

**Dallas Building Inspection Advisory Examining and Appeals Board
Building Inspection Division**

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<https://dallascityhall.com/departments/sustainabledevelopment/Pages/default.aspx>

To: Building Inspection Advisory Examining and Appeals Board

From: Shahla Layendecker, Building Inspection Staff

Date: November 6, 2022

Subject: Proposed Revisions to the 2021 International Residential Code pursuant to the adoption of the latest edition of the Dallas One and Two-Family Dwelling Code.

MEMO

A proposed ordinance to become Chapter 57, "Dallas One and Two-Family Dwelling Code," of the Dallas City Code, was presented with our staff letter dated September 26, 2022. In response to our October 1, 2022, public posting of the subject ordinance, we received the following responses:

1. A letter dated October 25, 2022, from Cyrus Reed, Conservation Director with the Lone Star Chapter of the Sierra Club.
2. An email dated October 25, 2022, from Travis Reynolds, Public Policy and Programs Manager with The Real Estate Council (TREC).

In addition to the public comments listed above, Dallas Building Inspection has received a rebuttal letter from Dallas Builders Association, signed by Phil Crone, Executive Director. The responses to the comments on the draft ordinances as outlined in the response letters are listed below.

The Public Comments and Rebuttal Comments are posted on the Dallas Building Inspection website at:

<https://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/Pages/code-amendment-process.aspx>.

We appreciate the participation and input provided by the letters received. After review of the public comments and rebuttal letters, a revised version of the proposed ordinance, using text in a gray background to denote the revisions, has been prepared and is enclosed with this memo. The proposed revisions to be considered by the Dallas Building Inspection Advisory Examining and Appeals Board are as follows:

I. PUBLIC COMMENTS

A. BI Staff Response to Comments by Sierra Club Lone Star Chapter

Appendix Chapter AT, Solar-ready Provisions ---- Detached One- and Two-Family Dwellings and Townhouses

BI Response: On the matter of adding the Solar-Ready Roof Zone provisions, our approach to these requirements has been guided by the Comprehensive Environmental Climate & Action Plan (CECAP) as approved by the Dallas City Council. The Solar-Ready provisions are not mandated by the CECAP.

B. BI Staff Response to questions by The Real Estate Council (TREC)

The question is about the EV parking requirements outlined in Table R333.1.2 (Line 1043) in the IRC Amendments Draft.

BI Response: Proposed Table R333.1.2: Correct typo under column, "Total Number of Parking Spaces." The entry "16-19" should read, "16-20." A similar correction is needed for IRC. The application of the provisions using the example of 20 parking spaces means the site should be provided with 2 EV Ready Spaces and, separately, 4 EV Capable Spaces.

Staff is adding the following language (footnote) for clarity:

a. Where EV-Ready Spaces installed exceed the required values in Table R333.1.2 the additional spaces shall be deducted from the EV-Capable Spaces requirement. Similar language may be added to the IRC provisions.

II. REBUTTAL COMMENTS

BI Staff Response to Rebuttal Comments by Dallas Builders Association Section R333 and Table R333.1.2

We acknowledge the Dallas Builders Association's concerns and request to eliminate the Electrical Vehicle (EV) Charging Provisions. Staff's approach to these provisions has been guided by the Comprehensive Environmental Climate & Action Plan (CECAP) as approved by the Dallas City Council. The Electrical Vehicle Charging provisions are one of the milestones of the CECAP and the charge to implement the provisions is one against which our department is measured.

III. Additional Comments by BI Staff

Additional changes necessary, if any, by BI Staff will be communicated during the Board Meeting.