Review and Inspection of Residential Infill Development

Rodney Gonzales, Development Services Department Beth Culver, Development Services Department David Chapman, Development Services Department Chuck Lesniak, Watershed Protection Department



Overview

- Key watershed and drainage regulations
- Departmental roles and responsibilities
- Types of development, regulations, permits, and processes
- Residential review process
- Environmental inspection
- Interdepartmental working group on residential review

Key Watershed Regulations

Most of the City's "environmental" regulations are in the Watershed Protection Ordinance, Ch. 25-8 of the Land Development Code. Drainage and flood regulations are in Ch. 25-7. These regulations require that all development provide:

- Water quality treatment
- Limit impervious cover
- Limit development on steep slopes and cut/fill
- Protect critical environmental features (CEFs)
- Protect trees (doesn't apply in ETJ)
- Provide temporary and permanent erosion controls
- Not increase flooding over existing conditions (doesn't apply in ETJ)

DSD and WPD Roles & Responsibilities

Watershed Protection Department

- Develop drainage and watershed regulations and technical criteria
- Technical expertise to DSD in environmental engineering, biology, stream ecology, hydrology, geology, etc. during permit review

Development Services Department

- Apply and enforce regulations through permit review and inspection
- Critical input during WPD regulation development
- Also develops regulation and criteria on occasion

Development Permits and Processes

Permits and review processes vary by type of development

- Commercial Subdivision and site plan review and inspection for all of Ch. 25-7 and Ch. 25-8
- Multi-family residential (greater than 1 or 2 family) Subdivision and site plan review and inspection for all of Ch. 25-7 and 25-8
- One and two family residential
 - o Subdivision Review and inspection for all of Ch. 25-7 and 25-8 during preliminary plan and platting
 - o Building permit Residential review and inspection for portions of Ch. 25-8

Note: Single-family, duplex, and two-family residential on a single lot are exempt from site plan requirements per LDC 25-5-2

The Residential Plan Review Division reviews new construction, additions, interior remodeling and demolition of single-family, duplex or two family houses and/or accessory buildings on one lot.

19 Full Time Employees and 7 Temporary Employees:

- 4 Intake staff
- 9 Zoning Reviewers
- 3 Technical Building Code Reviewers
- 4 Volume Builder & Express Review staff
- 4 Management & Administrative staff

Application Type	# Reviewed in FY2015
New Construction	3,159
Remodels	4,352
Additions	1,331
Demolition	828
Total Applications Reviewed	9,670

Review Type	Review Time
New Construction, Addition, Remodels	5 business days
Express Permits (limited Remodel)	Same Day
Demolition	Same Day

Residential Review Regulations

Zoning Regulations Applied

- Chapter 25-1 General Requirements
 - o General Provisions
 - o Definitions
 - o Application and Approval
 - o Interested Parties, Notice, and Public Hearing Procedures
 - o Appeals, Variances, Special Exceptions, and Adjustments
 - o Certificates of Compliance and Occupancy
 - o Amendment Procedure
 - o S.M.A.R.T. Housing
 - o Neighborhood Plan Amendments
- Chapter 25-2 Zoning

0

- o Use and Development Regulations
 - Lot Size
 - Openness of Required Yards
 - Rear Yard of Through Lot
 - Development Near a Hazardous Pipeline
 - Height
 - Impervious Cover
 - Residential District Additional Requirements
 - Residential Use Additional Requirements
 - Accessory Uses
 - Nonconforming Uses
 - Noncomplying Structures
 - Neighborhood Plan Combining Districts
 - Neighborhood Plan Additional Requirements
 - Cottage Lots
 - Urban Home
 - Secondary Apartments
 - Small lot Amnesty
 - Impervious Cover & Parking Placement
 - Garage Placement
 - Front Porch Setback

- o Neighborhood Conservation Combining Districts: Specific Requirements
 - Hyde Park
 - North Hyde Park
 - North University
 - Fairview Park
- Residential Design and Compatibility Standards
 - Floor to Area Ration
 - Building Height
 - Front Yard Setback
 - Rear Yard Setback
 - Setback Planes ("Tent")
 - Side Wall Articulation
 - Buildable Area
 - Building Line
 - Gross Floor Area
 - F.A.R. Exemption Review:
 - o Ceilings > 15'
 - o Ground Floor Porch
 - o Basement
 - o Attic
 - o Garage
 - o Carport
- o Transit Oriented Development Districts
- Additional Overlay Districts
 - Waterfront
 - Airport
 - Lake Austin
 - Historic
- Chapter 25-6 Transportation
 - o Off-Street Parking Requirements
 - o Sidewalk Requirements
- Chapter 25-11 Building Demolition

Residential Review Regulations

Ch. 25-12 Technical Codes Applied

International Residential Code

- o Means of Egress
- o Minimum Room Requirements
- o Smoke and Carbon Monoxide Alarms
- o Hazardous Glazing
- o Plumbing Fixture Spaces
- o Visitability Ordinance
- o Stairs, Handrails, Guardrails
- o Exterior Wall and Projection locations
- o Fire Separations
- o Attics
- o Accessory Structures
- o Garage Separations
- o Structural Review
 - Foundation
 - Framing
 - Wall Bracing
 - Structural Details

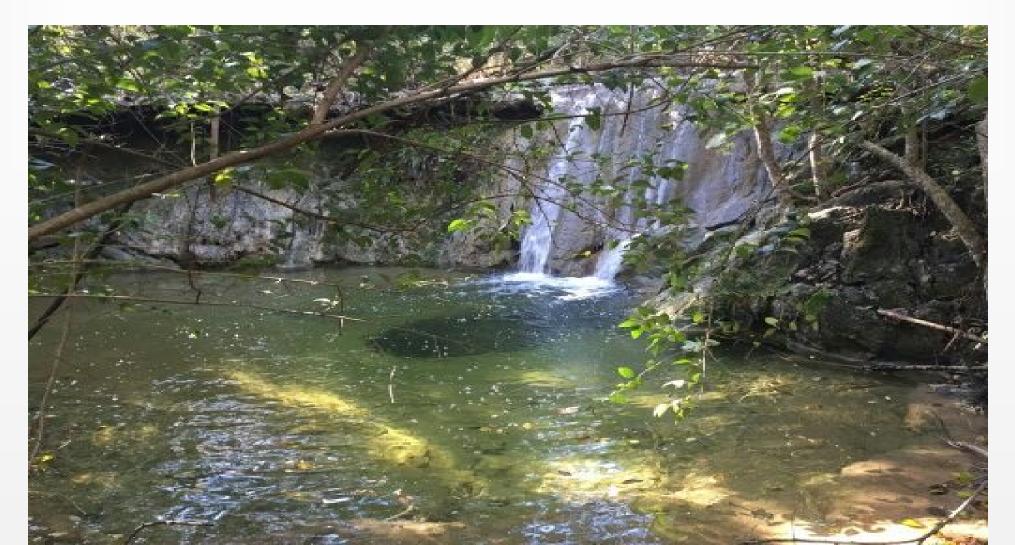
Ad-Hoc Review Group Coordination

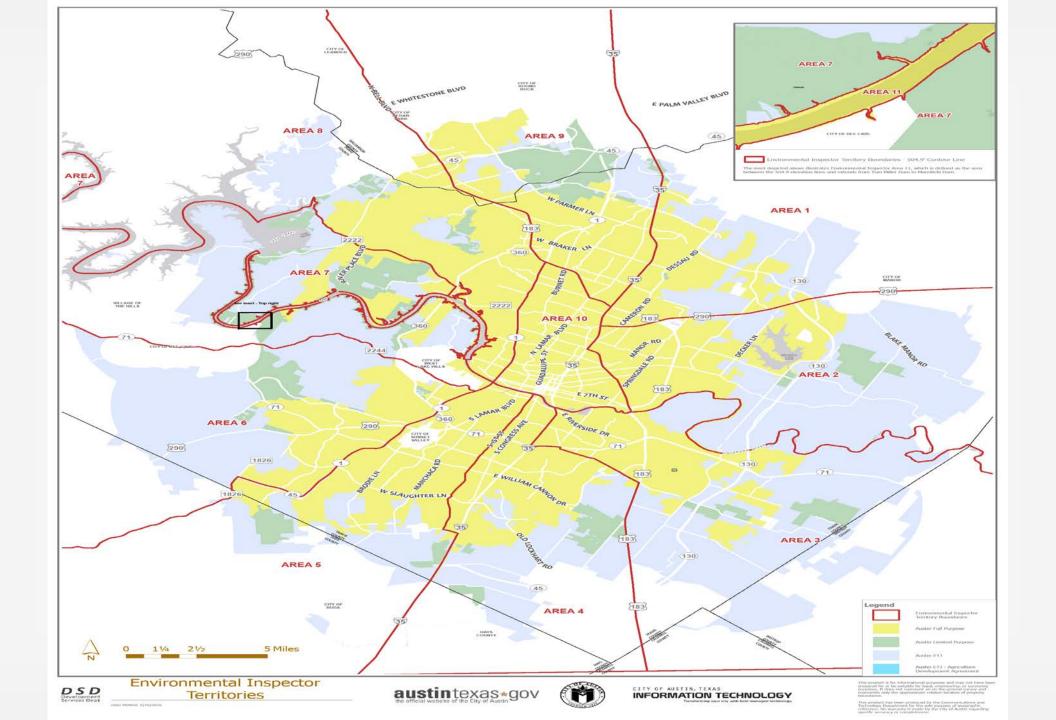
- o **Tree**
- o Historic
- o Flood Plain
- Erosion Hazard Zone
- o On-Site Sewage Facility
- o Drainage & Grading
- o Fire
- o Airport
- o Green Building
- o Real Estate
- o Legal
- Development Assistance Center services: Austin Energy, Austin Water, Transportation, Landscape, Land Status Determination, etc.

