



LAREDO
INNER CITY
**HOUSING
SUMMIT**



**NAVIGATING THE INNER CITY DEVELOPMENT
PROCESS**

PRESENTED BY:

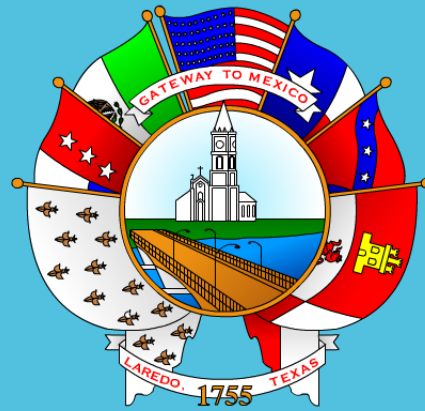
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ARCHITECTURE. URBANISM. CITY MAKING



NAVIGATING THE DEVELOPMENT PROCESS IN THE INNER CITY

I. PROJECT TYPES

II. ADDRESSING REQUIRED CODES

III. BUILDING PERMIT PROCESS

IV. NAVIGATING CITY REQUIREMENTS

V. QUESTIONS AND DISCUSSION

PROJECT TYPES

Project Types:

New Single Family

New Multi-Family

New "Tiny" Homes

New Commercial Buildings

Renovating Existing Buildings

BERNAL SUNRISE COURT (TINY HOMES)



ORIGINAL SITE

BERNAL SUNRISE COURT (TINY HOMES)



RENDERING OF PROJECT

BERNAL SUNRISE COURT (TINY HOMES)



CURRENT PROGRESS

RUSSELL TERRACE (RECONSTRUCTION)



ORIGINAL SITE

RUSSELL TERRACE (RECONSTRUCTION)



RENDERING OF PROJECT

RUSSELL TERRACE (RECONSTRUCTION)



CURRENT PROGRESS

102 ½ SAN JORGE (HOUSING REHAB)



ORIGINAL SITE

102 ½ SAN JORGE (HOUSING REHAB)



RENDERING OF PROJECT

102 ½ SAN JORGE (HOUSING REHAB)

