



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting October 1, 2019
Second Reading Ordinance for the City Council Meeting October 15, 2019

DATE: July 30, 2019
TO: Peter Zaroni, City Manager
FROM: Al Raymond, Director
Development Services Department
alraymond@cctexas.com
(361) 826-3575

Waiver of Permit Fees for Residential Accessible Ramps
&
Reduction of Permit Fees for Moving Structures

CAPTION:

Ordinance amending Chapter 14 of Corpus Christi Code to create a fee waiver for residential building permits to construct an accessibility ramp and to reduce permit fees for moving structures.

SUMMARY:

The ordinance authorizes the waiving of building permit fees for residential accessible ramp construction at private residences for persons with disabilities thereby decreasing the number of improperly constructed accessibility ramps and reduces permit fees for moving structures to promote growth and provide compatibility with other Texas cities.

BACKGROUND AND FINDINGS:

General

The City's Committee for Persons with Disabilities passed a resolution in support of a waiver for residential accessibility ramp building permit fees for private residential homes of a person with disabilities on January 9, 2019. Organizations such as the Area Agency on Aging of the Coastal Bend and St. Mark's Episcopal Church employ established programs that provide American with Disabilities Act compliant accessibility ramps for citizens of Corpus Christi, free of charge. The existing fee for an accessibility ramp is a significant factor in the project cost and likely discourages compliance with the proper permitting process increasing the likelihood of improperly constructed ramps which expose citizens to potentially unsafe conditions. The Committee supports the granting of this waiver to private citizens and non-profit organizations to encourage the construction of safe accessibility ramps at private residences.

The City's existing processes and fees for moving structure permits require updating. We propose to reduce the permit fee to reflect the level of effort required to perform only those essential functions necessary to ensure the safety of the public. This fee reduction promotes growth by

encouraging the relocation of structures, therefore stimulating infill construction opportunities, and is compatible with Galveston, San Antonio, Austin and El Paso based on our benchmarking analysis found below. We propose to eliminate the requirement for a pre-move relocation survey and the associated fee of \$110.25 and reduce the fee for a move structure permit from \$467.00 to \$120.00.

Moving Structure / Relocation Fees			
Cities	Fees		
Galveston	Oversized Loads	Barge Fees	Total
	\$190.00	N/A	\$190.00
San Antonio	Same Property	Over 400 Sq. Ft. Per Section, Per Day	Total (Potential)
	\$18.00	\$100.00	\$100.00
Austin	Permit	Processing	Total
	\$35.36 Ea.	\$81.12	\$116.48
El Paso	Permit	Technology Fee	Total
	\$115.00	(Applicable Amount)	\$115.00 w/ Tech Fee
Corpus Christi	House Moving Permit	Relocation Survey	Total
<i>Current</i>	\$467.00	\$110.25	\$577.25
<i>Proposed</i>	\$120.00	\$0.00	\$120.00

The Building Code Board of Appeals met on August 15, 2019 and recommended approval of the proposed fee waivers for residential accessibility ramps and fee reductions for moving structure permits.

Code Amendments

The Committee for Persons with Disabilities solicited public comment for the proposed fee waiver for residential accessible ramps during monthly public meetings in 2018. There was no public opposition to the proposed fee waiver.

ALTERNATIVES:

1. The City provides fee waivers for residential accessible ramps and the fees would be reimbursed to the Development Services department through an alternate mechanism. This alternative would require an alternate funding source that has yet to be identified.
2. The City reduces the fees for moving structure permits to an amount greater than proposed. This alternative does not reduce the permit fee commensurate with the City's level of effort to provide the service.

FISCAL IMPACT:

We estimate the financial impact of the collective proposals to be a \$4,900.00 net revenue loss in FY 2019-20. Future department budgets will count for the revenue loss in FY 2020-21 and beyond.

Funding Detail:

Fund: 4670 – Development Services Fund
 Organization/Activity: 11200 – Special Services Org.
 Mission Element: 888

Project # (CIP Only): N/A

Account: 302310 – House Moving Route Permit (Revenue)

RECOMMENDATION:

- Staff recommends approval of a fee waiver for residential accessibility ramp permit fees for residential homes of a person with disabilities. The existing fee for an accessibility ramp is a significant factor in the project cost and likely discourages compliance with the proper permitting process increasing the likelihood of improperly constructed ramps which expose citizens to potentially unsafe conditions.
- Staff recommends approval of a fee reduction for move structure permits to reflect the level of effort required to perform only those essential functions necessary to ensure the safety of the public. This fee reduction promotes growth by encouraging the relocation of structures, therefore stimulating infill construction opportunities, and is compatible with Texas cities based on our benchmarking analysis. The Building Code Board of Appeals recommended approval of the proposed fee waivers for residential accessibility ramps and fee reductions for moving structure permits.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation