

**BUILDING BOARD
MEETING
AUGUST 28, 2018**

MEMBERS PRESENT: Jeffery Masters, Chairman
Suzy Hackett, Robert Haynes, Sean Howard, Lisa
Kellythorne, Timothy Meyer, Thomas "TJ" Thornberry

OTHERS PRESENT: Randy Cole, Chief Building Official
Suzy Russell, License & Permit Supervisor
David Johnson, Board Attorney
Luis Garza, Valmira Betje, George Groves,
Steven Segrue

CALL TO ORDER/ANNOUNCEMENTS

- A. Roll Call
- B. Next Scheduled Meeting
- 1. September 25, 2018

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- There were none.

APPROVAL OF MINUTES

- A. July 24, 2018 Minutes
- Ms. Hackett MOVED, Ms. Kellythorne SECONDED approval of the July 24, 2018 minutes.
MOTION CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

- Recording Secretary Welch swore in all participants.
- A. Violations - Casas del Sol
- Mr. Randy Cole, Chief Building Official, reviewed the case's history, as reported at the Board's previous meeting, confirming resolution of the issues related to a subcontractor. He displayed several photographs of the site taken the previous day, pointing out areas of erosion.
- Discussion ensued with regard to the permit status.
- Mr. Masters questioned if Mr. Cole felt progress had been made.
- Mr. Cole replied in the negative, drawing attention to continued improper jobsite maintenance.
- Mr. Masters inquired as to the start date of the job.
- Ms. Russell replied July 20, 2016.

- Mr. Luis Garza, Casas del Sol, asserted difficulties with the homeowner had delayed progress, expressing hesitance to complete another final grade due to recent rains. He contended progress would resume as the contract's amendment had been finalized.
- Mr. Masters questioned if Mr. Garza found the site acceptable.
- Mr. Garza replied the previously identified issues, with the exception of grading, had been addressed. He drew attention to previous projects which were completed without issue, emphasizing much of this project's delays were due to the homeowner.
- Mr. Masters countered difficulties with the homeowner did not preclude proper jobsite maintenance.
- Mr. Thornberry acknowledged August and September were always difficult months for construction due to rain, opining more effort was needed to maintain the jobsite.
- Mr. Howard asked why the permit renewal request denoted an end date of November 16, 2018.
- Mr. Garza stated he included a certain amount of additional time to account for unforeseen delays.
- Mr. Thornberry voiced approval of the permit's end date as long as the homeowner and the Building Division were satisfied.
- Mr. Howard expressed a desire for the job to be completed within 30 days.
- Mr. Garza questioned if Mr. Howard referred to the interior as well.
- Mr. Howard recalled Mr. Garza stated the structure's interior was 95% complete at the July 24, 2018, meeting, asserting the job's scope of work was not unusual.
- Mr. Cole advised the Building Division was satisfied with the interior of the home; however, community standards were at issue.
- Ms. Hackett opined the property's appearance was unacceptable, suggesting the City's restrictions and requirements should have been communicated to the customer.
- Mr. Howard MOVED, Ms. Hackett SECONDED to allow 45 days to complete the exterior, including inspection, subject to suspension of permitting privileges for failure to do so.
- Mr. Masters noted the Board would not meet again at exactly 45 days from this date, asking if the City would reinspect the property.
- Mr. Cole replied affirmatively.
- MOTION CARRIED UNANIMOUSLY.
- Mr. Haynes commented it appear Mr. Garza's contractor's license would expire on August 31, 2018.
- Mr. Garza explained he was currently working on the continuing education required for renewal.