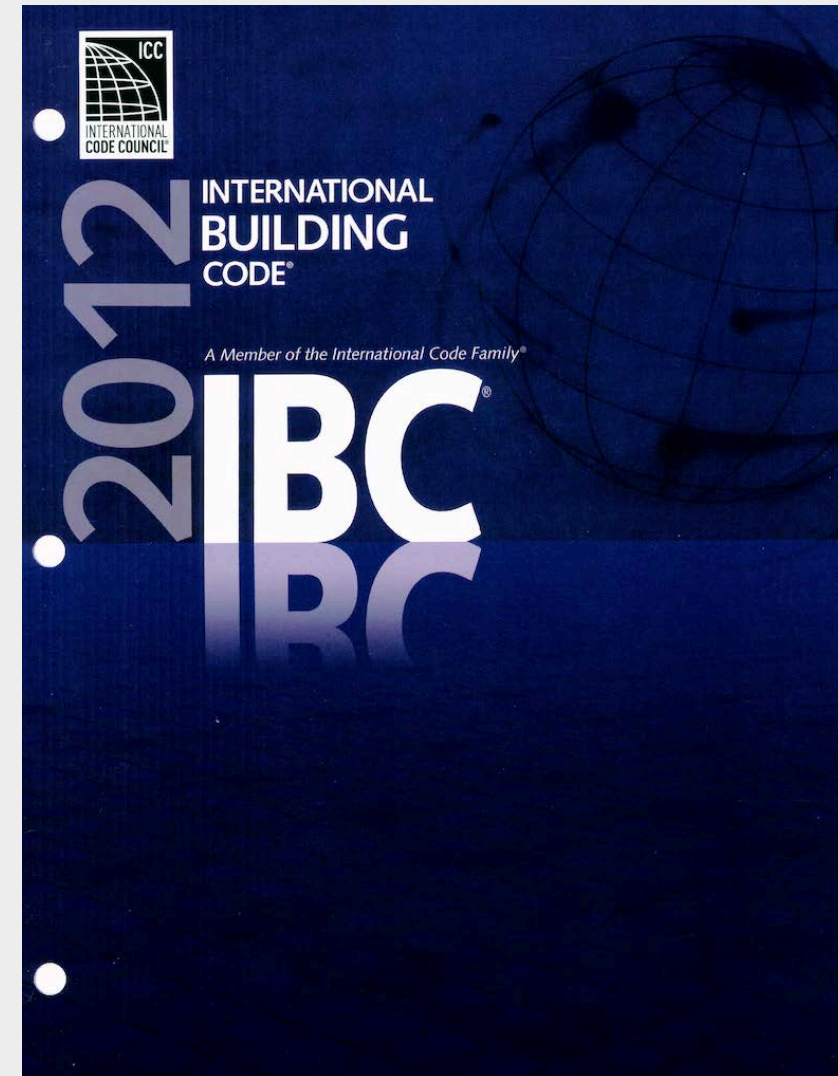


COMPLETED PROJECT

ADDRESSING REQUIRED CODES

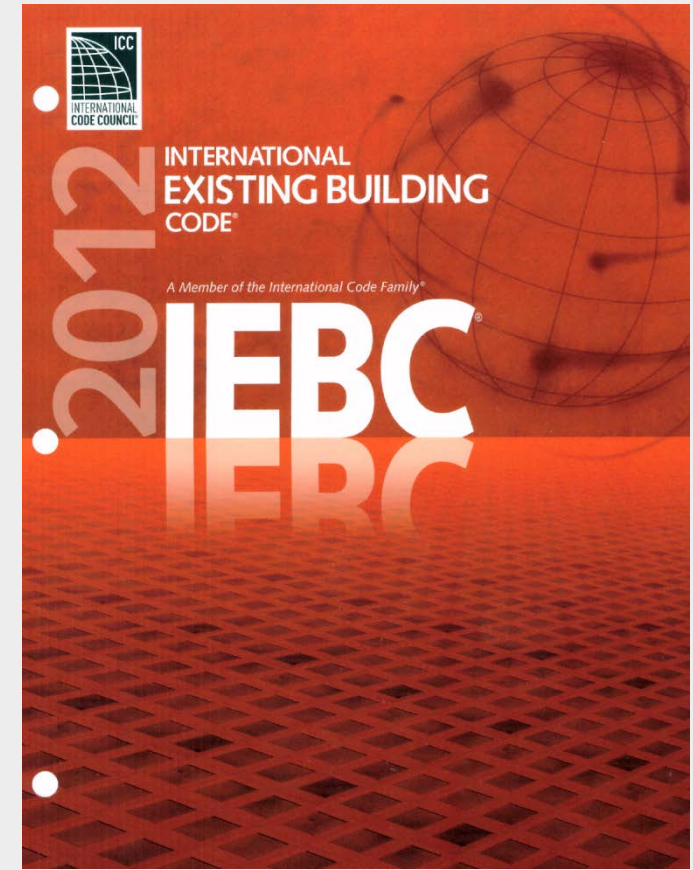
