



# Land Development Code Amendments for Foundation-Only Permits – Ordinance 2515

City Council Presentation – July 17, 2023



# Background

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- Before any construction for a building may occur, a full Building Permit review and approval is required.
  - This includes the foundation, bearing walls, columns, plumbing, utility plan for the site and building, electrical, life safety aspects, etc.
- For larger developments this can be onerous due to the overall proposed scope.



# Proposal

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- A Foundation-Only Permit allows for the flexibility to begin construction of the foundation of a proposed building.
- A full set of construction documents are required with the permit submittal for a high-level review and understanding of the final building.
- Consideration of a submitted Foundation-Only Permit may proceed where a complete and pending application for a Plat, Development Plan, or PUD Development Permit is in review.

# Proposed Approval Criteria

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- i. The foundation is not for a single family detached or single family attached structure or building; and
- ii. A grading permit or early grading permit has been obtained from Public Works; and
- iii. The building or structure, or group of the same, is commercial or multi-family residential and will equal or exceed 250,000 square feet of total building square footage; or
- iv. The building or structure, or group of the same, is within an Urban Renewal Area; or
- v. The building or structure will be multi-family residential with affordable housing available for persons at 80 percent Area Median Income (AMI) or below.



# Safeguards

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- A surety is required for Foundation-Only Permit or extension requests for removal and remediation of the property if further required approval are not granted
- A Foundation-Only Permit may not be issued if the proposed building or structure is not a use-by-right pursuant to existing zoning
- The applicant, developer, and property owner are required to execute an assumption of risk and a release of all rights and claims of any type whatsoever.
- City Staff will include a high-level review of the overall proposed construction during the Foundation-Only Permit.
- A Building Permit is still required to receive a Certificate of Occupancy

# Extension Requests

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- An applicant may then request an Extension Request to continue vertical construction above the foundation.
  - This includes floor(s) and roof construction, bearing walls and columns.



# Extension Requests Conditions

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- i. A building permit application, including a complete set of construction documents, has been submitted for the entire building;
- ii. After the first-round review of the construction documents by the building official, no deficiencies or code violations have been identified in the proposed elements to be constructed and included in the Foundation-Only Permit Extension Request;
- iii. All special inspection reports, if applicable, have been approved with no outstanding code violations; and
- iv. A written Foundation-Only Permit Extension Request is made directly to the building official.



# Recommendation

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- Staff recommends City Council approve proposed Ordinance 2515







**Staff is available to answer  
any questions at this time.**

