

Significant Revisions to Chapter 14 - Development Services, Article II - City of Corpus Christi Technical Construction Codes



**City Council Presentation
May 10, 2016**



Purpose & Methodology For Updating Construction Codes

- The purpose of adopting updated Building Codes is to recognize new construction materials and methodologies and incorporate the latest design standards to protect public health, safety and welfare.
- Meetings and workshops were held with all City Technical Advisory Boards and local Stakeholders throughout 2015.



Elimination of City Electrical Licensing Program

- Existing ordinance recognizes the State of Texas Electrical Licensing Program administered through the Texas Department of Licensing and Regulation as well as a City legacy Electrical Licensing Program.
 - City registered Electricians are required to obtain State licenses within ninety (90) days of the elimination of the City Program with no examination requirement.
 - Reduces administrative costs and assures all Electricians maintain minimal insurance coverage.
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Elimination of Re-Out Electrical Inspection Requirement

- Existing ordinance requires an Owner / Tenant to obtain an electrical permit and inspection if service has been disconnected for more than 90 days in a commercial building or 180 days in a residential building.
 - Only 2 Cities (Corpus Christi & Victoria) require this type of inspection as a condition to releasing electrical service in AEP's service area (378 Texas Cities).
 - City Electrical Inspection staff can be better utilized to meet daily inspection requests for new electrical installations.
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Elimination of 50% Substantial Damage / Substantial Improvement Requirement (Excluding FEMA Requirement)

- Existing ordinance requires an entire building be brought up to current code if the building incurs greater than 50% damage or if substantial improvements are proposed in excess of 50% of the building's appraisal value.
- The rule is not a requirement of the International Residential Code or International Building Code.
- Elimination of the requirement would require all new work to be code compliant while existing building components and systems may remain, consistent with the requirements of the International Code.



New Provision to Register Building Contractors

- Existing ordinance requires registration of Electrical, Mechanical, Plumbing, Energy and Irrigation Contractors.
 - Requires registration of all Contractors including Building, Roofing and Pool Contractors.
 - The database would be used to communicate new City policies and code determinations in an efficient manner via email.
 - The database will assist in identifying and prequalifying Contractors after a potential damaging storm to begin needed repairs.
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New Alternate Wind Load Provisions for Commercial Construction

- Existing ordinance requires all new Residential and Commercial Project be designed and inspected for wind load by a State registered Engineer approved by the Texas Department of Insurance (TDI).
- Allows an Owner / Developer to utilize a State registered Engineer to design and inspect a commercial project in accordance with current TDI standards for construction.
- No technical changes or reduction in construction standards for wind load requirements are being proposed.



Elimination of 25% Rule for Foundation Design and Certification

- Existing ordinance does not require a State registered Engineer to design and certify new residential foundations or repairs where the area affected does not exceed 25% of the original foundation.
- The International Residential Code recommends foundations on expansive soils be designed to the International Building Code commercial standards.
- Requires all new residential foundations or repairs be designed and certified by a State registered Engineer.



New Provision to Require Licensure for Work on Natural Gas Service Systems

- Existing ordinance allows an Owner who has a homestead exemption for their residence to obtain permits and perform work on their residence.
 - Issuing permits to unlicensed, untrained persons to install, repair or alter a natural gas service system can lead to potential property damage as well as to surrounding properties.
 - Prohibits the issuance of a permit to install, repair or modify a natural gas service system in a residence unless such person is a State licensed Master Plumber.
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Proposed Time Lines / Key Dates

- September 1, 2016
- Aligns with HB 1736 which establishes the 2015 International Energy Code as the State Energy Code effective September 1, 2016. The State Energy Conservation Office (SECO) may not adopt a new Energy Code more often than every 6 years.



Questions ?