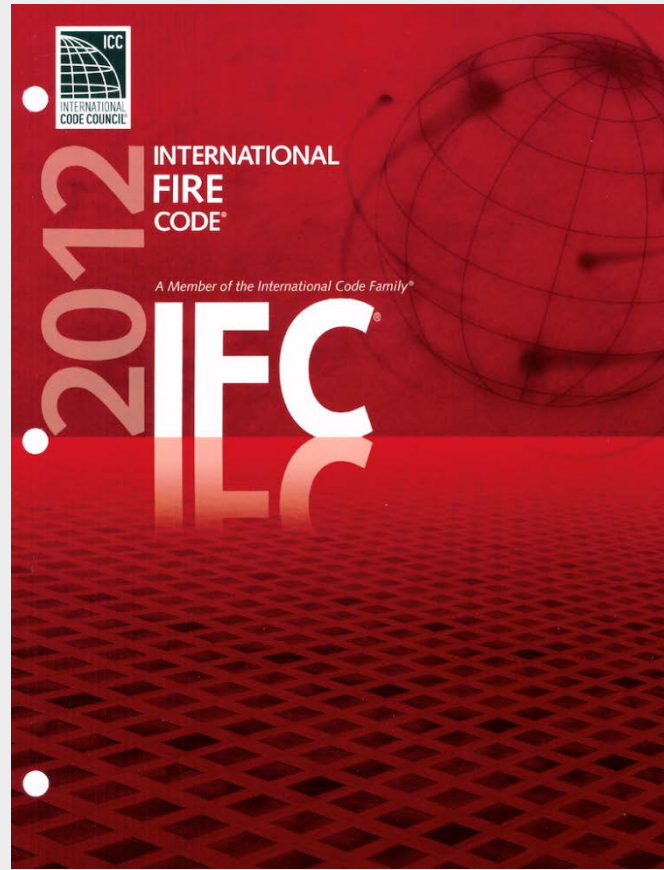
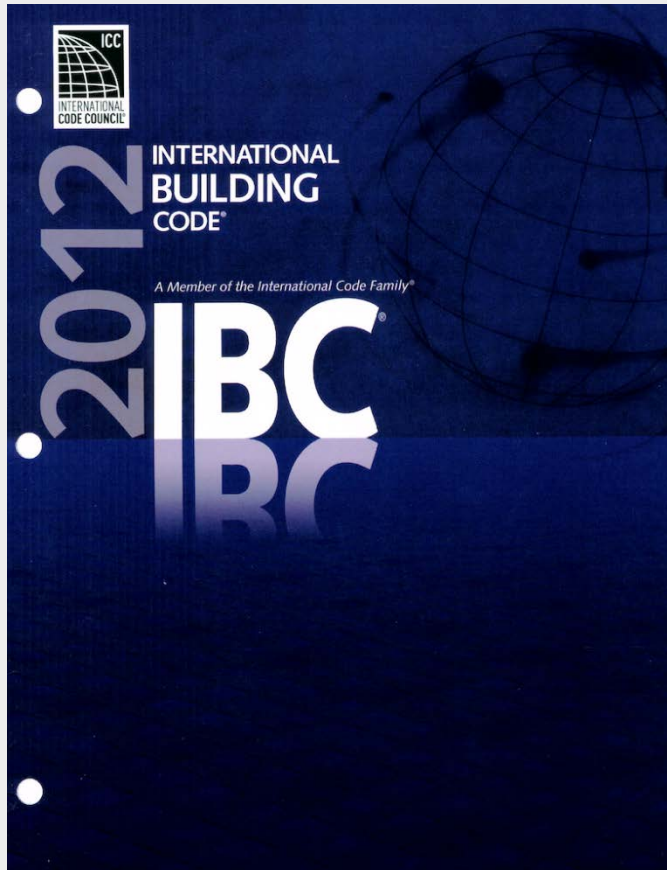
Required Codes:

