



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Shane Pevehouse, Building Official

Council Meeting Date: 17 September, 2024

Agenda Item Wording: **Public Hearing and consideration of an Ordinance of the City of Dripping Springs, Texas amending the Code of Ordinances, Chapter 24: Building Regulations: Article 24.02. Technical and Construction Codes and Standards: Division 2. Residential Building Code, and Division 3. Commercial Building Code and Existing Building Code; Facilitating the Acceptance of Design Engineer Inspections for Engineered Foundation Systems.**

Agenda Item Sponsor: Mayor Bill Foulds

Summary/Background: This code amendment seeks to streamline the inspection process for foundations where the design and pre-pour/ post-pour inspections are sealed by a Professional Engineer registered in the State of Texas.

Background:

In our efforts to best serve our community, we have closely examined the existing procedures for engineered foundations and have found opportunities for optimization. All foundations receive a comprehensive inspection including structural and non-structural elements, to ensure compliance with safety regulations. In addition to the city's inspection, the Design Engineer conducts the same inspections of the structural components. This inspection is a crucial step in the construction process, aimed at detecting and rectifying any issues before concrete is poured. However, sequencing the inspections of two equally qualified inspectors and the concrete company with the potential for rain or beam collapses often causes delays of weeks to months.

Proposal:

We propose amending our existing code to remove structural components from the city inspection in cases where the foundation design, pre-pour inspection, and post-pour observations are all sealed by a Professional Engineer registered in the State of Texas. In such instances, the inspection process can be made more efficient by replacing the duplicative foundation pre-pour inspection with a plumbing and electrical inspection.

Conclusion:

In conclusion, the proposed code amendment offers a practical approach aimed at improving efficiency and reduce costs without compromising safety or standards.

We recommend the City Council's approval of this ordinance, recognizing its potential to significantly improve the effectiveness and efficiency of our inspection services and ultimately benefit the residents and stakeholders of Dripping Springs.

**Commission
Recommendations:**

**Recommended
Council Actions:** Approval

Attachments: Foundation costs email to Building Official
Proposed changes to adopted codes
Proposed changes to ordinance
Proposed Residential builder information packet

Next Steps/Schedule: Send to City Secretary for execution