



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Brandon Elliott, Building Permit Technician

Council Meeting Date: November 15, 2022

Agenda Item Wording: **Discuss and consider an Ordinance amending Chapter 24. Building Regulations, Article 24.02. Technical and Construction Codes and Standards, Section 24.02.064. Permit Exemptions eliminating building permit requirement for sheds less than 200 square feet in area.**

Agenda Item Requestor: Building Department

Summary/Background: Currently, the code provides that sheds do not need a building permit generally, but it is required in order to determine whether the shed is being built in the setbacks. We would like to change the ordinance to not ever require a building permit, but to still require that sheds not be built in the setback. The Building Department feels this change is necessary because it is creating work for city staff for construction that, by code, is not required to get a permit. While we continue to experience rapid growth and prepare to take on the influx of Heritage and Driftwood subdivisions, city staff would like to concentrate its efforts on processing larger construction projects that do require permits by code. Please see the following excerpt from the 2018 International Residential Code:

2018 IRC Section R105.2 Work exempt from a permitPermits shall not be required for the following:

Building :

1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet.

The reason the City currently requires permits for Accessory Structures (sheds) under 200 square feet is to ensure they stay outside of the setbacks and easements that may be on their property. These requirements can still be enforced if the city adopts the same strategy as we do for Fences. Section 5.12 of the Zoning Ordinance outlines the development standards for Fences in residential areas, however, the city does not require a permit for fences. This may be because the second bullet point of Section R105.2 in the 2018 IRC states that Fences under 7 ft are exempt from permitting. The criteria outlined in the zoning code may still be enforced however on a complaint

basis, which is how other violations are handled. The city should adopt language that states all accessory structures must comply with zoning, allowing us to work on a complaint basis if someone is violating standards set in the code.

**Commission
Recommendations:**

N/A

**Recommended
Council Actions:**

Approval of the ordinance.

Attachments:

Ordinance amendment.

Next Steps/Schedule:

If approved, then notification on the website would be done.