- 2012 International Building Code
 - 2012 International Residential Code
 - 2012 International Existing Building Code
 - 2012 International Fire Code
 - 2015 International Energy Conservation Code
 - 2012 International Plumbing Code
 - 2012 International Mechanical Code
 - 2011 National Electrical Code
-
- Land Development Code
 - City of Laredo Code Amendments



ADDRESSING CODES FOR INNER CITY DEVELOPMENT

- New Construction will fall under the current ICC Codes.
- Remodels and Renovations will fall under the Existing Building Code.



ADDRESSING CODES FOR INNER CITY DEVELOPMENT

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International Existing Building Code

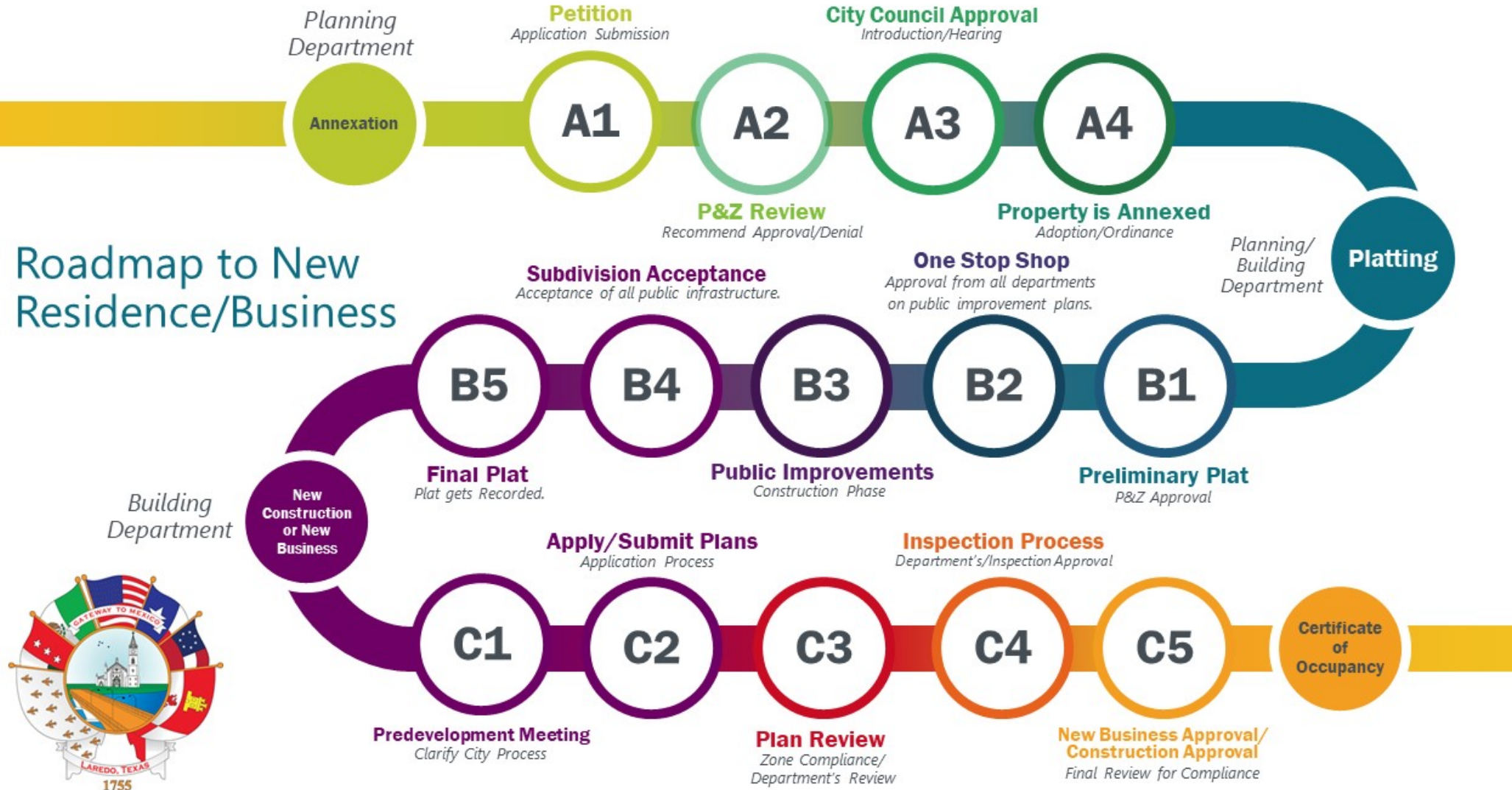
- Compliance Methods
- Levels of Alteration
- Change of Occupancy
- Historical Bldgs.

BUILDING PERMIT PROCESS

NAVIGATING CITY REQUIREMENTS (DEVELOPMENT PROCESS)

09/29/2018

Roadmap to New Residence/Business



NAVIGATING CITY REQUIREMENTS (DEVELOPMENT PROCESS)



”PROTECT YOUR INVESTMENT”

A permit is required for adding on to pre-existing structures, and in some cases for major renovations. Failure to obtain a permit can result in significant fines and penalties, and even demolition of unauthorized construction if it cannot be built to meet code.

NAVIGATING CITY REQUIREMENTS (DEVELOPMENT PROCESS)

PRE-SUBMITTAL DOCUMENTS

- **Plat** – Obtain a copy of the plat from Planning Department
- **Addressing** – Is the address valid
- **Zoning** – Is property zoned properly
- **Drainage** - A flood plain permit is required if any of part of lot is in floodplain
- **Right-Of-Way**
- **Neighborhood Empowerment Zone** – If property qualifies, are you applying for the abatement process?
- **Residential Permit Application** – may be downloaded from the website or from the Building Development Services offices.
- **Construction Plans:**
 - A site plan – should match the recorded platted lot, with legal description, address, buildings on site, property lines, easements, sidewalks, approaches, curbs, fences, gates, parking, concrete work, and required setback lines.
 - Foundation plan – to be conforming to the 2012 IRC and design must be by a Texas Licensed Architect or Engineer and a geotechnical report with a foundation design. If post tension foundation, it must have a Texas registered professional engineering seal.
 - Floor plans, including Foundation, Structural, & MEPs
 - Three set of plans; at least one with a wet seal and one in PDF

