



STAFF REPORT

MEETING DATE: February 23, 2023

TITLE:

Public hearing and consider action to recommend approval of an ordinance for amendments to the Bastrop Building Block (B³) Code, Chapter 6, Section 6.5.003 Building Standards Per Place Type, Authentic Bastrop Pattern Book, and Bastrop Code of Ordinance Section 3.01.001 International Code Council (ICC); International Code Family (c) Amendments to IBC 2018, Fences not over 7 feet (2134mm) high and forward to the March 28, 2023, City Council meeting for first reading.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development

BACKGROUND/HISTORY:

Staff and the Development Review Committee (DRC) are charged with review of the B³ Code for amendments. There are inconsistencies between the adopted B³ Code/Authentic Bastrop Pattern Book, and the International Building Code related to fences. Within the Authentic Bastrop Pattern Book, fences are required to be no more than 3 feet in height in the first layer and part of the second layer (depending on lot frontage) with 20% transparency (typically a picket fence). Outside of this area, the fence can transition to a 6-foot-tall privacy fence/wall. In the IBC, any fence 7 feet and under is exempt from a permit.

The proposed amendment would change the Authentic Bastrop Pattern Book to be an optional set of standards and not mandatory. The fence standards below would be included in the Code of Ordinance, Chapter 3 as an amendment to work exempt from permits.

Sec. 3.01.001 International Code Council (ICC); International Code Family.

(2) [Amend] [A] 105.2 Work exempt from permit.

(a) Fences not over 7 feet (2134 mm) high:

(1) Replacement of an existing fence, in the same location, with like for like material and design, does not require a permit.

(2) Within the first layer, fences cannot exceed 4 feet in height and must have 50% transparency.

(a) Chain link prohibited in the first layer

(3) Prohibited fence types/materials:

(a) Electric fences

(b) Barbed or razor wire material

(c) Broken glass or any protruding sharp or dangerous object cannot be incorporated into fences or walls.

(d) Fences blocking the sight triangle (requirements in B³ Technical Manual)

(4) The provisions of this article shall not apply to a fence or wall necessary for the public safety as determined by the Public Works Director, Fire Chief or Building Official, or as required by any law or regulation of the State or an agency thereof.

Any requested variances would be heard before the Construction Standards Board, in accordance with the process in Chapter 3.

RECOMMENDATION:

Hold a public hearing and consider action to recommend approval of an ordinance for amendments to the Bastrop Building Block (B³) Code, Chapter 6, Section 6.5.003 Building Standards Per Place Type, Authentic Bastrop Pattern Book, and Bastrop Code of Ordinance Section 3.01.001 International Code Council (ICC); International Code Family (c) Amendments to IBC 2018, Fences not over 7 feet (2134mm) high and forward to the March 28, 2023, City Council meeting for first reading.

ATTACHMENTS:

- Exhibit A
 - Draft Amendments to Bastrop Building Block (B) Code: Chapter 6, Section 6.5.003 Building Standards Per Place Type
 - Proposed amendments to Authentic Pattern Book
 - Code of Ordinance Section 3.01.001 International Code Council (ICC); International Code Family (c) Amendments to IBC 2018.

