



City of Alamo Heights

Chapter 5 Code Revisions Buildings and Building Regulations

Presented By: Brian Chandler
Community Development Director



Chapter 5 Code Revisions

Purpose

- To “clean up” the code, rather than significantly change it, to make it more user-friendly and the development process more consistent



Chapter 5 Code Revisions

Process

- Building Regulation Advisory Committee
 - Includes 2 members from each advisory board
 - Charles John and Dave Monnich (ARB)
 - Mary Bartlett and Bill Orr (BOA)
 - Jim Shelton and Lane Mitchell (P&Z)



Chapter 5 Code Revisions

Process (continued)

- Neighborhood Character & Commercial Revitalization (NCCR) Committee
 - Councilmember Jill Souter
 - Councilmember Stan McCormick
 - Mike Brenan, City Attorney



Chapter 5 Code Revisions

Process Timeline

- 12/15/09 – Briefed ARB and incorporated comments
- 12/23/09 - Posted Draft on City website and collect comments
- 01/04/10 – P&Z briefing
- 01/06/10 – BOA briefing
- 01/07/10 – Business owner meeting
- 01/11/10 – City Council briefing
- 01/25/10 – City Council action



Chapter 5 Code Revisions

Overview

- Overall Objectives:
 - Streamline administrative processes
 - “Tighten” ambiguous language and eliminate redundancy
 - Fill in “gaps” to reduce subjectivity
 - Establish clear expectations for applicants and the public



Chapter 5 Code Revisions

Overview (continued)

- Objectives Related to ARB
 - Provide technical guidance to City Council on demolitions
 - Eliminate review of:
 - Interiors
 - Single-story accessory structures; and
 - Repair and maintenance
 - They can spend time reviewing “impact” projects



Chapter 5 Code Revisions

Summary of Proposed Code Changes

- Permits (Article IV)
- Certificates of Occupancy (Article VI)
- Drainage (Article VIII)
- Demolition process (Article IX)
- Tree preservation (Article X)



Chapter 5 Code Revisions

Permits (Article IV)

- Adopting all of this year's international building codes (IRC, IECC, IBC, IFBC, IMC, IPC, NEC, IPMC and IEBC)
- Helps ISO rating



Chapter 5 Code Revisions

Certificates of Occupancy (Article VI)

- Temporary C of O's for:
 - Approved commercial “shell” projects
 - Unique circumstances where final inspection has not been completed
- Basing C of O fees on square footage, rather than the flat fee currently applied to all sizes



Chapter 5 Code Revisions

Drainage (Article VIII)

- Minimize drainage to neighboring properties
- Require a Stormwater Drainage and Management Plan if:
 - 10% slope from property line to property line;
 - Increases lot coverage by 25% or more; **and**
 - Impervious cover increased by 25% or more.



Chapter 5 Code Revisions

Demolition process (Article IX)

- **Demolition Review Process**
 - Send demolition cases to ARB
 - Followed by City Council
 - Length of process same, while providing 2 opportunities for public comment, instead of 1
 - Better-defined compatibility criteria



Chapter 5 Code Revisions

Demolition process (Article IX)

- **Exceptions from Demolition Review**
 - Single-story detached accessory structures
 - Roof and wall replacement or with similar materials (i.e. “ordinary repair and maintenance”)



Chapter 5 Code Revisions

Tree preservation (Article X)

- Heritage trees: require 3:1 mitigation ratio
- Tree clusters: require 1:1 mitigation ratio

(Example: If removing a 24" heritage oak, a total of 72" of trees would be required for replacement)



Questions