NAVIGATING CITY REQUIREMENTS (DEVELOPMENT PROCESS)

BENEFITS OF ACQUIRING A BUILDING PERMIT

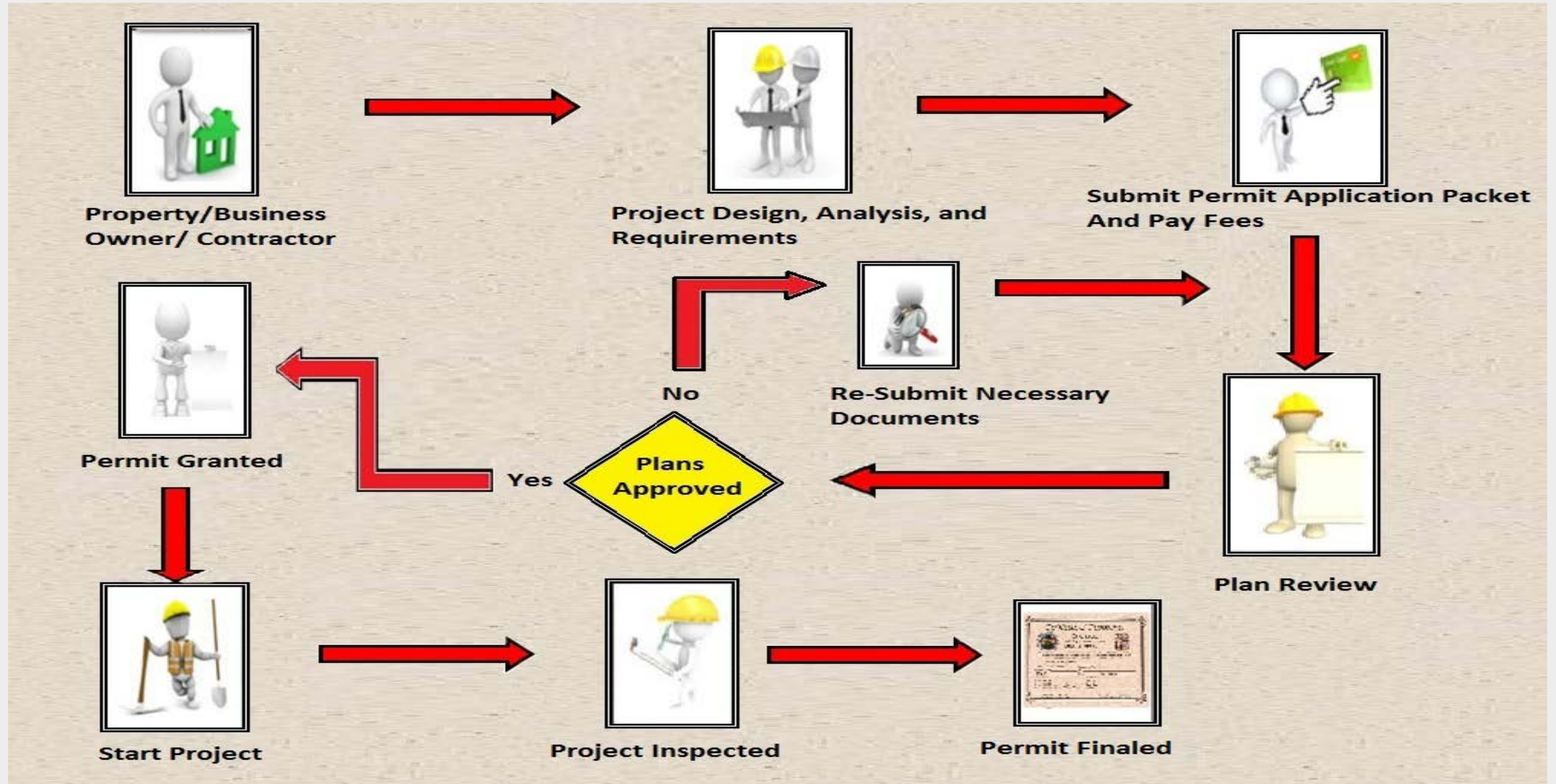
PROS

- ✓ *Helps Protect Property Value. Your Home or Business is an Investment*
- ✓ *Saves Money. Property Insurers May Not Cover Work or Damages Caused by Work Done Without Permits and Inspections*
- ✓ *Makes Selling Property Easier*
- ✓ *Improves Safety*
- ✓ *Registered Contractors that are Bonded and Insured*
- ✓ *It is the Law*

