

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: June 21, 2023

Submitted By:

Staff

Agenda Item:

Public hearing, discussion and possible action regarding the addition of requirements to the City's Code of Ordinances related to building height verifications

Description:

At the May 17, 2023 City Council Meeting the following motion was made:

Council Member Brook Brown moved to ask staff to bring back to our agenda next month a new section 110.3.8.1 to the International Building Code and a new section R 109.1.5.2 to the International Residential Code that would require that there be a height survey for structures within five feet of the maximum height allowed by the zoning district regulations, to be performed by the City of Rollingwood or its representative at the following points in the construction process: (a) at the time of demolition, (b) prior to passing the framing inspection, and (c) upon application for an occupancy permit, and that we request ATS to address the (c) provision and give us their recommendation as to when is an appropriate time to verify the as-built if needed in addition to the at-framing survey. Mayor Pro Tem Sara Hutson seconded the motion.

The motion carried with 5 in favor and 0 against.

The requested draft ordinance attached here would require elevation verification when a structure is proposed to be within 5 feet of the maximum height at the following points:

- (1) prior to demolition;
- (2) prior to passing the framing inspection; and
- (3) upon application for an occupancy permit.

However, after extensive discussions with ATS, staff is recommending a different approach. The ordinance as drafted would only place elevation verification requirements on a structure that was proposed to be within five feet of the maximum height. This requirement would not extend to any other project that would include demolition and disturbance of the original native ground surface. Staff requests an additional 30 days to prepare a new two-part ordinance that would (1) require a verification of the original native ground surface prior to demolition of a structure, and (2) for any structure that is proposed to be within 5 feet of the maximum height, require building height verification prior to passing the framing inspection and upon application for an occupancy permit.

Additionally, upon establishment of a benchmark network as described in agenda item 10, the quality of future surveys and verifications submitted to and produced by the city will be improved.

Action Requested:

Staff requests that the City Council not take action on the draft ordinance presented in this meeting packet and instead ask staff to return at the next regular city council meeting with a draft ordinance as described above.

Fiscal Impacts:

No fiscal impacts at this time.

Attachments:

- Draft Ordinance 2023-06-21-11