

Memorandum



CITY OF DALLAS

DATE April 2, 2025

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Update on the “Dallas Residential Building Code, One to Eight Dwelling Units” Ordinance Proposal**

This memorandum provides an update on the Planning and Development Department’s (PDD) proposal to amend the existing Dallas residential ordinance, currently known as the Dallas One- and Two-Family Dwelling Code. The proposed amendment, Dallas Residential Building Code, One to Eight Dwelling Units, will revise the ordinance to allow up to eight dwelling units to be constructed using residential-based codes. Currently, any structure with more than two dwelling units must comply with the International Building Code (IBC), which can add complexity and costs to smaller-scale residential developments.

Since initiating this project in December 2024, PDD has taken the following steps:

- **Best Practices:** Research was conducted on other cities that have proposed and implemented similar code changes. These case studies serve as a foundation for the proposed ordinance and provide insight into potential benefits and challenges.
- **Working Group Meetings:** Five virtual public meetings were held in January and February, inviting participation from architects, developers, contractors, and other stakeholders. The Dallas Fire Department actively participated in all five meetings, and feedback from attendees has been incorporated into the draft ordinance.
- **Organizations & Committee Meetings:** PDD engaged with various professional organizations, including the American Institute of Architects of Dallas (AIA), the Dallas Builders Association (DBA), and the Building Inspection Advisory, Examining & Appeals Board (BIAEA). Open discussions were held, and comments from the AIA, DBA, and BIAEA were considered in the proposed ordinance.
- **Ordinance:** On March 25, 2025, the BIAEA Board voted unanimously to pass the proposed ordinance with five friendly amendments. The final proposed ordinance has been revised to reflect the friendly amendments. The final ordinance is attached to this memo as Exhibit A for consideration by the Economic Development Committee. Upon approval of the committee, the

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ordinance will be placed on the next available Council agenda for consideration.

Should you have any questions or concerns, please contact Emily Liu, Director of Planning and Development, at yu.liu@dallas.gov.

Service First, Now!



Robin Bentley
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
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Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors