



Legislation Details (With Text)

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Receive a report regarding stagnant residential permits.

Councilman Lynne asked for an update on how the City addresses stagnant or stalled residential permitted projects.

The City has adopted and is currently using the 2015 Edition of the International Residential Code (IRC). The City has used model codes published by a third party entity for all of its construction codes since the mid 1950's, rather than crafting their own. During the adoption process the City can and frequently does make minor tweaks to the model codes more commonly known as local amendments. These local amendments help address local concerns or standards of practice. The 2015 IRC as published establishes a 180 day expiration time frame of permits that have become suspended or abandoned. The 2015 IRC also contains a provision that allows the granting of extensions to suspended or abandoned permits when there is justifiable cause. There is no formal expiration of residential permits stated in the 2015 IRC as long as minimal progress is being made.

The City does have some local amendments to the 2015 IRC which will be discussed during the presentation. Residential permits can range from simple remodels all the way to a tear down and rebuild of a home, making it challenging for a one size fits all solution. Residential projects continuing for an extended period of time can place a burden on the surrounding residents. Further complicating the issue, building permits are ministerial in nature, which compel staff to re-issue permits that may expire if all the technical requirements are met.