CONS for not obtaining a permit

- ✓ *Building without a permit could lead to fines*
- ✓ *Property Insurers May Not Cover Work or Damages Caused by Work Done Without Permits and Inspections*
- ✓ *Buyers May Not Buy Property if Improvements were not Built Up to Code*
- ✓ *Compromised Safety*
- ✓ *No Way of Knowing the Contractor's Background*
- ✓ *Pay Now or Pay Later*

NAVIGATING CITY REQUIREMENTS (DEVELOPMENT PROCESS)



NAVIGATING CITY REQUIREMENTS (DEVELOPMENT PROCESS)

Inspection Process

1



2



3



Site Prep Foundation and Drainage



6

The Floors, Walls, and Roof systems are Roughed in



5

Plumbing, Electrical, Mechanical Complete Rough in



4

Plumbing Final



7

Final Electrical



8

9

Insulation and interior Panels are installed



Mechanical Final

Building Final

Final Walk Through

NAVIGATING CITY REQUIREMENTS (DEVELOPMENT PROCESS)

WHO CAN OBTAIN A PERMIT?

- **A property owner is one who owns a Single Family residence may obtain a building permit to construct or repair his residence**
- **A contractor is someone who is properly licensed may also obtain a building permit, within the limits established for their licenses**
- **All General contractors and its subs must be insured, bonded and registered**

**IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO
PROVIDE PLANS AND OBTAIN A PERMIT**

NAVIGATING CITY REQUIREMENTS (DEVELOPMENT PROCESS)

PERMIT FEES:

The fees for permits required as per section 24.16.1 of the Land Development Code

<u>Total Valuation</u>	<u>Fee</u>
\$1,000 and less charged	No Fee , unless inspection is required, in which case a \$15 will be charged
\$1,001 to \$50K	\$15 for the first \$1,000 plus \$5 for each additional thousand
\$50,001 to \$100K	\$260 for the first \$50K plus \$4 for each additional thousand
\$100,001 to \$500K	\$460 for the first \$100K plus \$3 for each additional thousand
\$500,001 to \$1M	\$1,660 for the first \$500K plus \$5 for each additional thousand
\$1,000,001 and above	\$2,000 for the first \$1M plus \$0.50 for each additional thousand

