



City of Dallas

Development Advisory Committee

January 13, 2023

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Director

Development Services Department
City of Dallas

Topics



- 2021 Code Amendments
- 2022 Year in Review
- Metrics – Monthly Report Card
- Open Discussion





Construction Code Update Process:

Update to International Construction Codes
(every 3 years) [2018 through 2020]

Update to Texas State Building Codes
(every 3 years) [*Same as ICC, Published
December 2020*]

Update to NCTCOG Regional Construction Codes
through Regional Codes Coordinating
Committee
[January 2021 through July 2021]

Draft Update to Dallas Construction Codes
*[Staff Process, August 2021 through September
2022]*

Public Process, October 2022 through March
2023, Pending adoption – April 10, 2023

Coordination with Building
Inspection Advisory, Examining
and Appeals Board

Community Meetings/ Public
Hearings
October 1- November 5, 2022

Draft Variance(s) from
Statewide Code- Notification &
Concurrence Letters



Construction Code Updates:

- **CHAPTER 53:** 2021 International Building Code with Dallas Amendments
- **CHAPTER 54:** 2021 International Plumbing Code with Dallas Amendments
- **CHAPTER 55:** 2021 International Mechanical Code with Dallas Amendments
- **CHAPTER 57:** 2021 International Residential Code with Dallas Amendments
- **Chapter 59:** 2021 International Energy Conservation Code with Dallas Amendments
- **CHAPTER 60:** 2021 International Fuel Gas Code with Dallas Amendments

City of Dallas		Schedule for Proposed Revisions to the 2021 Dallas Code Amendment
OCT 1	Draft Amendments to 2021 International Codes shared to BSD website for public review	
OCT 25	Deadline for public comments on Draft Amendments due	
OCT 29	Public comments on Draft Amendments posted	
NOV 5	Deadline for rebuttal comments and visual presentations due	
NOV 7	Rebuttal comments on Draft Amendments posted	
NOV 18	Final draft ordinances and memos posted	
DEC 13	Tentative date of Building Inspection Advisory, Examining, and Appeals Board meeting	
FEB 27	Tentative date of City Council Committee Meeting	
MAR 8	City Council adoption date	

Construction Code Significant Updates



- Recognition of 3-D Printed Buildings, IRC Appendix AW
- Allows local brewing with simple compliance with fire code – no up front test for hazardous classification, IBC Section 307.1.1
- Sprinklers required in all commercial parking garages exceeding specified conditions, IBC Section 903.2.10
 - 12,000 square feet for an enclosed parking garage.
 - 48,000 square feet for an open parking garage.
- Accessibility not required at Electrical Vehicle Charging stations serving Group R-2, R-3, and R-4 occupancies, IBC Section 1107.2



Construction Code Significant Updates



- Intermodal Shipping Containers recognized as structural units, IBC Section 3115.
- Replacements of exterior wall cladding beyond certain limits (area and stories) must comply with current code, IEBC Section 309.
 - If two or more contiguous stories are involved or more than 15% of the total wall on any side of the building is replaced.
- Allowance for egress doors with locking arrangements designed to keep intruders from entering the room in Educational occupancies - subject to Egress requirements, IBC Section 1010.2.8.



Construction Code Significant Updates



- Electrical Service Reserved Space for Solar Photovoltaics: Dallas One-and Two-Family Dwelling Code Section R334.
- Electrical Vehicle (EV) Capable and/or EV Ready Spaces charging required: IRC and IBC.



2022 – Year in review



- The total number of customers that visited the Permit Center between January and December of 2022 was **19,581**.
- This includes customers seeking to obtain trade permits and contractor registrations, submit commercial permit applications for new construction/additions and remodels, residential remodels and small additions, submit CO applications, as well as to get zoning/permit consultations.



2022 – Year in review (cont.)



- During 2022, Development Services received a total of **3,747** building permit applications for Commercial Projects.
- Of those applications, **1,355** were new commercial construction and addition projects reviewed under standard review, and **729** projects were reviewed by the Q-Team.



2022 – Year in Review (cont.)



- The Engineering Division reviewed **1,042** paving and drainage submittals, and **914** water and wastewater submittals.
- The Subdivision group received and review a total of **338** plats of which **131** were final and recorded. 100% of the plats were reviewed within the 30 days required by State law.



2022 – Year in Review (cont.)



- The abandonment rate at the Call Center, decreased from **46%** in January of 2022, to **7%** in December of the same year.
- A total of **66,453** calls were handled by a call center team that started with only three staff members in January –majority temporary staff – that has now grown to a team of 5 designated staff members and 5 “floaters” to cover peak demand hours.



Metrics – Monthly report Card



- Residential Permit Submittals

Dallas Development Services Department Performance Goals FY2022-2023			2022			2023									
Metrics	Goal	FY21-22	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD
# of Residential Plan Review Submittals															
Residential New Homes	N/A	2,533	149	148	116										413
Residential Additions	N/A	496	40	43	39										122
Residential Remodels	N/A	198	7	2	5										14
Average # of Days for Initial Review															
Residential New Homes/Additions	15 Days	17	2	3	9										5
# of Residential Plan Review Submittals															
All Residential Projects	N/A	3,227	196	193	160	0	0	0	0	0	0	0	0	0	549



Metrics – Monthly report Card



- Commercial Permit Submittals

Dallas Development Services Department Performance Goals FY2022-2023			2022			2023									
Metrics	Goal	FY21-22	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD
# of Commercial Plan Review Submittals															
New Commercial/Additions	N/A	1,343	279	38	152										469
Commerical Remodels	N/A	1,499	114	120	229										463
Express Plan Review (Q-Team)	N/A	842	54	34	55										143
Average # of Days for Initial Review															
New Commercial/Remodels	15 Days	12	7	8	11										9
Express Plan Review (Q-Team)	15 Days	7	3	4	2										3



Metrics – Monthly report Card



• Customer Advocate

Dallas Development Services Department Performance Goals FY2022-2023			2022			2023									
Metrics	Goal	FY21-22	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD
Customer Advocate Group															
# of Walk in Customers	N/A	13,549	2,803	2,590	2,459										7,852
# of Permit Trade Permit Transactions	N/A	1,795	224	171	182										577
# of Commercial Consultations	N/A	2,634	329	315	289										933
# of Residential Consultations	N/A	7,152	412	390	390										1,192
Average Wait Time for Over the Counter Permits	<=25 Minutes	27	24	26	21										24
Call Center															
# of Calls Handled	N/A	67,244	6,202	5,836	5,384										17,422
% of Abandonment Rate	N/A	29%	13%	16%	7%										12%



Metrics – Monthly report Card



• Engineering

Dallas Development Services Department Performance Goals FY2022-2023			2022			2023									
Metrics	Goal	FY21-22	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD
Water/Waste Water Engineering Team															
# of Submittals	N/A	955	75	110	91										276
# of Plans Reviewed	N/A	884	52	79	102										233
Average # of Days for Initial Review	15 Days	16	16	15	21										17
Paving/Drainage Engineering Team															
# of Submittals	N/A	1,187	103	100	87										290
# of Plans Reviewed	N/A	1,108	101	90	97										288
Average # of Days for Initial Review	15 Days	32	46	49	46										47
Traffic Engineering Team															
# of Submittals	N/A	158	62	54	45										161
Number of Plats Reviewed	N/A	134	89	45	61										195
Average # of Days for Initial Review	15 Days	24	26	32	26										28





- OPEN DISCUSSION





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