



Legislation Details (With Text)

**File #:** 22-1000      **Version:** 1      **Name:**  
**Type:** ITEMS FOR FURTHER CONSIDERATION      **Status:** Agenda Ready  
**File created:** 4/15/2022      **In control:** Development Services  
**On agenda:** 5/11/2022      **Final action:**

**Title:** An ordinance amending Chapter 57, "Dallas One- and Two-Family Dwelling Code," of the Dallas City Code by amending Sections R301.1.8, R313, and R326.1; (1) amending Appendix Q; (2) providing requirements for unity agreements, providing amended requirements for automatic sprinkler systems in townhomes, requiring that swimming pools and spas must comply with the Dallas Swimming Pool and Spa Code, and construction requirements for tiny houses; (3) providing a penalty not to exceed \$2,000.00; (4) providing a saving clause; (5) providing a severability clause; and (6) 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
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**STRATEGIC PRIORITY:** Economic Development

**AGENDA DATE:** May 11, 2022

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Development Services

**EXECUTIVE:** Majed Al-Ghafry

**SUBJECT**

An ordinance amending Chapter 57, "Dallas One- and Two-Family Dwelling Code," of the Dallas City Code by amending Sections R301.1.8, R313, and R326.1; **(1)** amending Appendix Q; **(2)** providing requirements for unity agreements, providing amended requirements for automatic sprinkler systems in townhomes, requiring that swimming pools and spas must comply with the Dallas Swimming Pool and Spa Code, and construction requirements for tiny houses; **(3)** providing a penalty not to exceed \$2,000.00; **(4)** providing a saving clause; **(5)** providing a severability clause; and **(6)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)  
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## **BACKGROUND**

The 2021 Recommended Regional Amendments were approved for distribution by the North Central Texas Council of Governments Executive Board at their July 22, 2021 and October 28, 2021 meetings. The Tiny Houses provisions were included in this process.

## **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 current City Codes.

## **FISCAL INFORMATION**

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