



Development CITY OF AUSTIN
SERVICES DEPARTMENT

Building a Better and Safer Austin Together

Building and Standards Commission

December 8, 2021

DSD Organization

	Office of the Director	<ul style="list-style-type: none">• Executive functions
	Customer & Employee Experience	<ul style="list-style-type: none">• Customer Experience• Finance• Human Resources• Information Technology• Stakeholder & Community Engagement
	Plan Review	<ul style="list-style-type: none">• Building Plan Review• Austin Center for Events
	Land Development Review	<ul style="list-style-type: none">• Capital Improvement Program Review• Community Tree Preservation• Land Use Review• Regulatory Policy & Administration• Transportation & General Permit Review
	Construction & Environmental Inspections	<ul style="list-style-type: none">• Building Inspections• Environmental Inspections• General Permit & Telecom Inspections• Site & Subdivision Inspections

Exempt Work: Commercial Building

- Full list can be found in [City Code Chapter 25-12-3 Section 105.2](#)
- Examples include:
 - One story detached accessory structures used as tool/ storage sheds, playhouses, shade cloth structures constructed for outdoor covered areas that are not A2 or E occupancies, and similar uses, provided the floor area is not greater than 120 square feet (11m²); provided they are not located within a flood hazard area
 - Fences not over 7 feet (2,134 mm) high; provided they are not located within a flood hazard area
 - Repair and replacement of gypsum board and backer board that are not part of a fire-resistance-rated wall, a shear assembly, or wet areas if it is limited to a maximum of 96 square feet
 - Emergency removal of water damaged material such as, but not limited to gypsum board, insulation, wood paneling, etc., in order to avoid health hazard issues; a permit is required for the repairs
 - Repair to exterior siding that is not part of a fire-rated assembly wall or shear assembly if it is limited to a maximum of 96 square feet



Exempt Work: Commercial Mechanical

- Full list can be found in [City Code Chapter 25-12-133 Section 104.2](#)
- Examples include:
 - Replacement a component part that does not alter the original approval and complies with other applicable requirements of this code
 - Refrigerating equipment that is part of equipment that subject to a permit issued under this code
 - Installing self-contained refrigerators or freezers
 - Relocation of return and supply grilles within range of existing duct lengths if they remain within the same space



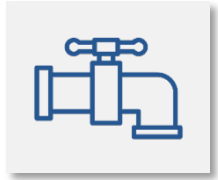
Exempt Work: Commercial/ Residential Electrical

- Full list can be found in [City Code Chapter 25-12-113 Section 80.19\(C\)\(3\)](#)
- Examples include:
 - When maximum voltage is 480 and maximum ampacity is 30, to replace a snap, single, three-way, or four-way or dimmer switch, receptacle, ceiling paddle fan, or luminaire
 - To reinstall a receptacle with a ground-fault circuit interrupter receptacle, a tamper-resistance receptacle, an arc-fault circuit interrupter receptacle, or weather-resistance receptacle
 - When service will not be de-energized, to replace an overcurrent protection device or fuse of same voltage and amperage and in the same location
 - To install or repair an electrical device, appliance, apparatus, equipment, or electrical wiring operating at less than 25 volts and not capable of supplying more than 50 watts of energy
 - For the following activities if performed in connection with the transmission of electrical energy: to install, alter, or repair electrical wiring, apparatus, equipment, or the generation, transmission, distribution, or the metering of electrical energy



Exempt Work: Commercial/ Residential Plumbing

- Found in [City Code Chapter 25-12-153 Section 104.2\(A\)](#)
- Permits not required for the following:
 - To stop leaks in drains, soil, waste, or vent pipes, except when a trap, drain pipe, soil, waste, or vent becomes defective and it is necessary to remove and replace the same with new material, a permit shall be procured and inspection made as provided in this code
 - To clear stoppages, including the removal and reinstallation of water closets, or the repairing of leaks in pipes, valves, or fixtures if the work does not involve or require the replacement or rearrangement of valves, pipes, or fixtures
 - Work required to repair or replace fixtures and to replace exposed traps, continuous waste piping, fixture supply valves, or faucets if the work does not involve other city departments or inspections from other trades



Exempt Work: Residential Building

- Full list can be found in [City Code Section 25-12-243 Section R105.2](#)
- Examples include:
 - A one-story detached accessory structure that is no more than 200 square feet (18.58m²) of floor area, no more than 15 feet (4,572 mm) in height, does not create a dwelling, contains no plumbing, and is not located within a flood hazard area
 - Unless located within a flood hazard area, a fence that is not over 8 feet (2,438 mm) high
 - A gypsum board repair that does not exceed 128 square feet, is not part of a fire resistance rated construction assembly, a shear-wall assembly, or a tub and shower surround
 - Asphalt shingles that replace existing asphalt shingles
 - A foundation/ floor decking repair that does not exceed 128 square feet
 - Siding that does not exceed 128 square feet and is not part of a fire-resistance rated assembly



Exempt Work: Residential Mechanical

- Full list can be found in [City Code Section 25-12-243 Section R105.2](#)
- Examples include:
 - Replacing supply and return duct runs
 - Replacing an exhaust or dryer duct run measuring less than 15 feet (4,572 mm) in length
 - Increase the number of supply registers within existing duct run



Stand Alone Permits

Nearly 60 stand alone permits in over 20 categories available on the [AB+C Portal](#)

• Austin Energy Additional Services	• Residential Volume Builder
• Banner Permits	• Review of Engineered Tap Plans
• Development Assistance Center	• Right of Way
• Driveway / Sidewalks / Gutter	• Sign
• Electrical	• Small Cell
• Excavation	• Special Events
• Historic Review	• Temporary Use
• Land Management	• Tree Ordinance Review Application
• Mechanical Permits	• Utility Coordination
• Plumbing	• Water: CIP Request
• Public Space Management	• Water/Wastewater for Residential



