

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	11746	Agenda Number	31.
Meeting Date:	1/12/2012	Department:	Planning and Development Review	
Subject				
Approve an ordinance on second and third readings amending Chapter 25-12, Article 1 of the City Code (Building Code) related to the requirements for a bed and breakfast establishment.				
Amount and Source of Funding				
Fiscal Note				
There is no anticipated fiscal impact. A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:	October 20, 2011: Council conducted the public hearing and approved the proposed ordinance on first reading; September 22, 2011: Council postponed item to October 20, 2011. August 18, 2011: Council set a public hearing for September 22, 2011. June 24, 2010: Council adopted the 2009 International Building Code.			
For More Information:	Dan McNabb, 974-2752; Jose Roig, 974-9754, Leon Barba 974-7254;			
Boards and Commission Action:	Recommended by the Building and Fire Code Board of Appeals.			
MBE / WBE:				
Related Items:				
Additional Backup Information				

On October 20, 2011, Council conducted the public hearing and passed the proposed ordinance on first reading to allow the Planning and Development Review Department an opportunity to continue discussions with stakeholders. Follow-up discussions have concluded and resulted in a minor change reflected in the ordinance attached for consideration.

The International Building Code provides a national standard for building construction for commercial structures. The proposed ordinance amends the currently adopted local amendments to provide a technical code path for homeowners to convert a structure to a bed and breakfast for properties existing before to January 1, 2006. This code amendment is not applicable to vacation rental property.

Highlights of the local amendments include the following:

- Identifies who can perform inspections under this code and certification requirements for building inspectors hired by the City of Austin.
- Creates a definition for bed and breakfast.
- Creates an exception in Section 310.1 regarding the requirement for installation of automatic sprinkler systems, specifically for bed and breakfast occupancies on structures built before to January 1, 2006 when no other construction is done and when it complies with all the other requirements. This will allow more flexibility for bed and breakfast occupancies as long as the owner resides in the property and also provides the required automatic smoke detection system in compliance with this section.

These changes in the local amendments have a positive economic impact and no impact on housing affordability.