



# **Unified Development Code**

## **Public and Private Improvements – Warranty Period**

Planning Commission Presentation  
August 23, 2017



# Background

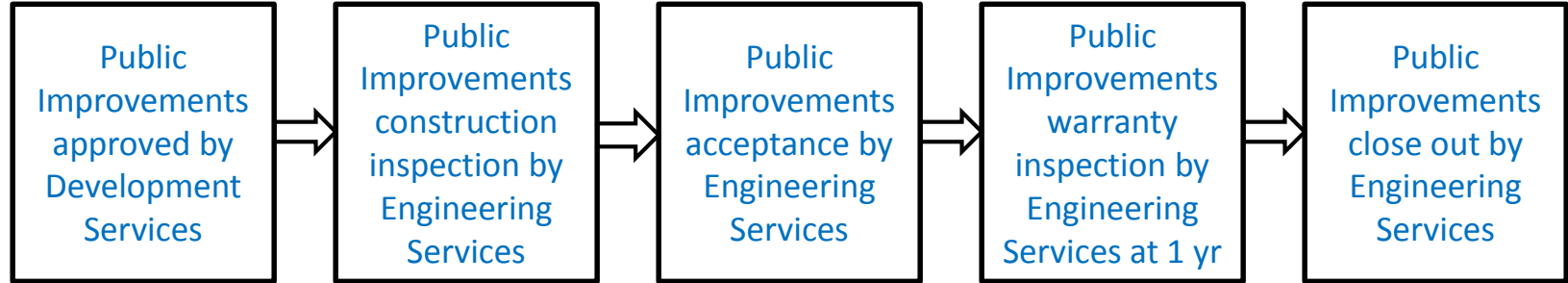
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- April 27, 2017 City Council Workshop on New Residential Street Construction
    - Motion of Direction to revise the *“duration of the materials and workmanship warranty for all private and public infrastructure improvements from ~~one~~ to two years from the date of final (100%) acceptance”*.
  - May 17, 2017 Planning Commission approved staff recommendation of 2 year warranty.
  - June 28, 2017 Planning Commission met and requested additional information from staff based on public comment.
  - August 17, 2017 Building Code Board of Appeal recommended approval of 2 year warranty with maintenance bond.
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# Current Process

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# Data

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Pavement Condition Index (PCI) is a numerical index between 0 and 100 which is used to indicate the general condition of a pavement. It is a statistical measure and requires survey of the pavement.

Staff reviewed 32 projects containing 172 public streets constructed between 2015-2016. PCI's ranged between 49-100

- 91% between 85-100 (Good condition)
- 7% between 71-84 (Seal Coat recommended)
- 2% between 56-70 (Overlay recommended)

PCI's are averaged over portions of existing and new pavement on street extensions.

Number of Project Warranty inspections during 2015-2016: 32

City performed utility/street repairs on 15% of projects reviewed between 2015-2016.

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# 1-Year Warranty Inspection Findings





## Current Municipal Policies

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City of Corpus Christi – 1 year warranty (**UDC Section 8.1.6.A**)

City of Houston –1 year warranty with a Maintenance Bond of 100% surety of the contract price

City of San Antonio –1 year warranty with a Maintenance Bond of 10% of the construction estimate or \$ 25,000 which ever is greater

City of Galveston - 2 year warranty with a Maintenance Bond of 100% surety of the contract price

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## Staff Recommendation

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- *Revise current 1 year warranty to a 2 year warranty*

### Possible Alternate Considerations:

- Revise current 1-year warranty to include a maintenance bond
  - Revise current 2-year warranty to include a maintenance bond
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