

## B.O.A.T. RECOGNIZES DALLAS B.I. EMPLOYEES

During the recent Building Officials Association of Texas conference in Texarkana, the organization announced their selections for 2015 awards.

David Session was chosen as the “2015 Code Professional of the Year” for his dedication to the development of construction codes and his service to the code community by participating on the NCTCOG Building & Residential Advisory Board, the Energy and Green Advisory Board, and the International Code Council Evaluation Committee (ICC-ES). David has a comprehensive understanding of our processes and many developers and contractors rely heavily on his knowledge of our codes.



Regina Foster and David Session

Regina Foster received the “2015 Administrative Professional of the Year” which is intended to honor individuals on the front line or rear echelon who diligently promote and enhance service delivery to citizens. Regina was recognized for her diligence in promoting an atmosphere of camaraderie in her office and encouraging peer-to-peer recognition. Her employees stand out for receiving many awards for their excellent customer service and can-do attitude. Regina has played an important role in upgrading the technology in Central Files, including a new electronic document management system and scanning equipment.

## B.I. HIRES NEW RESIDENTIAL TEAM MANAGER

Dallas Building Inspection recently announced the appointment of Gregory Mahar, the new manager of the Residential Plan Review Team. Greg was hired August 5th to assume responsibility for the group formerly led by now-retired manager, Ethel Gaston-Green.

Greg holds an associates degree in Engineering and, his father being a

builder, was raised in a family involved in the construction business.

He worked for an engineering consultant firm for 12 years before starting work for the Town of Waxhaw, a small municipality outside Charlotte, North Carolina. There, he worked for 8 1/2 years as the Director of Planning and Community Development as well as the Interim

Town Manager.

Greg is married to his wife of 28 years, Christine and has two sons—Seth, 25 and Kyle, 13.

Greg and Christine enjoy travelling and have visited Italy, Hawaii and Alaska. He also likes drawing, painting and photography.

Please join us in welcoming Greg Mahar to Building Inspection.

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## WE'VE BEEN LOOKING FOR YOU!

Have you ever wished that you could play a part in the decision making process at Dallas Building Inspection? Well... Here's your opportunity!

Building Inspection depends on the 16-member Building Inspection Advisory, Examining and Appeals Board to review and recommend any changes to the Dallas Construction Codes (Building, Residential, Energy, Electrical, Plumbing, etc.) The Board also hears appeals of the Building Official's decisions regarding code interpretations and the approval or disapproval of alternate methods and materials which meet the intent of the code.

The BIAEA Board meets the third Tuesday of each month (only if there is business to consider) and is composed of volunteers from the construction

community, such as residential and commercial contractors as well as engineers and architects. Lunch is provided at each meeting.

If you reside within the city limits of Dallas and are interested in serving on the BIAEA Board, check out the opportunities below. Each position requires **five years' experience** in the listed area:

- Registered Structural Engineer
- Commercial General Building Contractor
- Registered Master Electrician—Residential
- Registered Master Electrician—Commercial/Industrial
- Registered electrician who is not currently a contractor

- Someone with electrical design/supervision experience; familiar with the National Electrical Code and Oncor regulations
- Registered Plumbing Contractor—residential
- Registered Plumbing Contractor—commercial/industrial
- Registered HVAC Contractor—residential
- Registered HVAC Contractor—commercial/industrial
- Registered Professional Mechanical Engineer

If you are interested in serving on the Board, please contact Annette Wallace for more information and instructions on how to apply at 214-948-4165 or at [mary.wallace@dallascityhall.com](mailto:mary.wallace@dallascityhall.com).

## CHIEF ELECTRICAL INSPECTOR RETIRES

Larry Heckler started his City of Dallas career back when the internet first came on the scene and the national median household income was \$20,885—It was 1983.

Mr. Heckler was hired June 27, 1983 in the Building Services Department as an electrician and promoted to Building Inspection in September of 1984 where he spent the remainder of his 32 year career. He served citizens and the construction community as an electrical inspector, Sr. Inspector, Electrical Code Technical Manager and ultimately, the Chief Electrical Inspector. Larry was the Chief for 13 years.



