

Contractor Registration Program



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Assistant Director, Building Official
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Building a Better and Safer Austin Together

Insurance & Bonding

- What amount of insurance is reasonable?
- What amount of bond is reasonable?

Metrics & Compliance

- What can we measure to demonstrate equitable outcomes?
- What is an appropriate response to contractors who are unable to comply with program requirements?

Exemptions & Incentives

- What incentives or benefits for participation do you see possible?
- What exemptions should be considered?



RECAP: Current Staff Considerations

Registration

- All Building and Demolition contractors register prior to the issuance of any permit(s).
- Identifies contractor as licensed by Texas (if applicable).
- Consists of contact information (including Texas license, if applicable).

Offenses

- Failure to register is an offense.
- A person may not:
 - Allow another to use a permit in an unlawful or fraudulent manner;
 - Perform, or cause to be performed, work that causes injury to a person or property;
 - Fail or refuse to display a license or permit to perform work when requested by the building official;
 - Request inspections of work that is incomplete or work that has not been properly reviewed by the permit holder;
 - More than 5 expired permits.
- Offenses reported to licensing agencies, if applicable.



RECAP: Current Staff Considerations *modified*

Registration

- All Building and Demolition contractors register prior to the issuance of any permit(s).
 - Identifies contractor as licensed by Texas (if applicable).
 - Consists of contact information (including Texas license, if applicable).
- Already in Austin Build + Connect*

Offenses

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 - More than 5 expired permits.
- Offenses reported to licensing agencies, if applicable.



RECAP: Current Staff Considerations

Non-compliance

- Notification of offense, with 3 months to resolve
- 6 month period for first-time suspension
- 12 month period for all suspensions after first time

Council considerations

- Bonding and Insurance
 - Annual \$10,000 bond
 - Certificate of Liability Insurance with the City listed as the Certificate Holder:
 - Public liability (bodily injury) insurance with limits not less than \$300,000 for each occurrence.
 - Public liability (property damage) insurance with limits of not less than \$100,000 for each accident and \$200,000 in the aggregate.
 - Must also provide proof of Workers' compensation in accordance with statutory requirements.
- Metrics for equitable outcomes
- Incentives/benefits for good standing
 - Registered & bonded by the City of Austin
 - Simple registration; just contact information
- Exemptions
 - Homeowners working with Homestead Permit



RECAP: Current Staff Considerations *modified*

Non-compliance

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 - ~~Must also provide proof of Workers' compensation in accordance with statutory requirements.~~
- Metrics for equitable outcomes
- Incentives/benefits for good standing
 - Registered & bonded by the City of Austin
 - Easy access to Contractors in good standing
 - Simple registration; just contact information
- Exemptions
 - Homeowners working with Homestead Permit



- Administration Concerns - Scope Creep
- Insurance is Between Contractor/Homeowner
- Education About City Process(es)
- Searchable Expired Permits Data
- Distill Data - Disaggregate Contractor Types



- Power Dynamics within Industry
- Accountability for Existing Expired Permits



NEXT STEPS

~~Virtual External Stakeholders~~

- ~~• 8/3 & 8/5~~

~~SpeakUp Austin~~

- ~~• August 3 - 20~~

Building and Fire Code Board of Appeals

- Wednesday 8/25

Housing and Planning Committee

- Tuesday 9/14

US Hispanic Contractors Association-Austin

- Saturday 9/25

Home Builders Association Greater Austin

- September 2021

City Council

- December 2021

Code Change

- 2022

Rules Posting

- 2022





QUESTIONS?

