

Review and Inspection of Residential Infill Development

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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
 - Subdivision – Review and inspection for all of Ch. 25-7 and 25-8 during preliminary plan and platting
 - 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

Residential Review

Residential Review

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

Residential Review

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

Residential Review

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
 - General Provisions
 - Definitions
 - Application and Approval
 - Interested Parties, Notice, and Public Hearing Procedures
 - Appeals, Variances, Special Exceptions, and Adjustments
 - Certificates of Compliance and Occupancy
 - Amendment Procedure
 - S.M.A.R.T. Housing
 - Neighborhood Plan Amendments
- Chapter 25-2 Zoning
 - 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
 - Neighborhood Conservation Combining Districts: Specific Requirements
 - Hyde Park
 - North Hyde Park
 - North University
 - Fairview Park
 - Residential Design and Compatibility Standards
 - Floor to Area Ratio
 - 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:
 - Ceilings > 15'
 - Ground Floor Porch
 - Basement
 - Attic
 - Garage
 - Carport
 - Transit Oriented Development Districts
 - Additional Overlay Districts
 - Waterfront
 - Airport
 - Lake Austin
 - Historic
- Chapter 25-6 Transportation
 - Off-Street Parking Requirements
 - Sidewalk Requirements
- Chapter 25-11 Building Demolition

Residential Review Regulations

Ch. 25-12 Technical Codes Applied

International Residential Code

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

Ad-Hoc Review Group Coordination

- Tree
- Historic
- Flood Plain
- Erosion Hazard Zone
- On-Site Sewage Facility
- Drainage & Grading
- Fire
- Airport
- Green Building
- Real Estate
- 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



07.01.2016 13:23

12/31/2015

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



06/29/2016

01/05/2016 18:01

Written with Fee



Stop Work Order



Citation



Environmental Inspection Dispatch

(512)974-2278

Environmental.inspection@austintexas.gov

Watershed 24-hour Hotline

(512)974-2550

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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
 - Status quo
 - Process changes
 - Code amendments
 - Combination of process and code amendments
 - Other?

Questions