City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Legislation Details (With Text)

File #:	22-996	**Version:**	1	**Name:**	
Type:	ITEMS FOR FURTHER CONSIDERATION			**Status:**	Approved
File created:	4/15/2022			**In control:**	Development Services
On agenda:	5/11/2022			**Final action:**	

Title: An ordinance amending Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code by amending Sections 101.2, 101.4, 102.3, 104.1.1, 104.6, 104.13, 201.1, 301.1.4, 301.1.5, 301.2.1, 301.4.1, 301.4.3, 301.4.7.6, 301.4.7.7, 302.2.4, 303.2.2, 303.5.1.2, 303.5.1.4.1, 304, 304.5, 305, 306.7, and 505; (1) providing an amended scope, amended referenced codes and standards, definitions, requirements for giving the building official notice of certain repairs, preliminary meeting requirements, alternative requirements, clarifying who may obtain and do work under a permit, a defense to prosecution for certain reroofing projects, requirements for applying for a permit; (2) requirements for a design professional in responsible charge, requirements for a nonregistered professional in responsible charge, phased approval requirements, master permit requirements, fire sprinkler plan requirements, required building inspections, authority for the building official to accept reports from approved inspection agencies, qualification requirements for special inspectors, information that must be contained on a certificate of occupancy, and revised fees for mechanical contractors; (3) providing a penalty not to exceed $2,000.00; (4) adding a new Section 301.4.6.3, “Reroofing Permits”; (5) adding a new Section 301.4.7.8, “Contractor Agent In Responsible Charge”; (6) adding a new Section 301.4.7.9, “Alternative Provisions”; (7) adding a new Section 301.4.7.10, “Green Building Standard Documentation”; (8) providing a new Section [A]302.2.5, “Deferred Submittals”; (9) adding a new Section [A]302.2.6, “Amended Construction Documents”; (10) adding a new Section 304.1.5, “Inspection During Declared Disaster”; (11) adding a new Section 304.4.1, “Preliminary Inspection”; (12) adding a new Section 304.13, “Flood Hazard Documentation”; (13) adding a new Section 304.14, “Tiny House Inspections”; (14) providing a saving clause; (15) providing a severability clause; and (16) providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)
“Note: This item was deferred by the City Council before opening the public hearings on April 7, 2022, and is scheduled for consideration on May 11, 2022”

Sponsors:

Indexes: 100

Code sections:

Attachments: 1. Ordinance

Date	Ver.	Action By	Action	Result

STRATEGIC PRIORITY: Economic Development

AGENDA DATE: May 11, 2022

COUNCIL DISTRICT(S): All

DEPARTMENT: Development Services

EXECUTIVE: Majed Al-Ghafry

SUBJECT

powered by Legistar™

An ordinance amending Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code by amending Sections 101.2, 101.4, 102.3, 104.1.1, 104.6, 104.13, 201.1, 301.1.4, 301.1.5, 301.2.1, 301.4.1, 301.4.3, 301.4.7.6, 301.4.7.7, 302.2.4, 303.2.2, 303.5.1.2, 303.5.1.4.1, 304, 304.5, 305, 306.7, and 505; **(1)** providing an amended scope, amended referenced codes and standards, definitions, requirements for giving the building official notice of certain repairs, preliminary meeting requirements, alternative requirements, clarifying who may obtain and do work under a permit, a defense to prosecution for certain reroofing projects, requirements for applying for a permit; **(2)** requirements for a design professional in responsible charge, requirements for a nonregistered professional in responsible charge, phased approval requirements, master permit requirements, fire sprinkler plan requirements, required building inspections, authority for the building official to accept reports from approved inspection agencies, qualification requirements for special inspectors, information that must be contained on a certificate of occupancy, and revised fees for mechanical contractors; **(3)** providing a penalty not to exceed $2,000.00; **(4)** adding a new Section 301.4.6.3, “Reroofing Permits”; **(5)** adding a new Section 301.4.7.8, “Contractor Agent In Responsible Charge”; **(6)** adding a new Section 301.4.7.9, “Alternative Provisions”; **(7)** adding a new Section 301.4.7.10, “Green Building Standard Documentation”; **(8)** providing a new Section [A]302.2.5, “Deferred Submittals”; **(9)** adding a new Section [A]302.2.6, “Amended Construction Documents”; **(10)** adding a new Section 304.1.5, “Inspection During Declared Disaster”; **(11)** adding a new Section 304.4.1, “Preliminary Inspection”; **(12)** adding a new Section 304.13, “Flood Hazard Documentation”; **(13)** adding a new Section 304.14, “Tiny House Inspections”; **(14)** providing a saving clause; **(15)** providing a severability clause; and **(16)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)
“Note: This item was deferred by the City Council before opening the public hearings on April 7, 2022, and is scheduled for consideration on May 11, 2022”

BACKGROUND

The changes to Chapter 52, “Administrative Procedures for the Construction Codes,” involve an amended scope, recognizing the new swimming pool and spa code, amended referenced codes and standards, amended definitions, clarifying who may obtain and do work under a permit; requirements for a nonregistered professional in responsible charge, authority for the building official to accept reports from approved inspection agencies, deleted the requirement for registration fees for mechanical contractors registered with state; adding a new Section 301.4.7.8, “Contractor Agent In Responsible Charge”; adding a new Section 304.1.5, “Inspection During Declared Disaster”; and adding a new Section 304.14, “Tiny House Inspections.” The remaining changes are editorial changes and changes to be consistent with the adoption of the Mass Timber provisions.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 19, 2021, the Building Inspection Advisory, Examining and Appeals Board reviewed and recommended adoption of these changes to our current Codes.

FISCAL INFORMATION

No cost consideration to the City; ordinance enforcement of $2,000.00 penalty may generate additional revenues to the City.

powered by Legistar™