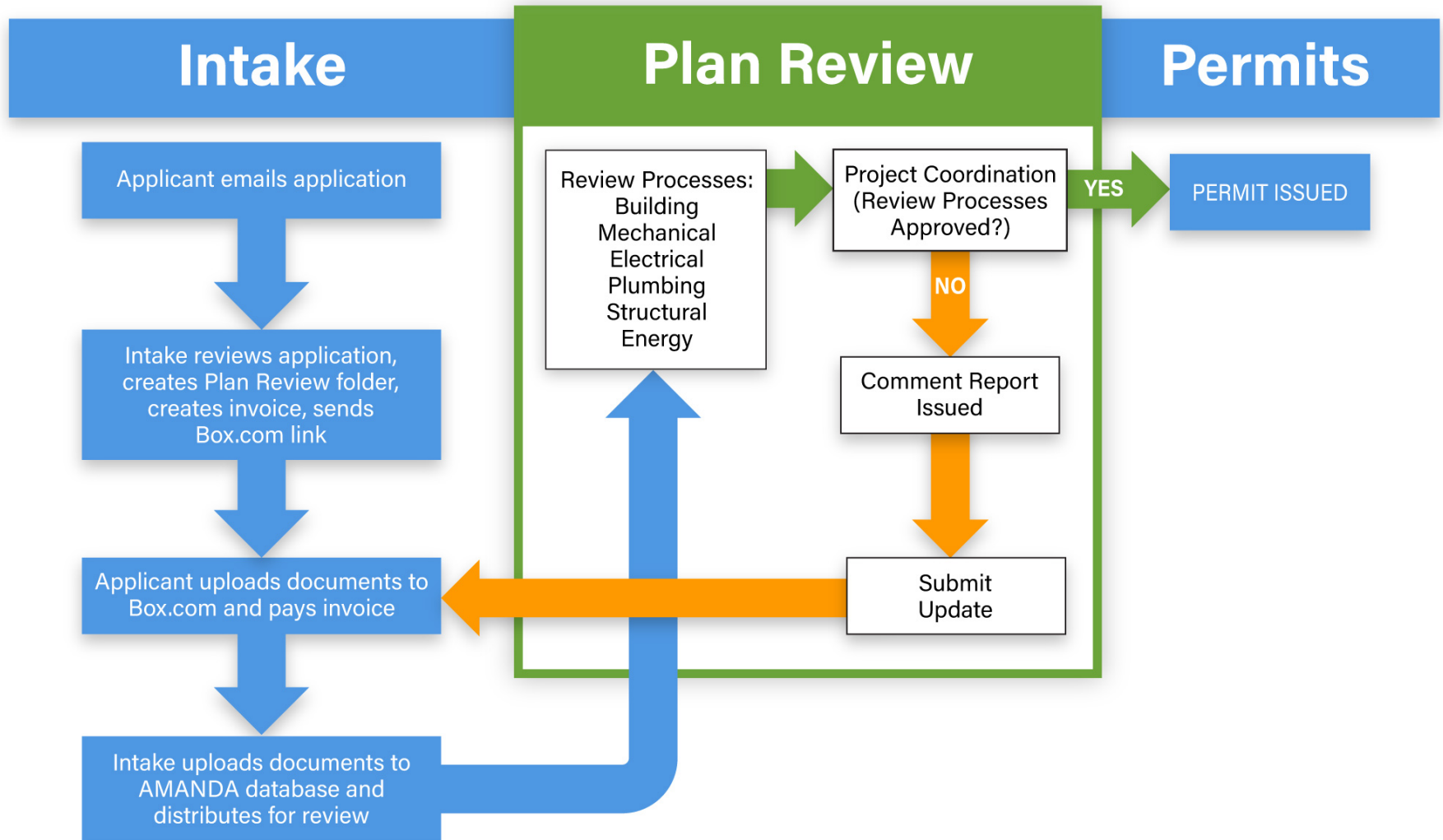
Express Permits

The following projects qualify for same-day service with the [Express](#) permitting process:

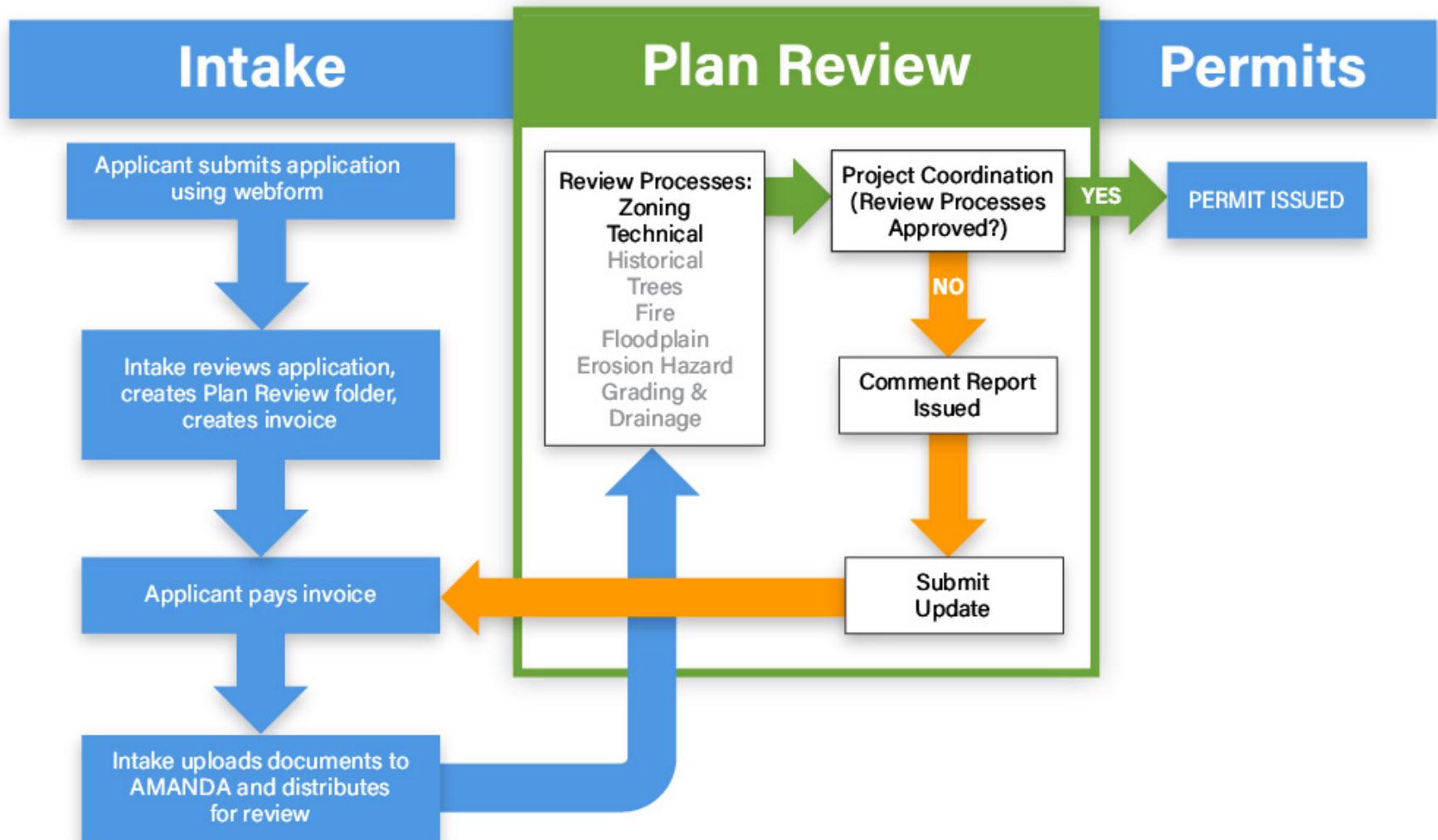
• Replacing windows (size for size)	• Repairing a roof to the extent of replacing decking boards
• Replacing exterior doors (size for size)	• Repairing foundation without increasing impervious cover
• Adding/removing siding	• Bathroom remodel (tub/shower conversions) & kitchen remodel
• Adding/removing brick	• Interior non-structural exploratory
• Adding/removing insulation	• Drywall repair only



Commercial Process



Residential Process



Permit Timeframe

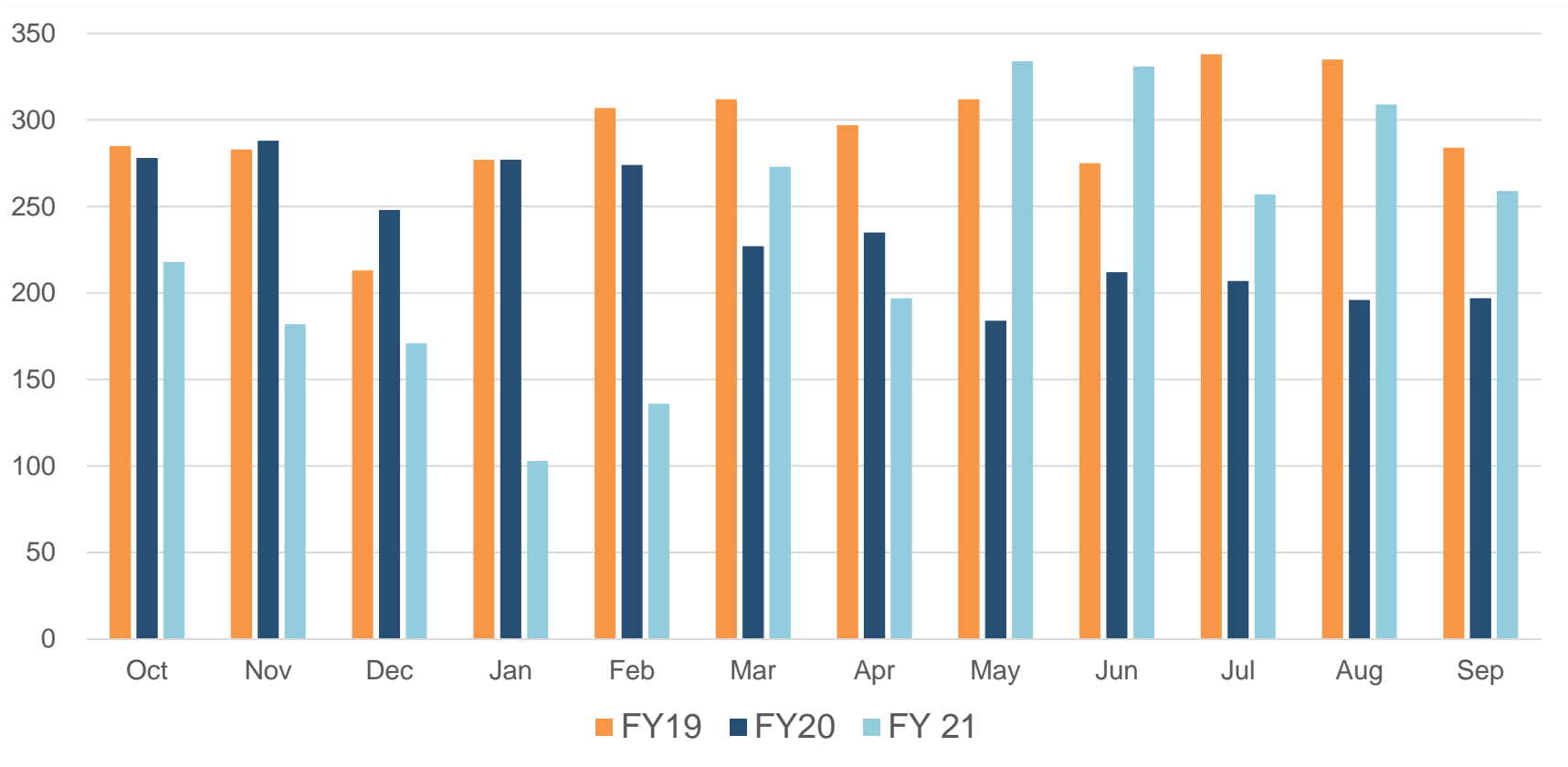
Average number of business days from application submittal to permit issuance:

- Commercial: 37 business days
- Residential: 40 business days



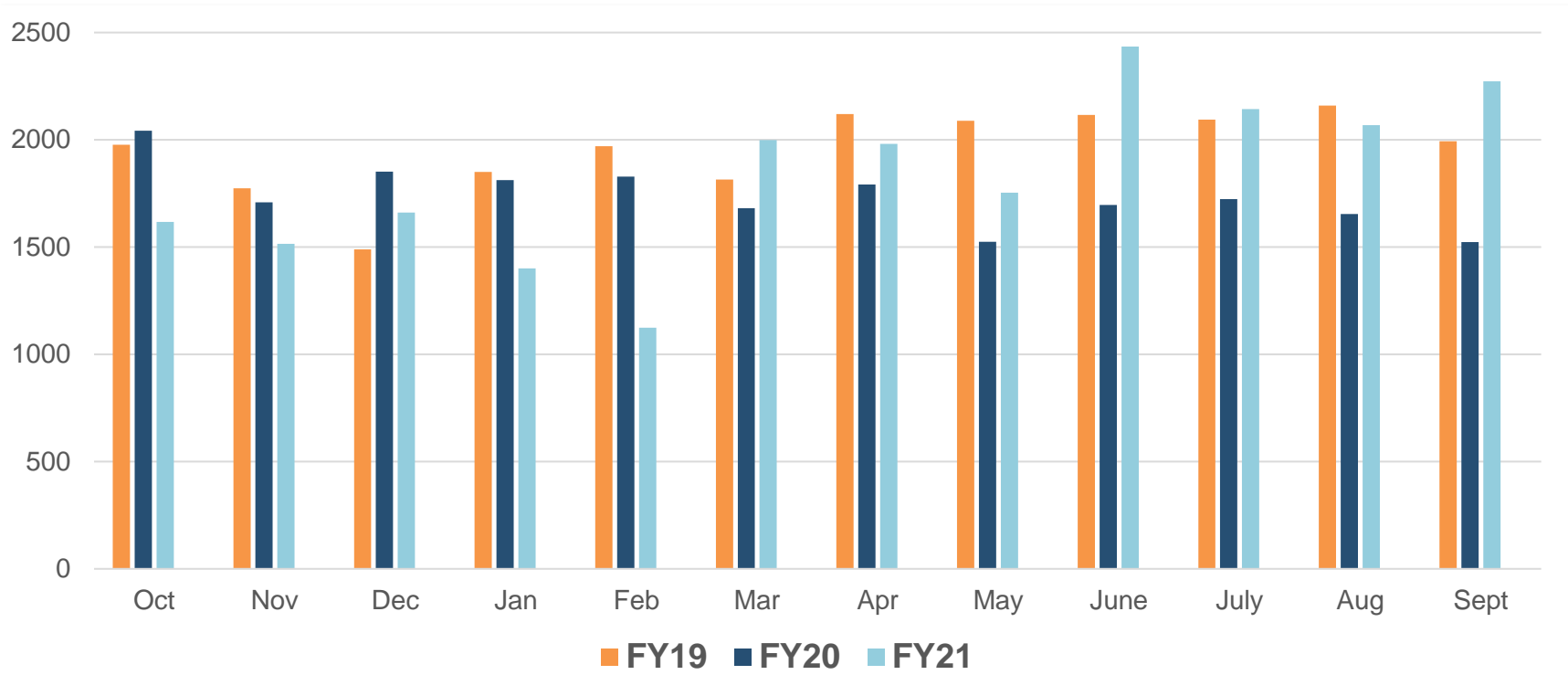
Development Activity: Commercial Intake

Commercial Intake Volume



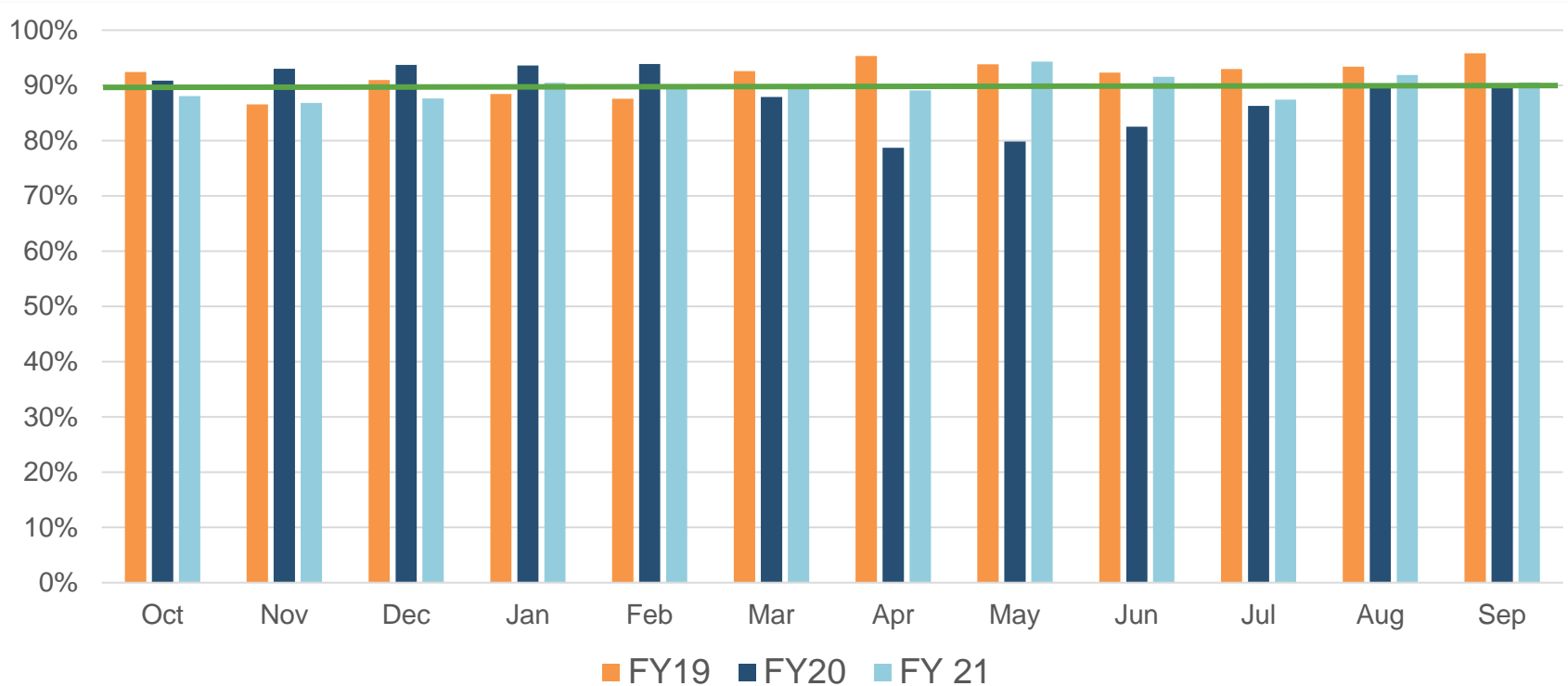
