

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	25542	Agenda Number	122.
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Meeting Date:	8/22/2013	Department:	Planning and Development Review
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Subject

Conduct a public hearing and consider an ordinance amending Article 1 of City Code Chapter 25-12, the Building Code, to address noise mitigation for high rise residential Group R structures. Related to Items # 16 and # 33.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	June 24, 2012 – Council adopted the 2009 International Building Code with local amendments.
For More Information:	Dan McNabb, 974-2752; Leon Barba, 974-7254.
Boards and Commission Action:	August 6, 2012 – Unanimously approved by the Music Commission on a 6-0 vote. September 19, 2012 – Not approved by the Downtown Commission on a 9-0 vote with Commissioner Bryan Code off the dais. February 7, 2013 – Not approved by the Building & Fire Code Board of Appeals on a 2-3 vote with Commissioner’s Allen Schumann, Michael Thorn-Leeson and James Sullivan voting against the item. Motion failed.
MBE / WBE:	
Related Items:	

Additional Backup Information

The City Council directed staff by Resolution 20111215-060, to develop recommendations on improvements to the Land Development Code and Technical Codes to address sound mitigation for construction of new high rise residential dwelling units and other uses with overnight guests, such as hotels, in the downtown area.

The new proposed code amendment mandates laminated glass on the exterior surface of high rises. This code amendment will affect future commercial projects that exceed five stories above grade, and built in accordance with the Building Code. The code amendment proposal addresses the following requirements:

- Provides additional sound mitigation more stringent than the current code and the requirements mandated by Green Building
- Will not significantly impact Smart Housing projects.

- Eliminates the cost of additional engineering not currently required.
- Eliminates the need for the cost of additional third party inspections not currently required.
- Creates equitability for all Group R structures (residential high rises and hotels) built in Austin's jurisdiction above five stories.

Laminated glass also provides an additional benefit and safety factor from possible shattering of glass when breakage can occur from high rises, as well as providing an equitable approach for all stakeholders. The solution provides additional noise control from outside sources into the built environment. Although the current Council resolution does not include buildings outside of the general downtown area, staff is recommending that all structures built in this jurisdiction comply with these requirements for the future development of Austin as buildings over five stories in height continue to be developed downtown and outside of the downtown area.