



# CONSTRUCTION STANDARDS BOARD Staff Report

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**MEETING DATE:** March 20, 2023

**TITLE:**

Consider and Act on amending Chapter 6, Private Realm Development Standards, SEC. 6.3.009 PRIVATE FRONTAGE (d) of the Bastrop Building Code (B3) by removing the requirements related to glazing.

**AGENDA ITEM SUBMITTED BY:**

Submitted by: Sylvia Carrillo, City Manager

**BACKGROUND/HISTORY:**

The Bastrop Building Code (B3) and the subsequent Iredell district were created to assist in the creation and preservation of what is considered authentic Bastrop.

At the onset, it was recognized that sections of the code would need to be amended as the code was placed into practice. The code has been in place since November of 2019. Since that time, developers and commercial contractors have discussed the burden that this section requires. This agenda item seeks to address and clear a conflict among codes for an aesthetic requirement for commercial buildings to

“(d) Buildings with a first floor Commercial Use shall be glazed with clear glass no less than 70% of the first Story.”

Further, the International Building Codes (IBC) are also geared towards energy conservation in the International Energy Code (IEC) which has also been adopted by the City of Bastrop. A required 70% glass storefront and glazing requirement conflicts with the IEC unless significant investment is made into the design of the glass storefronts.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends removal or amendment of the code language to no longer conflict with the IEC and also to create a more authentic Bastrop.

**ATTACHMENTS:**

1. Proposed code amendment document.