

MEMORANDUM

To: City of Seguin Mayor and Council Members
Steve Parker, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Deputy City Manager

Subject: **Amendments to the Code of Ordinances, Chapter 18, to provide exemptions for certain permitting requirements for small residential storage sheds and non-structural residential roof replacements.**

Date: March 8, 2022

With the continued growth in Seguin the number of permit applications for new single-family and duplex dwellings received on a monthly basis has tripled in the last year from 50 to 150 each month. With the rapid increase in the number of permits that need to be reviewed and processed, City staff continues to look for effective ways to manage workloads and create more streamlined processes for permitting.

In evaluating the number and types of permits issued in Seguin, staff has found that many of the permits still issued in Seguin are no longer required in other Texas cities. Currently, the City of Seguin requires permits and inspections for small residential storage sheds. The City of Seguin did not adopt the section of the International Residential Code (IRC) that provides an exception to the permitting requirement for residential storage sheds that do not exceed 200 square feet. Also, the City of Seguin requires permits and inspections for residential roof replacements that are not structural. Many Texas cities do not require a permit for replacing roof coverings on homes if the replacement does not affect the roof decking or framing.

City staff is recommending amendments to the ordinances to remove the requirement to obtain a permit for small residential storage sheds and non-structural residential roof replacements. Attached please find a copy of the Ordinance amendments proposed. Staff recommends approval of these amendments.