



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/13/2023

REQUESTER: Jane Hudson, Director of Planning & Community Development

PRESENTER: Greg Clark, Development Services Manager

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. ONE TO RESOLUTION R-2021-18: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ESTABLISHING A TWO-YEAR PILOT PROGRAM ALLOWING BUILDING PERMIT FEES CHARGED PURSUANT TO SECTION 6-105 OF THE NORMAN CITY CODE TO BE ADJUSTED AND SATISFIED AS AN INCENTIVE FOR ELIGIBLE DWELLINGS ACHIEVING CERTAIN VISITABILITY STANDARDS SET FORTH IN ICC SECTION A117.1-2009.

BACKGROUND:

At the May 2, 2019, Community Planning and Transportation Committee (CPTC) meeting a Citizen Ad Hoc Committee presented to City staff and Council Members a proposed draft of the Norman Visitability Code. The purpose of the Norman Visitability Code was to establish minimum regulations for the design, installation and construction of single-family homes or other dwellings with less than four units by providing reasonable criteria for Visitability for persons with disabilities or seniors aging in place. A draft copy of the proposed code was provided to staff and Council Members in attendance that was tailored around the Fair Housing Act. It was recommended that staff should review and compare the proposed Norman Visitability Code to applicable and existing code and for Council to discuss its priority during their annual retreat.

Staff presented information at the May 27, 2021, CPTC meeting about what makes a VISIBLE dwelling. Further discussion was about the Ad Hoc Committee's recommendations and how it compared to current codes. In addition to this staff provided information from the currently adopted codes specifically the ICC A117.1-2009 Standard, Section 1005, Type C (Visible) Dwelling Units. It was staff's recommendation for the purpose of the incentive program the already written and vetted standard of a Type C Visible Dwelling Unit be utilized. The committee shared staff's opinion and the Resolution was written to reflect this standard.

Staff presented the Resolution at the City Council Study Session on June 8, 2021, and it was approved on June 22, 2021, Council meeting with effective start date of August 1, 2021, for a period of two years.

DISCUSSION:

Currently, the adopted code for Dwellings for the State of Oklahoma and the City of Norman will be the 2018 International Residential Code (IRC). The IRC references the Standard ICC A117.1-2009 for accessible considerations. 1005 Type C (Visitable) Units was added in the 2009 edition. The section deals specifically with creating a minimum standard for Dwelling Units to be considered Visitable.

As of May 18, 2023, 55 homes have enrolled in the program; two have completed the program and received a credit, 12 have withdrawn or did not pass the program, and 41 are still currently enrolled in the program.

RECOMMENDATION:

Staff recommended at the May 25, 2023, CPTC meeting that the program be renewed for an additional two years. In part, the hope was to allow more data to be collected with 41 homes still enrolled. By extending the program this will also allow more time for promotion of the program in hopes that if more homes are successful other builders will consider the program in their builds.

INCENTIVE:

The proposed source of the credit would be the Building Permit fee from Article 6-105 (a) (4). This fee is .14 cents per sq. ft. of the project area (all areas under the roof) of a home. This incentive would be a pass or fail with either 100% of the fee being credited or 0% credited if the home failed to comply. While this may not seem like a significant incentive a lot of the principles of a Visitable Home can be achieved without significant changes to a properties floor plan.

Homes can enroll in both the HERS/ERI and Visitable Programs. But they are only eligible for receiving one credit never both.