Environmental Inspection

Environmental Inspection

21 Environmental Staff 9 Commercial/ Subdivision Environmental Inspectors





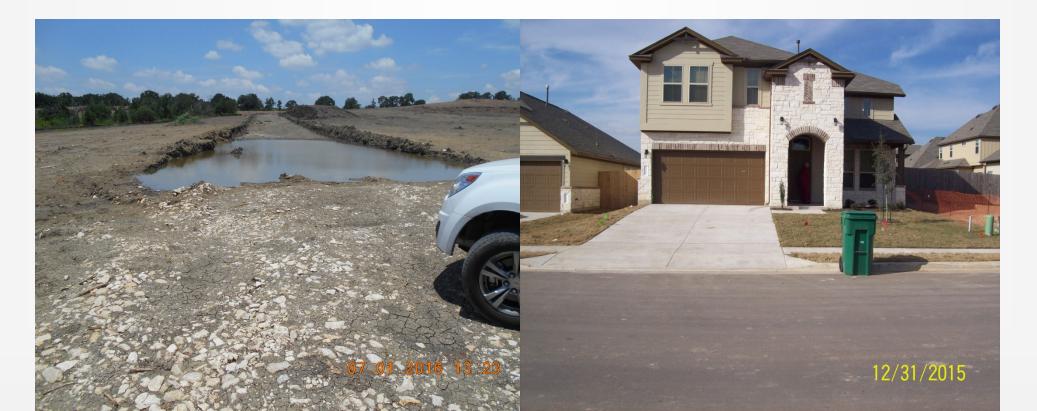
Commercial Inspection

(Site Plan) 1188 per month 132 per month/ inspector 6 per day / inspector



Subdivision Inspection

(New Residential lots) 3606 Total per month 401 per month/ inspector 19 per day/ inspector



Infill (SF) Inspections

Complaint Based Inspections 42 SF complaints in May 2016



Pro-active Infill Inspections

- 1. Environmental Enforcement staff have started driving through Zilker neighborhood once a week since May 2016 due to influx of complaints.
- 2. Requested 6 Environmental Staff to cover ~2000 SF inspections and ~800 demo permits.
- 3. Requested adding environmental inspections contact information to 4a on Demo Application with 25-1-288 "Inspection of erosion, sedimentation controls, and tree protection shall be requested by the owner before construction begins."
- 4. Environmental Enforcement staff will be conducting ESC inspections on demo permits until FTE's are approved and hired (adds ~3 inspections a day).



Enforcement Procedures

- 1. Verbal Warning
- 2. Written Warning
- 3. Written Warning with Fee
 - • •
 - 4. Stop Work Order
 - 5. Citation

Verbal Warning



Written Warning



Written with Fee



Stop Work Order





Environmental Inspection Dispatch

(512)974-2278 Environmental.inspection@austintexas.gov

Watershed 24-hour Hotline

(512)974-2550

 \bullet \bullet \bullet

Interdepartmental Working Group

Key staff from DSD and WPD evaluating LDC Ch. 25-7 and 25-8 relative to residential review and permitting

- Goal Determine what aspects of drainage and watershed regulations can or should be incorporated into 1 and 2 family review
- Deliverable Recommendation to DSD and WPD directors
- Possible outcomes
 - o Status quo
 - Process changes
 - o Code amendments
 - Combination of process and code amendments
 - o Other?

Questions