- Mr. Howard advocated for a permit deadline of October 15, 2018, to match the deadline for exterior work.
 - Mr. Howard MOVED, Ms. Hackett SECONDED to direct staff to extend the permit to October 15, 2018, and to continue this case to October 23, 2018 if the Certificate of Occupancy (C.O.) had not been issued by October 15, 2018. MOTION CARRIED UNANIMOUSLY.
 - Mr. Howard then questioned how much time should be allowed for completion of the interior.
 - Mr. Thornberry advised the Board could evaluate progress at that time, voicing uncertainty as to whether the structure would be ready for a C.O. by October 23, 2018. He confirmed the respondent would be allowed to complete the job if their permitting privileges were revoked.
 - Mr. Garza expressed concern regarding potential legal complications related to a sub-contractor who did not adhere to the scope of work.
- B. Complaint Filed against A.U.E. Construction Group LLC - George Thomas Groves II, Qualifier
- Mr. Cole confirmed Mr. George Groves, Qualifier, was in attendance, presenting videos submitted by Mr. Steven Segrue, Qualifier's representative. He also displayed photographs provided by Ms. Valmira Betje, complainant.
 - Ms. Betje drew members' attention to photographs which depicted leakage, explaining same occurred during especially intense or prolonged rain.
 - Discussion ensued with regard to various workmanship issues.
 - Ms. Kellythorne spoke in favor of having the lanai's construction evaluated by an engineer.
 - Mr. Masters confirmed Mr. Groves had not visited the jobsite.
 - Mr. Howard questioned the lanai's installation date.
 - Ms. Russell replied the permit was issued on October 17, 2016, and final inspection was completed on October 31, 2016.
 - Mr. Howard inquired as to when Mr. Groves had become aware Ms. Betje's concerns.
 - Mr. Groves replied just prior to the July 24, 2018, meeting.
 - Ms. Betje advised she had no previous communication with Mr. Groves.
 - Mr. Howard asked Mr. Groves if was satisfied with the quality of work performed under his license.
 - Mr. Groves expressed dissatisfaction with some of the caulking.
 - Mr. Masters opined Mr. Groves should have inspected the job.
 - Mr. Groves responded he had understood the situation had been rectified.

- Mr. Thornberry questioned if the lanai was constructed per the engineer's specifications.
- Mr. Groves replied he felt it did; however, he agreed to inspect the jobsite and have an engineer examine same.
- Mr. Thornberry expressed concern with the lack of supervision by Mr. Groves, adding he felt an engineer should determine if the lanai was constructed according to engineered specifications.
- Mr. Masters confirmed the Board could require same, suggesting the Board defer action to their next meeting.
- Mr. Thornberry MOVED to require confirmation from an engineer regarding the construction's adherence to specifications.
- Mr. Howard stated he believed the Qualifier should be required to visit the site and perform any necessary corrective action prior to the engineer's examination of the lanai.
- Mr. Thornberry countered such an opportunity had already been afforded.
- Mr. Segrue described work completed following the Board's previous meeting.
- Mr. Thornberry inquired as to the duration of the lanai's warranty.
- Ms. Betje replied three years.
- Mr. Thornberry suggested part of the warranty should address leakage.
- Mr. Segrue countered the roof could account for the leakage.
- Mr. Thornberry noted the attic might require inspection.
- Mr. Masters voiced concern water could find its way into the house, suggesting a timeframe be established.
- Mr. Thornberry MOVED to require a design professional's verification of the lanai's installation having been conducted according to specifications.
- Mr. Cole advised the homeowner requested she be present for any inspections.
- Mr. Howard confirmed Mr. Cole could be present as well.
- Ms. Betje requested she be present whenever Mr. Segrue worked on the lanai.
- Mr. Thornberry MOVED, Ms. Kellythorne SECONDED to require presentation of written certification from an engineer or design professional at the Board's next meeting attesting to the lanai's installation having been conducted per specifications. MOTION CARRIED UNANIMOUSLY.
- Mr. Howard urged Mr. Groves to address the job himself and document any corrective action, suggesting same be brought to the September 25, 2018 meeting.

STAFF COMMENTS

- Mr. Cole reported Mr. Morgan Randolph had submitted the necessary documentation.

- Mr. Howard voiced concern regarding the problem of individuals operating under another contractor's license.
- Mr. Cole noted the State did not define on-site supervision.
- Mr. Howard asked if Mr. Groves had signed the permit application.
- Mr. Cole replied affirmatively; however, some contractors signed many permits at once. He explained supervision was established through licenses and payroll records.
- Discussion ensued with regard to absent contractors.

ADJOURNMENT

- Meeting Adjourned: 10:29 a.m.

Jeffrey Masters, Chairman

Sara Welch, Recording Secretary