANDERA, TEXAS

NOTICE IS HEREBY GIVEN THAT A MEETING OF THE BOARD OF APPEALS FOR THE CITY OF BANDERA WILL BE HELD AT CITY HALL, 511 MAIN STREET, BANDERA, TEXAS, ON THE 16TH DAY OF JANUARY 2019 AT 5:30 PM. DURING THE MEETING, THE FOLLOWING ITEMS WILL BE CONSIDERED, AND THE BOARD MAY TAKE ACTION ON ANY OF THE ITEMS.

1. An appeal by Garrett Sullivan of the stop work order issued on December 17, 2018 by Code Enforcement Officer, Jimmy Allen, on the recommendation of Bureau Veritas, for the Special Conditions Commercial Building Permit #2018-002 issued to Garrett Sullivan of Bella Way Back Texas Holdings, LLC for work being performed at 1307 Main Street, Bandera, Texas 78003. The appellant shall offer evidence as to why the Stop Work Order should be lifted as pertaining to each of the following noted matters of non-compliance:
 - a. Need a Texas Department of Licensing and Regulation number for accessibility. **IBC 1101.1 and 1101.2**
 - b. Need ComChecks. **IECC 101.2 and 101.2.2.2**
 - c. The entire structure exceeds 5,000 square feet and needs to be signed and sealed for slab, construction and MEPs. Please provide two complete signed and sealed drawings for slab, construction drawings and MEPs. Plans should include riser diagrams, panel schedules, load calculations, cleanouts, HVAC layout, condensate, floor drains, hub drains, indirect waste, great waste, etc....complete plans. **IBC 502.1 and Texas Engineering Act, Chapter 1001**
 - d. The building is required to be fire sprinklered. This may be done as a deferred submittal, but please acknowledge on plan the building will be sprinklered with a National Fire Protection Agency 13 system and show fire riser room on plans. **IBC 303 and IBC 903.2.1.2 and IBC 903.2.1.2**
 - e. The building is required to have a fire alarm. **IBC 907.2.1**
 - f. Please show all seating which will be any booths or tables with chairs. Then provide complete occupant load calculations based on the International Building Code Table 1004.1.2. **IBC 1004.1**
 - g. Based upon final occupant load calculations, provide plumbing calculations based upon the International Plumbing Code 403.1 or International Building Code Chapter 29. **IPC 403.1 and IBC Table 2902.1**
 - h. Provide an asbestos compliance report as required by the State of Texas for all demolition. **Texas Department of Health, Senate Bill 509**
 - i. Provide complete details for the Type I hood with fire suppression. **IBC 507.2.1 and 509.1 and 507.2.1**
 - j. Provide door and window schedule. **IBC 106.1.1 and 1008.1 and 2401.1**
 - k. You cannot have all urinal. Urinals can not substitute for more than 50% of the required water closets. **IPC 419.2**
 - l. Provide tempered water. Mixing valves are required. **IBC 607.1 and 613.1**

- m. Where two or more exists are required, exterior landings for exit discharge doorways are required to have illumination with emergency power and battery backup. **IBC 1006.3**
- n. Bi-level switching to reduce the illumination in an even patten by at least 50% or occupant sensors are required at all rooms that have more than one light. **IECC 805.2.2.1**
- o. Toilet rooms require 75 cubic feet per minute per water closet and/or urinal ventilation. **IMC Table 403.3**
- p. Walls within two feet of urinals and water closets shall have a smooth, hard, non-absorbent surface to a height of four feet above the floor and, except for structural elements, the materials used in such walls shall be a type that is not adversely affected by moisture. **IBC 1210.2**
- q. Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons. **IBC 1008.1.2**
- r. Means of egress shall be illuminated at all times the building is occupied with a minimum of one 1 foot candle of illumination at floor level. **IBC 1006.1**
- s. Panic hardware. **IBC 1008.1.9**
- t. Maximum occupant load signage. **IBC 1004.3**
- u. Need to verify that the stage area does not have a curtain. That is meets the definition of a platform. Is there storage under the platform or stage? See International Building Code 410. **IBC 410**
- v. All stairs need handrails on both sides. **IBC 1009.11**

2. Adjourn.


 Jill Shelton
 City Secretary

IT IS ANTICIPATED THAT MEMBERS OF OTHER CITY BOARDS AND COMMISSIONS MAY ATTEND THE MEETING IN NUMBERS THAT MAY CONSTITUTE A QUORUM OF SUCH OTHER CITY BOARDS AND COMMISSIONS, SO THAT NOTICE IS HEREBY GIVEN THAT THE MEETING IS ALSO A MEETING OF THE OTHER CITY BOARDS AND COMMISSIONS WHO'S MEMBERS ARE IN ATTENDANCE. THE MEMBERS OF THE OTHER CITY BOARDS AND COMMISSIONS MAY NOT PARTICIPATE IN DISCUSSIONS WHICH OCCUR AT THE MEETINGS AND NO ACTION WILL BE TAKEN BY THE OTHER BOARDS AND COMMISSIONS WHO'S MEMBERS ARE IN ATTENDANCE.

The Board of Adjustment for the City of Bandera reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code §551.071 (Consultations with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices) and §551.086 (Economic Development) There may be a quorum of Economic Development Corporation / Planning and Zoning members at any regularly scheduled meeting.

This facility is wheelchair accessible and handicapped parking is available. Request for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (830) 796-3765. This Agenda is posted in accordance with the Texas Government Code, Chapter 551 at 5:00 pm on January 11, 2019.