

Freese & Nichols Engineering Review

John Colquhoun

Recommendations for Article VIII. Drainage Requirements

1. 5-121(b).- Remove reference to 'significant' impacts.

Result: Revised.

2. 5-121(c1).- Include minimum elevation of finished floor from finished grade

Result: Consideration pending

3. 5-121(c5).- Separate sections for when storm water management & drainage plans are necessary vs. required.

Result: Revised.

Building Regulation Advisory Committee

Bill Orr and Mary Bartlett (B.O.A. members)

Lane Mitchell and Jim Shelton (P&Z members)

David Monnich and Charles John (A.R.B. members)

Recommendations Chapter 5 Revisions Articles I - IV

August 19, 2009:

4. Provide detailed language for when revised plans are required during construction due to significant on-site changes.

Result: Revised.

5. Sec. 5-6 Authorized hours of construction – Provide language explaining process of request for extended hours or exemptions (i.e. request in writing).

Result: Revised.

6. Sec. 5-56 Submission of permit for review – Provide reference to the Texas Architectural Barriers and Texas Engineering Practice Acts which details when a licensed architect or engineer is required.

Result: Revised.

7. Sec. 5-51 Work without permit and expired permit procedures –
 - a. Clarify the time frame regarding the automatic renewal of permits,
 - b. Add language regarding unfinished/abandoned projects,
 - i. Responsibility, completion, clean-up

Result: Revised.

8. Sec. 5-53 Contractors registration requirements –
 - a. Clarify contractors registration expiration date,
 - b. Research insurances (D.M. to research),
 - i. General Liability vs. Builders Risk vs. Bonding

Result: Revised.

9. Sec. 5-54(b) Permits issued by the director – Add visible from public way in addition to material alterations

Result: Previous section provided for director's discretion to send projects which provided material alteration or public visible impact to the A.R.B. even though the project did not fit the specific A.R.B. requirements. Section removed by NCCR recommendation.

Recommendations Chapter 5 Revisions Articles V - VI

September 2, 2009:

1. Sec. 5-6 Authorized Hours of construction – Provide noise regulation to exceptions

Result: Revised.

2. Sec. 5-50 Permit required – Include refinishing of wood floors to item (c)(1)

Result: Revised.

3. Sec. 5-79 Duty to enforce chapter provisions – Include 'in writing'

Result: Revised.

4. Sec. 5-80 Required inspections – Create an sub-item for Building Final inspections to include Shell Completion Certificates for new construction projects

Result: Revised.

5. Article VI Business registration and CofO licenses – Eliminate business registration terminology and create multiple levels and multiple fee structure under a CofO. (i.e. CofO for the structure issued to the property owner, CofO issued to each individual tenant but with varying costs dependent on square footage)

Result: Revised.

Recommendations Chapter 5 Revisions Articles VII - X

December 4, 2009:

1. Article VII Miscellaneous requirements - Add section governing storage/dumping of construction materials

Result: Revised.

2. Sec. 5-90 Certificate of occupancy required – require CofO's for two-family rental homes

Result: Not incorporated

3. Sec. 5-113 Temporary storage facilities – allow exception to the 30 day limitation for properties with an active permit for construction

Result: Revised.

4. Sec. 5-134 Demolition review – clarify the 'single' step process for significance & compatibility reviews, language appears to require separate steps.

Result: Revised.

5. Sec. 5-137 (b) 7a - Remove drive approach requirement

Result: Revised.

6. Article IX Demolition – add regulation language for demolition by neglect

Result: Not incorporated

7. Article X Tree preservation – add section governing removal of non-heritage, non-multi-trunk 'cluster' type tree situations (i.e. multiple 16" oaks in a cluster, but individually not considered heritage)

Result: Revised.

Architectural Review Board

December 15, 2010

Recommendations Chapter 5 Revisions All Articles

1. 5:134 - Instead of "noted" architect should this say licensed architect?

Result: Revised .

2. I think we need to shorten up the period for demolition. Why is the certificate valid for 6 months. Why not 3?

Result: Consideration pending

3. 5:138 Can we waive the reconnect fee on water so that property owners can water sod put down after demolition?

Result: Section deleted.

4. 5:139 Does the Fire Chief also need to approve an emergency demolition?
Result: Revised.
5. Recommendation to include in the definition of compatibility a reference to both sides of the street during compatibility evaluation.
Result: Revised .
6. Recommend revision to the definition for permanent foundation.
Result: Revised .
7. 5:78.- Recommendation to require form surveys to establish finish floor height prior to release of foundation inspection.
Result: Consideration pending
8. Board expressed interest in requesting that the Community Development office pursue adding sections for demolition salvage, green building or sustainability standards to be incorporated after adoption of the proposed Chapter 5 revisions. Importance placed on in-depth public input and design.
Result: Council consideration pending

Planning & Zoning Commission

January 4, 2010

Recommendations Chapter 5 Revisions All Articles

1. Article VII.- Recommendation to add language establishing a maximum finished floor height above grade, requiring stepped foundations for lots where extreme topography would create an excessive exposure of foundation if designed at one level.
Result: Consideration pending
2. 5-156.- Require a minimum % of mitigated trees to be provided on site specific to the heritage tree removal.
Result: Consideration pending
3. Board expressed interest in requesting that the Community Development office pursue adding sections for demolition salvage, green building or sustainability standards to be incorporated after adoption of the proposed Chapter 5 revisions. Importance placed on in-depth public input and design.
Result: Council consideration pending

Board of Adjustment

January 6, 2010

Recommendations Chapter 5 Revisions All Articles

1. Board expressed interest in requesting that the Community Development office pursue adding sections for demolition salvage, green building or sustainability standards to be incorporated after adoption of the proposed Chapter 5 revisions. Importance placed on in-depth public input and design.

Result: Council consideration pending

Citizens

Recommendations Chapter 5 Revisions All Articles

1. 5-154.- Blackie Bolduc – recommendation to revise the minimum dbh which would require tree removal permit to 8” instead of 4”.

Result: Revised .

2. Pruyin Hildebrand – see attached comment letter.

Result: Council consideration pending

3. John Hertz - requesting that the Community Development office pursue adding sections for demolition salvage, green building or sustainability standards to be incorporated prior to adoption of the proposed Chapter 5 revisions.

Result: Council consideration pending