NAVIGATING CITY REQUIREMENTS

AREAS FOR POTENTIAL SETBACKS

SECTION 24-77
DIMENSIONAL STANDARDS
Section 24.77.1

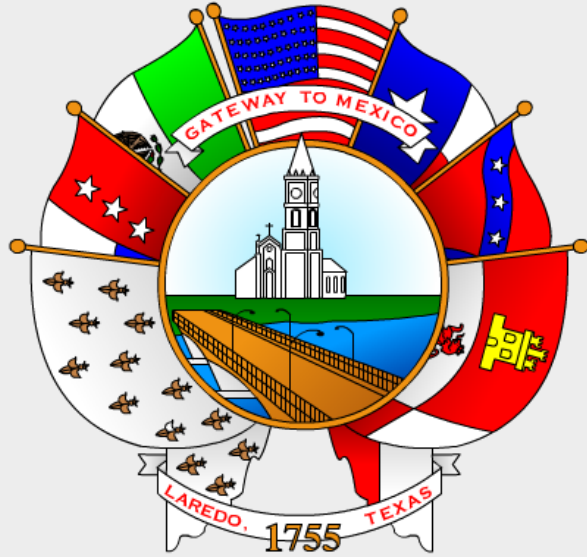
Residential Districts												Non-Residential Districts																					
AG	R-1	R-1A*	R-1MH (Manuf. Home)	R-1MH (Non-Man. Home)	R-2	R-3	RSM	RS	R-O	R-1B	Res. Lot of Record****	Reference Also	AE	B-1	B-1R	CBD	B-3	B-4	M-1	M-2	MXD												
2½	2½	2	2	2	4	4	2½	2½	4	2	NA	Maximum Height (stories)	NA	3	1	NA	13	NA	NA	NA	NA	NA											
35	35	35	35	35	50	50	35	35	50	35	NA	Maximum Height (Feet)	NA	45	15	NA	160	NA	NA	NA	NA	NA											
35	20	20	10	20	20	20	30	30	20	20	10	Front Yard Setback	24.77.2	a*	25	30	a*	25	25	25	25	25											
10	10	10	10	10	10	10	30	25	10	10	10	Side Yard Setback (corner)	24.77.10	a*	10	30	a*	10	20	10	10	10											
5	5	5	5	5	5	5	10	10	5	5	5	Side Yard Setback (interior)	24.77.2	b*	b*	10	b*	b*	b*	b*	b*	b*											
35	20	20	10	20	20	20	30	20	20	20	b*	Rear Yard Setback	24.77.2	b*	NA	20	b*	b*	d*	b*	b*	b*											
Minimum Lot Area																																	
15,000	6,000	4,500	4,500	4,500	4,600	5,520	NA	15,000	4,500	3,000	2,500	Single Family Residential	4,000	4,600	15,000	4,000	4,000																
					6,000	6,000					6000	Duplex	6,000	6,000		6,000	6,000																
					c*	c*	c*				c*	Multi-Family residential	c*	c*		c*	c*																
e*	e*	e*	e*	e*	e*	e*	e*	e*	e*	e*	e*	Commercial	e*	e*	e*	e*	e*	10,000e*	9,000e*	30,000e*	NA	NA											
100	46	42	42	42	46	46	100	75	46	35	30	Minimum Lot Width**	46	46	100	46	46	100	65	100													
			100	100		120	100			85.72		Minimum Lot Depth																					

KEY

a*	The minimum setback is zero provided that a sidewalk of not less than eight feet (8'-0") is required for any new construction. Setbacks shall be ten feet (10'0") or the number of feet established in Table 503 in the adopted International Building Code, whichever is greater.
b*	The minimum lot area shall be 1,200 square feet per dwelling unit, plus 400 square feet for the second and each additional bedroom.
c*	Setbacks shall be twenty feet (20'0") or the number of feet established in Table 503 in the adopted International Building Code, whichever is greater.
d*	There are no lot area and lot frontage requirements for tracks intended for uses such as, but not limited to, communication towers and off-premise signs when platted in conformance to provisions provided in Section 212.0105 (b)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services. (Residential lots do not qualify)
e*	Staggered front and rear setbacks outlined in Section 24.65.8 of this Code.
*	Lot Width measured at the building setback line.
**	
****	Less than 5,000 square feet.

- Lots of Record
- Building Setbacks
- Minimum Lot Width and Depth
- Minimum Lot Areas
- Project Densities
- Zoning
- Parking Requirements
- Utilities

SOLUTIONS TO STREAMLINE THE PROCESS



- The most important first step, which may seem simple, is set up a **pre-development meeting** with the City of Laredo Building Development Services Department. Building Permits, Planning, Engineering, Fire, and Utilities should be involved during this initial step.

SOLUTIONS TO STREAMLINE THE PROCESS



Building Permits

- Three Full set of plans (Architectural, Civil & MEP)
- At least one PDF and one Wet Seal
- Include Project Valuation
- Pay Fees to begin Review Process
- Must show ICC 2012 code compliance

SOLUTIONS TO STREAMLINE THE PROCESS



- For issues related to building setbacks, minimum lot width, lot depth, and areas, developers can approach the Board of Adjustments for a variance.
- For issues related to project densities and parking requirements, developers can apply for a Special Use Permit.

SOLUTIONS TO STREAMLINE THE PROCESS



- For issues related to utilities, contact the Utilities representative at the City of Laredo Building Department. They can help you locate existing lines and taps.
- It is important to note that sites located in the Inner City will have old lines and may need to be relocated or replaced.

SOLUTIONS TO STREAMLINE THE PROCESS



- For issues related to fire, know the codes. The City of Laredo has amendments to the codes which may affect your development costs. Fire protection systems are big ticket items which can be the difference when planning a project.

QUESTIONS AND DISCUSSION

Thank you