

Chairman Norman established a quorum and called the meeting to order at 3:30 P.M.

Item 1: Approval of the minutes of the May 6, 2008 meeting.

Bill Chudej moved to approve the April 21, 2008 minutes. Seconded by Tim Pillsbury, the motion passed 6:0.

Item 2: 2006 International Codes/2008 National Electrical Code performance

Mr. McDonald stated that the last steps taken by the Board was adoption of the 2006 codes. He noted that no appeals have been submitted for the Board and that the current International codes are working for Amarillo. He mentioned that there have been two predominant concerns raised with the 2008 National Electrical Code (NEC): tamper resistant receptacles and arc fault breakers. The Board discussed the concerns homeowners and builders have expressed with false trips on arc fault breakers. Mr. McDonald stated that a survey of other cities revealed very few were reporting similar problems. Van Dryden explained that, in most cases, when arc fault breakers are tripped, it happens due to an arc and that the equipment is working as intended. He understood the frustrations expressed but stressed that this is a viable, needed product to insure safety. Mr. McDonald asked if there was an alarm device for GFCI outlets. Mr. Hobbs was assigned this issue.

Item 3: Changes in State of Texas Rules and Procedures

Mr. McDonald announced that the State of Texas adopted the 2009 International Energy Conservation Code (IECC) effective April 1, 2011, the 2009 Mechanical code effective Sept. 1, 2011, and the 2011 National Electrical Code (NEC) effective Sept. 1, 2011. These codes will apply to all structures in Texas except in incorporated areas with adopted codes. Effective January 1, 2012 all one and two family dwellings built in unincorporated areas must comply with the 2009 IECC.

Mr. McDonald shared a memo from Gary Ward expressing his desire to have the Board research 2009 codes and consider adopting them. Mr. McDonald explained that a majority of the State was adopting the 2009 codes and felt it would be beneficial for our community to consider this. The Board discussed the benefits of operating under more current codes and asked if books outlining substantial changes from 2006 codes to 2009 codes were available. Mr. McDonald agreed to provide 2009 Code books, 2012 Code books and outlines of substantial changes for the Board to review materials related to their specific trade.

Chairman Norman asked if education could be provided to area builders to help them comply with codes being adopted by the State. Chairman Norman asked for a motion to ask Building Safety to organize educational opportunities to the community.

Kim Black moved that Mr. McDonald proceed with organizing educational opportunities for builders. Seconded by Tim Pillsbury, the motion passed 6:0.

Kim Black mentioned his concern about the training received by home inspectors used by realtors. Chairman Norman stated that realtors are now required hydrostatic tests. He suggested that an additional inspection be required to insure there are no leaks under the slab to avoid failed hydrostatic tests. Mr. McDonald mentioned that an additional inspection could be performed if requested by the Board; however, builders might oppose another inspection. Kevin Robinson, Chief Plumbing Inspector, suggested adding water to the rough-in prior to pouring concrete and inspecting the water level after the

pour to insure there are no leaks while concrete is green. Mr. McDonald recommended discussing this proposed additional inspection with builders. Chairman Norman requested that Mr. McDonald attend a home builders meeting to discuss this idea and upcoming changes to state rules.

Item 4: Next Meeting Date

The Board agreed to schedule the next meeting in approximately 1 month. Ms. Hook will schedule a meeting and notify members of date and time.

As there was no further business to discuss, Chairman Norman adjourned the meeting at 4:45 P.M.

Scott A. McDonald, Building Official

On the 5th day of July, 2011 I caused the minutes to be filed in the original minute records of the Construction Advisory and Appeals Board, which are on file in the office of the Building Official.