*Above: Chief Heckler. Below Left: Chief Heckler receives retirement plaque from Building Official Larry Holmes. Below Right: Department Director David Cosum congratulates Mr. Heckler.*



During the Viet Nam war, Larry was a Navy Rescue Air Crewman (swimmer on the Search and Rescue Helicopter Team). He was stationed on the USS Ranger Aircraft Carrier.

Larry's vast knowledge of the electrical codes and his wisdom and leadership will be missed by all. We wish him well in his retirement and appreciate his service to our country and to the citizens of Dallas.

Since his retirement on October 13th, Larry has been enjoying retirement with his wife, and begins most of his mornings enjoying coffee on the porch before getting started on his new to-do list.

## OVERCOMING OBSTACLES DURING RESIDENTIAL PLAN REVIEW

By Greg Mahar

As the new Manager for the Dallas Residential Plan Review Team, I've done some research on the top reasons why plans examiners are unable to issue a residential building permit following the initial review. Following are five of the most common situations that prohibit us from issuing a residential building permit:

1. **Plans that are not drawn to a standard scale.** This is probably the most common issue that is encountered. Plans drawn to scale are often the only way a plans examiner can determine if plans meet the code requirements.
2. **No copy of the filed county plat that is associated with the property.** Often, with this information missing, plans examiners are unable to issue the permit if the information on the site plan does not match the info on file in the city records.
3. **Engineering letters are re-**

**quired**—when a post tension concrete foundation is proposed, engineered trusses are used or unconventional construction is being proposed. The most common example is the addition of a second floor to the existing one-story structure. We must ensure the existing foundation and first floor framing will support the additional weight of the proposed second story.

4. **Failure to meet building code standards.** The most common example is the **failure to meet egress requirements** such as the size of the proposed window, the windows are fixed and can't be opened or there is a lack of egress from a habitable attic space. Other issues include insufficient headroom on a staircase or the staircase is not wide enough. These are just a few examples

5. **Required information is missing from the plans**—such as

elevations, or the window and door schedule.

The Building Inspection [website](#) has a [checklist](#) that provides a full listing of the information that is required to be on each application. I would encourage you to keep that checklist handy and ensure each item is included. This will allow for an expedient review.

In short, give the plans a thorough look and, no matter how often you submit plans, use the checklists that are provided. This will be the best possible scenario to issue a permit on the very first submission.

*We sincerely intend for this publication to assist you in your business by keeping you informed of changes, improvements, code adoptions and other useful information. This periodical will be published quarterly, or as needed. For more information or suggestions, contact the editor, Annette Wallace, at [mary.wallace@dallascityhall.com](mailto:mary.wallace@dallascityhall.com).*

### TIPS FROM DISTRICT MANAGERS

Want to avoid delays in getting your building permit final? Remember that Electrical final inspections require that the Dallas Building Energy Code Compliance Form For Residential and Commercial Buildings to be submitted to the Electrical Inspector in order to receive a building final.

- Jim O'Neill, Manager Northeast District Office

District Office personnel cannot remove Fire Alarm trades or Fire Sprinkler major trades (more than 20 new heads or replacing more than 100 heads) from permits that are in "issued" status. This task can only be performed by Building Code Plan Review staff located at the Oak Cliff Municipal Center, Room 105.

- James McKey, Manager Southwest District Office

**Main Office / Permit Center**  
320 E. Jefferson Blvd., Room 118  
Oak Cliff Municipal Center  
214-948-4480 (BI Customer Service)

**Northeast Inspection Office**  
11910 Greenville Ave., Suite 100  
214-670-7278

**Northwest Inspection Office**  
7610 N. Stemmons Frwy, Suite 190  
214-671-0720

**Southeast Inspection Office**  
725 N. Jim Miller Rd  
214-670-8160

**Southwest District Office**  
2730 Coombs Creek Dr.  
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