



**Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 108
AGENDA DATE: Thu 12/15/2005
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SUBJECT: Conduct a public hearing to consider an ordinance repealing and replacing Article 6 of Chapter 25-12 of the City Code (*Plumbing Code*) to adopt the 2003 Uniform Plumbing Code and local amendments.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Watershed Protection and **DIRECTOR'S**
DEPARTMENT: Development Review **AUTHORIZATION:** Joe Pantalion

FOR MORE INFORMATION CONTACT: Dan McNabb, 974-2752; Dan Garcia, 974-2377; Joan Esquivel, 974-3371

PRIOR COUNCIL ACTION: Adopted the 1997 Uniform Plumbing Code and local amendments on February 5, 1998.

BOARD AND COMMISSION ACTION: Approved by the Mechanical, Plumbing and Solar Board on October 29, 2004. Approved 4-1.

PURCHASING: N/A

MBE / WBE: N/A

The Mechanical, Plumbing and Solar Board hears appeals of orders, decisions, or determinations made by the Building Official under the Plumbing Code. The Board also reviews and makes recommendations on proposed changes to the Mechanical, Plumbing and Solar Energy Codes.

The following recommendations are a result of extensive work by the Board, Staff and stakeholders. The Watershed Protection and Development Review Department supports the proposed amendments, which include the following elements:

- Adoption of the 2003 Uniform Plumbing Code which is supported by design professionals and other stakeholders;
- Continuation of the modern code format and plumbing systems supported by design professionals and stakeholders;
- Sets fixture allowances, lessening some multiple fixture burdens for small mercantile, office and restaurant occupancies;
- Provides a safer more effective method for testing natural gas and other plumbing systems;
- The Neighborhood Housing and Community Development Department (NHCD) finds that the



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adoption of the 2003 Uniform Plumbing Code will require multi-family development to meet nationally accepted standards for safety. NHCD finds that adoption of the 2003 Uniform Plumbing Code on balance will have no significant impact on housing affordability.



City of Austin

MEMO

P.O. Box 1088, Austin, TX 78767
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Neighborhood Housing and Community Development Office

Paul Hilgers, Community Development Officer
(512) 974-3108, Fax (512) 974-3112, paulhilgers@ci.austin.tx.us

Date: July 5, 2005

To: Joe Pantallion, Director
Watershed Protection and Development Review

From: Paul Hilgers, Community Development Officer
Neighborhood Housing and Community Development Office

Subject: Affordability Impact Statement 2003 Uniform Plumbing Code

The Mechanical, Plumbing and Solar Board is recommending adoption of the 2003 Uniform Plumbing Code with local amendments and the repeal of existing Plumbing Code provisions governing multi-family and commercial construction. The Neighborhood Housing and Community Development found that this action will have no impact on housing affordability for multi-family construction.

The Watershed Protection and Development Review Department and the Neighborhood Housing and Community Development Department will continue to examine opportunities for reducing barriers to housing affordability by surveying surrounding communities that have adopted other plumbing code provisions allowed under Texas law. This survey is expected to be completed as the 2006 editions of plumbing code are available for public review in the Spring, 2006.

Please let me know if you need additional information.