

AGENDA



Thursday, September 27, 2007

Item(s) to Set Public Hearing(s)
RECOMMENDATION FOR COUNCIL ACTION

Item No. 66

Subject: Set a public hearing to consider an ordinance repealing and replacing Chapter 25-12, Article 11 of the City Code to adopt the International Residential Code, 2006 Edition, and local amendments. (Suggested date and time: October 18, 2007, 6:00 p.m., at Austin City Hall, 301 W. Second Street, Austin, TX.)

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Leon Barba 974-7254; Dan McNabb, 974-2752

Boards and Commission Action: Recommended by the Mechanical, Plumbing and Solar Board; and, the Building and Fire Code Board of Appeals.

Prior Council Action: Adoption of the 2000 IRC with local amendments on April 24, 2003.

The International Residential Code provides a statewide standard for the home construction industry. The proposed ordinance establishes local amendments to address specific installations and establishes more stringent standards as recommended by the Building and Fire Code Board of Appeals and the Mechanical, Plumbing and Solar Board.

Substantive changes include:

1. Building:
 - a.) Incorporates the flood plain language from the Land Development Code
 - b.) Incorporates industry safety changes for One and Two family Dwellings
2. Plumbing:
 - a.) Deletes the plumbing section from the International Residential Code and adopts one plumbing code for inside and outside of the City
3. Addition of a Special Inspections Program which the building official may establish, by rule, for the installation of certain mechanical components in one and two family dwellings within the zoning jurisdiction of the City. Under the program, the building official shall inspect work performed under one out of five of the applications submitted. The special inspection program may apply to the following:
 - a.) installation of HVAC equipment, with or without ductwork, in a building or section of a building that was previously not served by an HVAC system;
 - b.) replacement of a complete existing central heat and air system with or without ductwork;
 - c.) replacement or the addition to an existing unit of four or more supply or return duct runs;
 - d.) replacement of any existing gas appliance;
 - e.) replacement of any existing self contained packaged units.
3. Revisions to Homestead Permit requirements to provide assurance for additional code related Life Safety requirements for all homeowners.