



MEMORANDUM

TO: Commercial and Residential Review Stakeholders

FROM: Beth Culver, Plan Review Division Manager

SUBJECT: Implementation of Structural Review and Updated Commercial Review Application

DATE: September 21, 2016

Effective October 1, 2016, the City of Austin Development Services Department will begin implementing Structural Review for the following Commercial Review project types:

Commercial New Construction

- Five- or-more family buildings
- Mixed use
- Hotels, motels, and tourist cabins intended for transient accommodations
- Hospitals and institutional buildings
- Office, bank and professional buildings
- Schools and other educational buildings (schools, libraries, museums, observatories, universities, academies)

Commercial Remodels/Renovations

- Repairs to balconies, stairs, decks, pergolas, structural damage
- Warehouse rack storage systems

Other items as requested by DSD staff

- Complex residential new construction/additions/structural modifications
- Inspection structural field issues

In addition to the structural plans already required as part of the submittal documents, the following supplemental items will be required for all Commercial New Construction projects subjected to a structural review:

1. One set of complete structural calculations for all vertical and lateral structural analysis sealed by the Engineer of Record.
 - a. Computer calculations shall include all design input information and output information and shall clearly cross-reference other calculations and structural plans
 - b. Hand calculations to validate design input loads, output data, connection details, etc.
 - c. Plan layout of Lateral Force Resisting System
2. Geotechnical soils report sealed by a Texas Registered Engineer
3. Statement of Special Inspections
4. Deferred submittals listed on the construction documents

Warehouse rack storage systems will require one set of complete structural calculations sealed by a Texas Registered Engineer. Structural repairs, complex residential construction, and inspection issues may



require additional submittal documents, such as structural calculations, and will be requested on a case-by-case basis.

In addition to the structural plan review process, commercial review will release a revised permit application showing the additional submittal requirements. All projects subjected to a structural review will be assessed a structural review fee per DSD Commercial and Residential Review and Permit Fees Schedules.

Thank you in advance for your patience through this transition period as we provide our customers with a more complete and thorough pre-construction review.