

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-11 RELATING TO DEMOLITION PERMIT REQUIREMENTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. City Code Section 25-11-37 (*Demolition Permit Requirement*) is amended to add a new Subsection (D) to read as follows:

- (D) An applicant for a demolition permit must provide notice of the demolition to adjacent one-family structures, two-family structures, and any multi-family component of other adjacent structures. The building official shall adopt rules regarding the requirements of the notice. At a minimum, the required notification must be:
- (1) on a form approved by the director and specify the date or range of dates on which the demolition may occur, which must be between five and ten days after notice is provided;
 - (2) mailed or placed on properties adjacent to the property where the demolition is to occur, and
 - (3) posted on the property where the demolition is to occur, in a manner visible from the primary street frontage.

PART 2. City Code Section 25-11-64 (*Verification of a Utility Service*) is deleted and replaced with a new Section 25-11-64 to read as follows:

§ 25-11-64 REQUIREMENTS REGARDING UTILITY SERVICE.

- (A) The building official shall coordinate review of applications under this article with the City's electric utility and Austin Water if the property is served or will be served by public utilities.
- (B) When an applicant files an application for a building permit, the applicant must submit a written verification that utilities for the proposed development are suitable and sufficient for the proposed project.

38 (C) After a demolition application has been approved but before
39 demolition can occur, the applicant must satisfy the following
40 requirements.
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- 42 (1) The applicant shall terminate all utilities unless the applicant
43 submits a request for continued services and receives approval
44 from the appropriate utility service.
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- 46 (2) The applicant shall abandon public water and wastewater
47 service lines in accordance with the Utilities Criteria Manual.
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- 49 (i) If the existing public water and wastewater service lines
50 or appurtenances are to be reused in the future, the
51 corresponding private yard lines must be capped within
52 private property in accordance with Chapter 25-12
53 Article 6 (*Plumbing Code*).
54
- 55 (ii) If the existing public water and wastewater service lines
56 or appurtenances will be discontinued, the applicant shall
57 submit additional plans to Austin Water for review.
58
- 59 (3) For properties served by private on-site sewage facilities and
60 located within the full purpose boundaries of the City or in
61 areas annexed in the limited purpose boundaries of the City
62 where the City's health and safety ordinances apply, the
63 applicant shall abandon the on-site sewage facilities in
64 accordance in Chapter 15-5 (*Private Sewage Facilities*). For all
65 other properties, the applicant shall abandon the on-site sewage
66 facilities in accordance with the requirements of the applicable
67 permitting authority.
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- 69 (4) If the property is served by the City's electric utility, the
70 applicant shall contact the electric utility to arrange to have the
71 electric meter and service drop removed from the structure by
72 the electric utility. Demolition may not proceed until the
73 electric meter and service drop has been removed by the electric
74 utility. The building official may issue an electric permit for
75 temporary power if the applicant requests temporary
76 construction power to a site.

PART 3. This ordinance takes effect on _____, 2020.

PASSED AND APPROVED

_____, 2020 § _____
 § _____
 § _____

Steve Adler
Mayor

APPROVED: _____
Anne L. Morgan
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk