



**City of Dallas**

# **Development Advisory Committee**

**September 23, 2022**

Development Services Department  
City of Dallas

# Meeting topics



- Upcoming Code Amendments
- Residential permitting timelines
- New Initiatives
- Department of Transportation fees
- Open Discussion



# Upcoming 2021 Code Amendments



## 2021 International Building Code\*

- Puzzle rooms [Escape rooms]
- Allowable number of control areas in a building
- E occupancies, classroom acoustics [ICCA117.1]
- Metal composite materials on exterior walls [Type I, II and IV]
- Intermodal shipping containers
- Sprinkler protection in group S-2
- 2017 edition of ICC A117.1 adopted
- Minimum height for parapets
- Mixed occupancy buildings with assembly spaces
- 2021 IBC snow map updated
- Special inspection requirements added
- Installation of firestop, fire-resistant joint systems and perimeter fire barrier in Group R
- Frost protection for egress doors
- ACI standards ACI 117 and ITG7 added
- Three new types of construction [Types IV-A, IV-B, and IV-C]

\* Changes noted on ICC website and do not include any City of Dallas amendments



# Upcoming 2021 Code Amendments



## 2021 International Residential Code\*

- Braced wall lines
- Rated separation for two-family dwellings
- Emergency escape and rescue openings
- Engineered design required for storm shelters
- Updated Wind Speed maps
- Deck design
- Specific requirements for deck guardrails added
- Component and cladding wind pressures updated
- Revised minimum footing size tables
- Cripple wall requirements
- New appendices for cob construction and 3D printed construction added
- 30 percent reduction of airflow permitted
- Commercial gas cooking appliances prohibited
- Section P2904 for dwelling sprinklers expanded
- Emergency service disconnect required
- Surge-protective device (SPD) required
- GFCI protection for damp and wet locations

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# Upcoming 2021 Code Amendments



## 2021 International Plumbing/Mechanical/Fuel Gas Code \*

- Fixture Quantity Calculations/multiple user
- Drinking fountains on accessible route
- Bathtubs are not required to have overflows
- Drinking fountain substitution
- WH for emergency shower/eye wash
- Tempered water for public hand washing
- Individual tenant water shut-off valve
- Discharge from Backflow preventer relief opening
- Direct connection to Grease Interceptor
- Termination of concealed condensate piping marking.
- Press-connect joints are acceptable for high pressure (over 5 psig) applications indoors.
- Commercial cooking appliances are not allowed within dwelling units.
- Condensate discharge
- Manicure/pedicure station exhaust system
- Factory –built grease duct slope
- Machinery room egress
- Clothes dryer makeup air
- Return air from mechanical room

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# Residential metrics



## August 2022

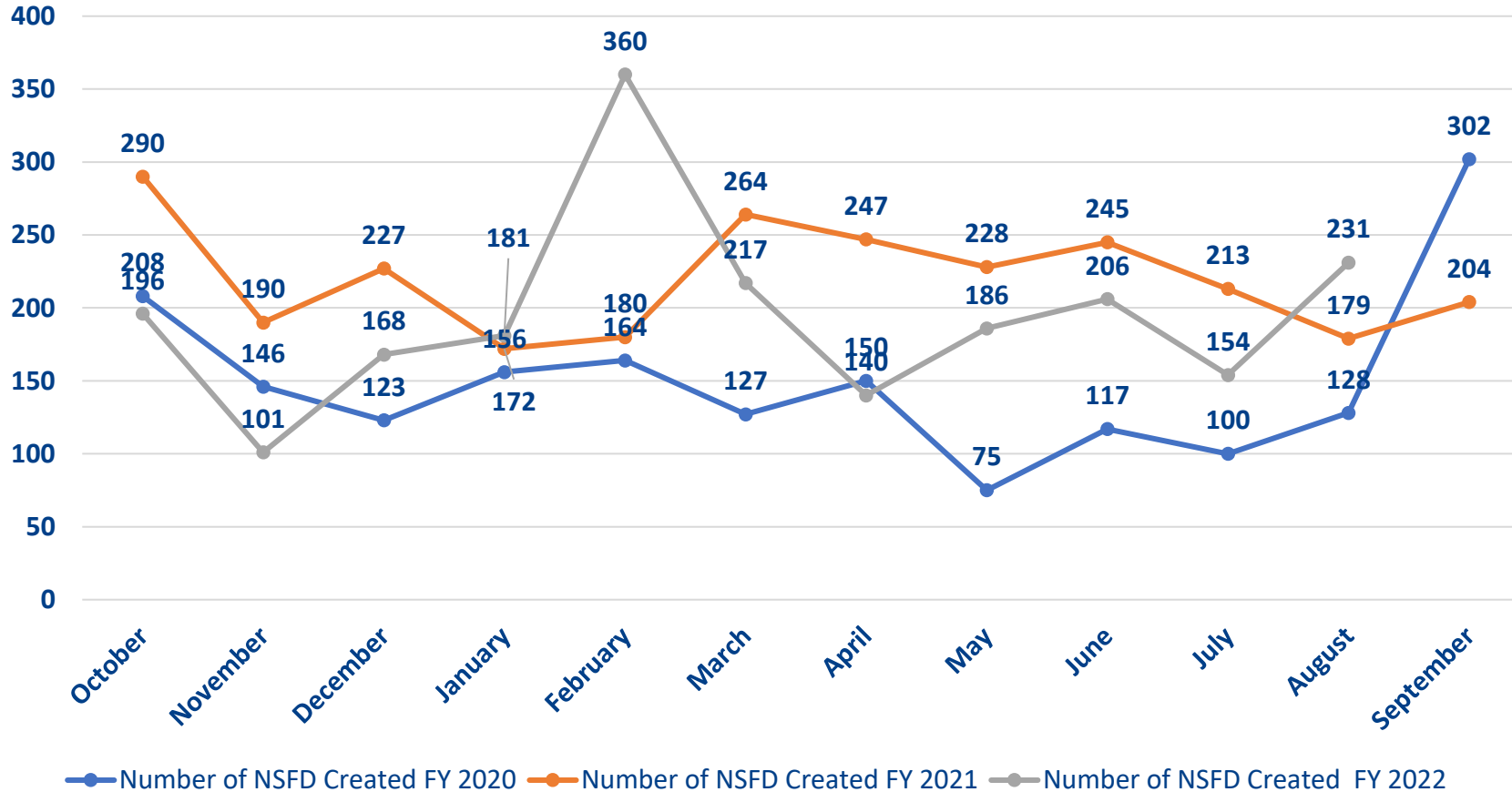
- 231 new residential permit applications received
- 145 permits issued
- Average turn around time: 32 days



# Residential Permit Volume



## New Single Family Permits Created



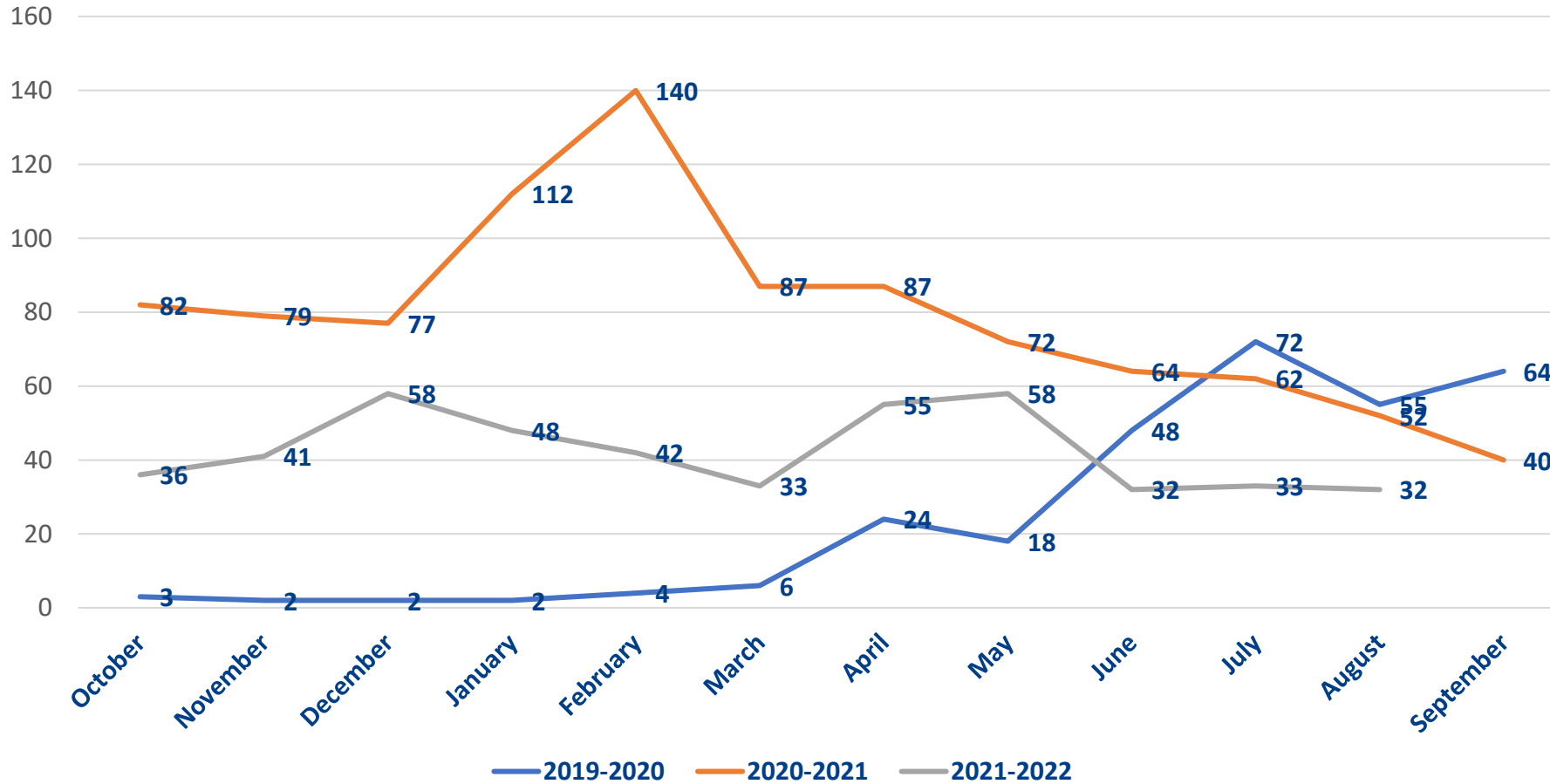
Number of residential single-family permits for the month were 232 which is a 50% increase from the previous month.



# Residential Permit Average Turnaround



Residential New Single Family Permits-Average Days to Issue YTD Comparison



Number of days to issue a New Single Family permits decrease from 33 days from previous month to 32 days.







## RSVP Program

- Appointment only
- Two-hour review time slot for each individual permit application
- Limited to the submittal of two (2) applications per day and a total of four (4) per week



# New Initiatives - Residential



## RSVP Program [Update]

- Kick off September 1, 2022

[First appointment September 12]

- 16 Permit applications processed
- 28 Appointments booked

[next available date: 10/05/22]

- 12 permits issued

Average appointment time: 1 hr 30mins



# New Initiatives– Customer Advocate



## Pop-up Permit Saturday

- Every 3<sup>rd</sup> Saturday of the month
- Three events held

Total of 98 customers walked in  
33 Issued Permits  
46 Zoning/Permit status  
consultations

- Next event: October 22, 2022



# New initiatives- Community Outreach



## Lunch and Learn Sessions - Unboxed

- First one held on August 31  
Topic: Platting application requirements and survey guidelines  
38 attendees
- Second session September 30, 2022  
Topic: Construction Management





## Lunch and Learn Upcoming Sessions

- Introduction to Zoning
- Development process: Where to begin?
- Top ten developer delays
- Is my project ready for Q-Team review?



# New initiatives –Hiring Event



## 1st Hiring Event –July 26, 2022

- 159 Attendees, 166 interviews conducted
- 33 offers were extended
- 29 have been hired and onboarded

## 2nd Hiring Event – October 18, 2022

- Engineers
- Fire protection Engineers
- Lead Inspector -multidisciplinary
- Electrical Inspectors
- Sign Inspectors
- Senior Plans Examiners



# New initiatives –In progress



## Permitting

- Second Q-Team [Minor commercial projects]
- Affordable Housing Team
- Partial permits for residential



# New initiatives –In progress



## Technology and infrastructure

- Evaluating replacement of current land management software
- Implementing a Customer Queuing system for in person visitors
- Implementing a Customer Call Center software management resource





# Department of Transportation



# OPEN DISCUSSION



Q & A





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