Development Activity: Commercial Review

Commercial Review Volume Total Completed Discipline Reviews



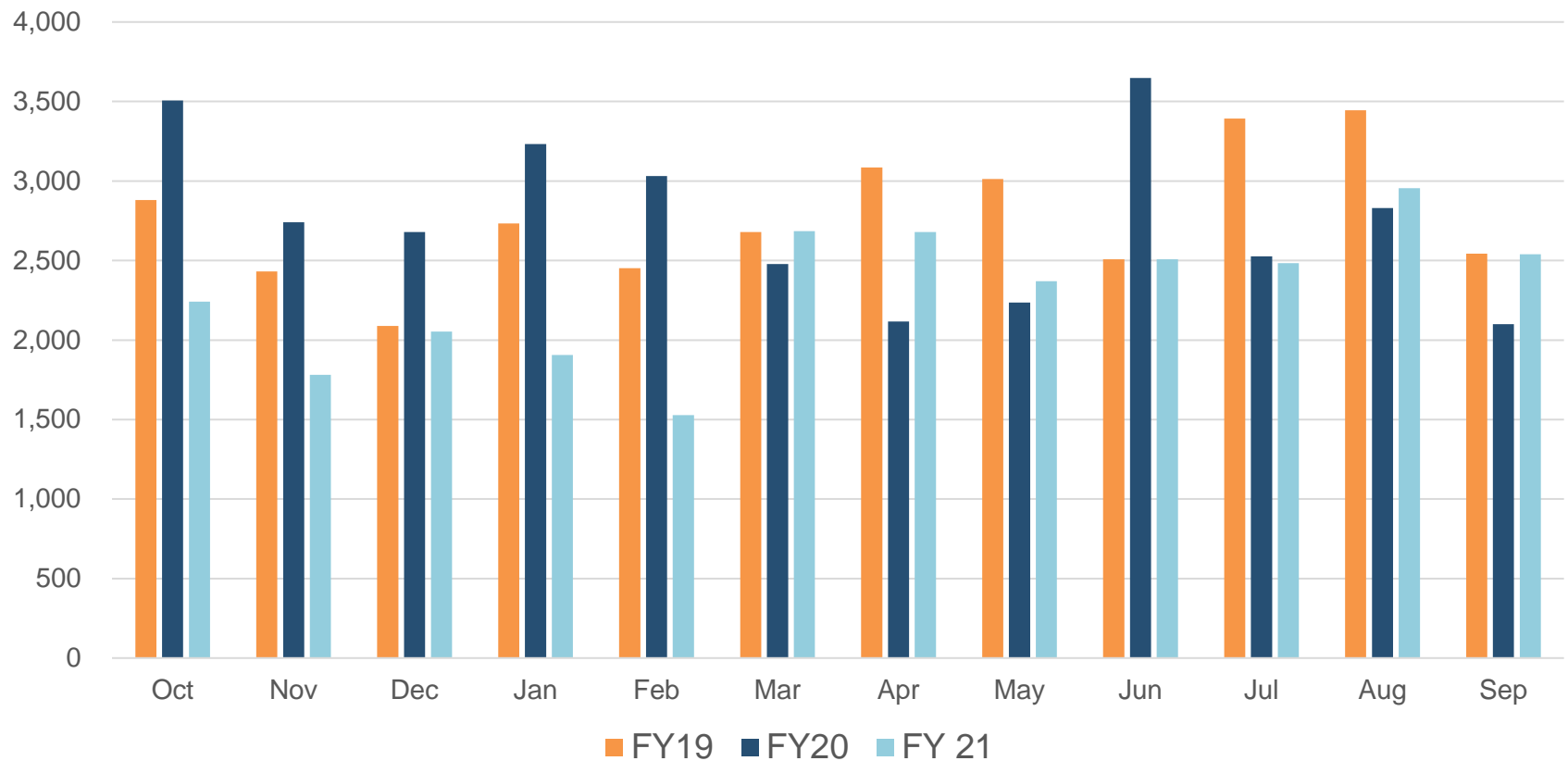
Performance Data: Commercial Review

Commercial Discipline Reviews Percent On-Time (Goal: 90%)



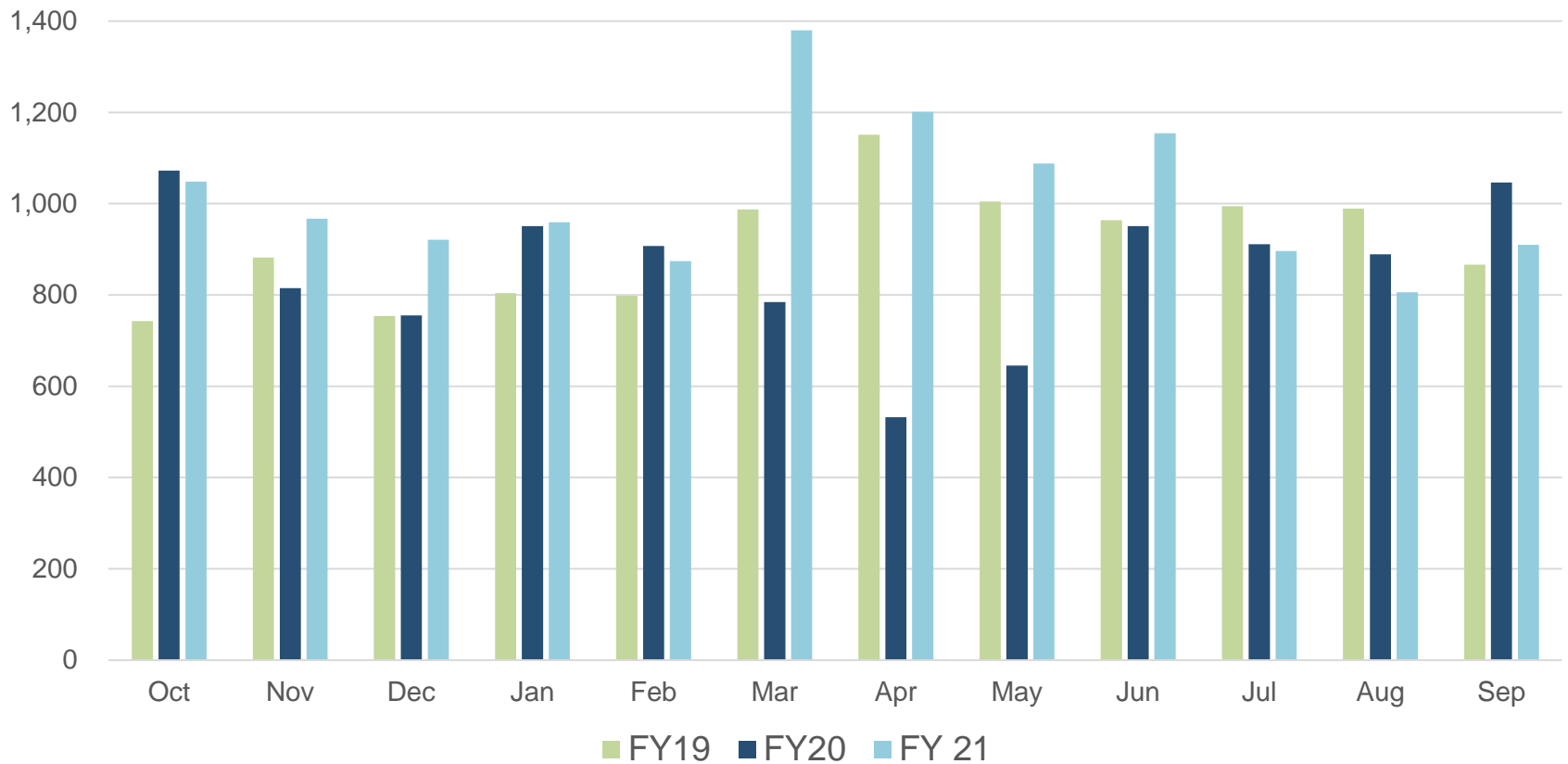
Development Activity: Commercial Permits

Commercial Permit Volume



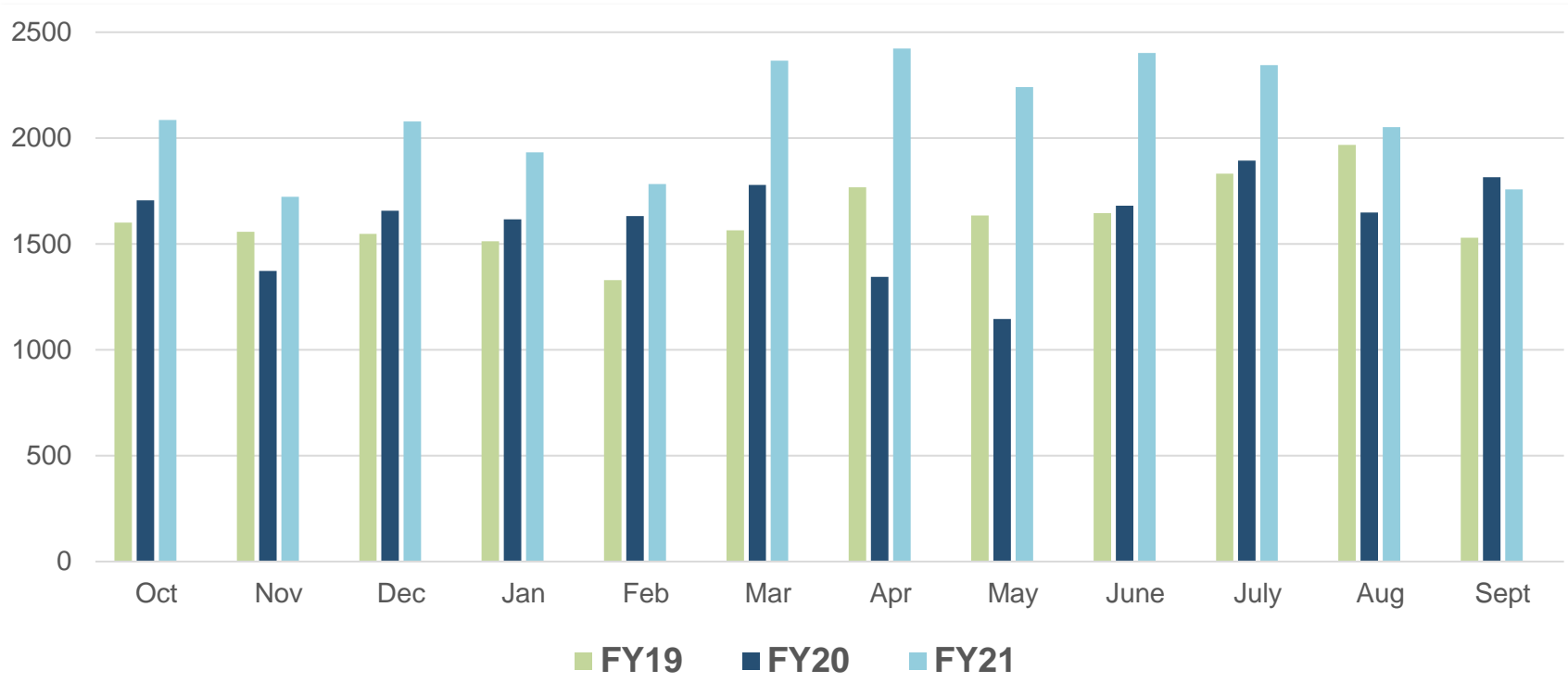
Development Activity: Residential Intake

Residential Intake Volume



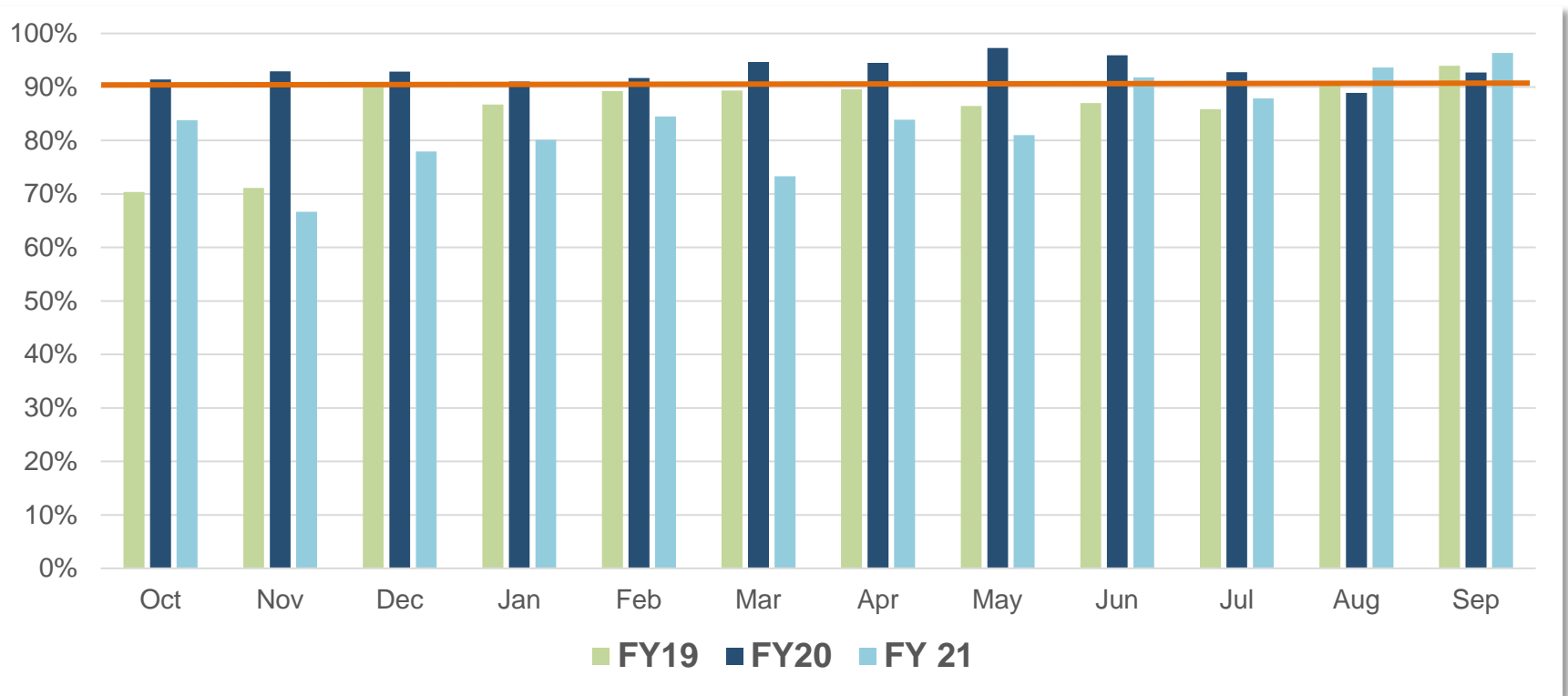
Development Activity: Residential Review

Residential Review Volume Total Completed Discipline Reviews



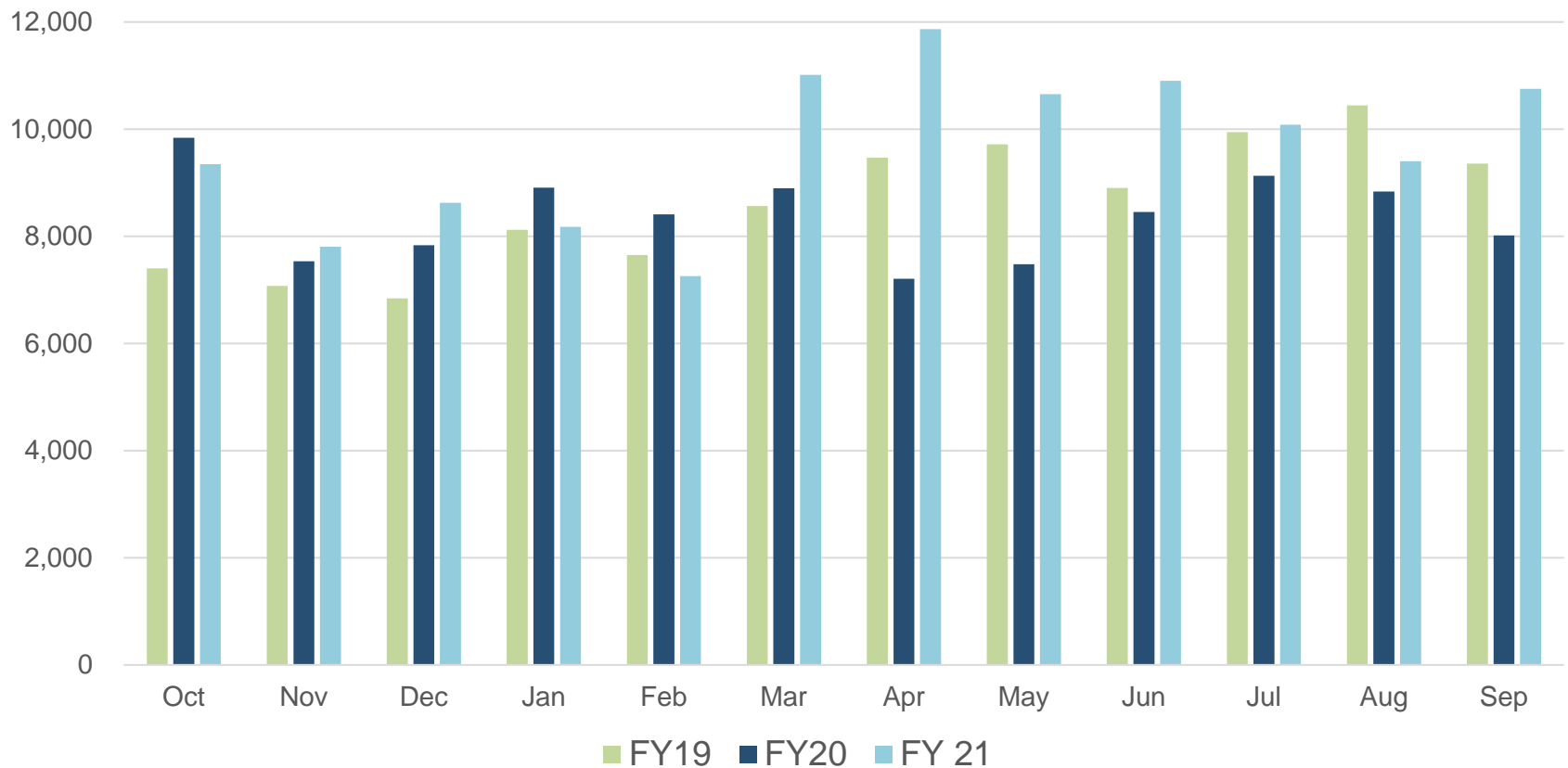
Performance Data: Residential Review

Residential Discipline Reviews Percent On-Time (Goal: 90%)



Development Activity: Residential Permits

Residential Permit Volume



Inspections

- Permit holder is responsible for scheduling the inspection(s)
- Inspections are generally conducted next business day

Percent Inspections Completed On-Time (November 2021)		
Inspection Type	Residential	Commercial
Building	75%	94%
Electrical	40%	78%
Plumbing	69%	84%
Mechanical	72%	84%



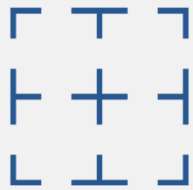
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Order of Process



Zoning



Subdivision



Site Plan

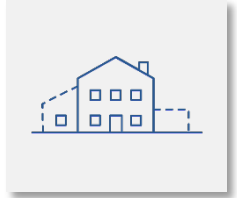


Building Permit



Site Plan Process

- Required prior to development or changing the use of a property
- Process:
 1. Request a Site Development Assessment (optional, except for PUDs)
 2. Submit an application for a Completeness Check
 3. Submit Consolidated Site Plan application
 4. Submit updates as needed in order to come into compliance
 5. Application is approved administratively or scheduled for Land Use Commission
- Types:
 - Administrative Site Plan
 - Land Use Commission Site Plan
 - Consolidated Site Plan
 - Non-Consolidated Site Plan
 - Small Project Site Plan
 - Conditional Use Site Plan



Site Plan Exemption

- Minor development that does not have a site plan on file
- Criteria include:
 - Single-family and most duplex residences
 - May not exceed 1,000 square feet,
 - Limits of construction may not exceed 3,000 square feet (with exceptions)
- See [City Code Chapter 25-5-2](#) for a full list of criteria

