

Non-Residential Building Code Ordinance

APRIL 7, 2021

1

Briefing Objectives

- ▶ Community Engagement Update
 - Stakeholder meetings
 - Public Survey & Engagement Sessions

- ▶ Review Recommendations for revising the Non-Residential Building Code Ordinance

- ▶ Next Steps

2

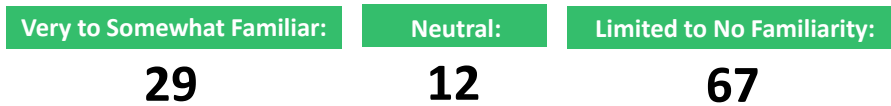
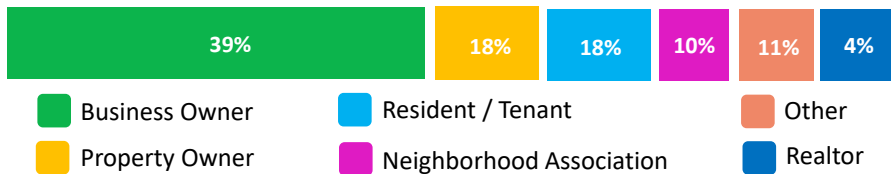
Community Engagement

- ▶ Stakeholder meetings
- ▶ Outreach
 - Four in-person sessions (virtual)
 - Website survey
- ▶ Target Audience
 - Business owners
 - Real Estate & Building Industry Coalition (REBIC)
 - Charlotte Area Hotel Association
 - Charlotte Regional Realtor Association
 - Residents

3

Community Engagement - Survey Snapshot

Total Survey Responses: 113



4

Community Engagement - Themes

- ▶ Accountability
- ▶ Appearance
- ▶ Grant opportunities

Ordinance Revisions – Civil Penalties

| Ordinance Section | Current | Recommendation | Rationale |
|-----------------------------|---|--|---|
| 5-44 – Violations; penalty. | \$500 first day / \$50 each additional day (begins the day after non-compliance). | \$100 per day (begins the day after non-compliance). | Improves compliance and is more consistent with other ordinances. |

Ordinance Revisions – Standards of Fitness

| Ordinance Section | Current | Recommendations | Rationale |
|---------------------------------------|---|---|---|
| 5-46 – General Maintenance Standards | Establishes (only) electrical, plumbing, devices or systems in use, intended for use, or required by law are subject to the code. | Add smoke, fire, and carbon monoxide detectors or alarms, to the general requirement. | Clarifies / spells out where primary life safety systems are required. |
| 5-47 – External Maintenance Standards | New provision (b)(8). | Require electrical breaker boxes, dead front covers, junction boxes, busways, or other electrical enclosures be in good condition and safe. | Clarifies / spells out electrical safety requirements. |
| | New provision (c)(8). | Require all doors to be in operable condition. | Windows are currently addressed in the code. This update adds a requirement that doors must also be operable. |
| | Requires structural integrity, and maintenance in general (d)(1). | Add specific structural requirements for rafters and joists. | Clarifies / spells out requirements for commonly identified violations. |

Ordinance Revisions – Standards of Fitness

| Ordinance Section | Current | Recommendations | Rationale |
|---------------------------------------|---|--|--|
| 5-48 – Interior Maintenance Standards | Establishes general requirements for interior maintenance. | Add requirement for wall and ceiling coverings. | Adds specificity to address requirements for commonly identified violations. |
| | Requires all mechanical appliances and systems be properly installed and be in safe, working condition. | Add requirement for ventilation and cooling systems. | In addition to heating systems, this adds a requirement that ventilation and cooling systems are properly installed and operate as intended. |

Next Steps

- ▶ April 7th Committee Meeting: Request for committee action
- ▶ April 26th Council Meeting: Hold required public hearing
- ▶ May 10th: Council adoption
- ▶ July 1st: Ordinance implementation