



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: May 10, 2016

Reference: Consider approval of an amendment to an Ordinance of the City of Coppell, Texas amending the International Residential Building Code, Chapter 15, Article 15-8 “Residential Code”, Section 15-8-2 by adding a new subsection 50, Appendix K, Sound Transmission and Attenuation Standards, providing a noise attenuation zone; providing an effective date; and authorizing the mayor to sign any necessary documents.

2030: Special Place to Live

Introduction:

This item is the result of a Council Goal that directed staff to review noise attenuation guidelines. Staff researched airport related noise complaints, the noise policies/regulations of other cities that are affected by airport noise and the recent zoning/subdivision cases affected by airport noise and the conditions placed on each of them.

In order to attenuate noise to a higher standard than standard construction techniques (20 dB), a 25 dB noise level reduction is recommended for residential development within the noise attenuation zone. Prescriptive standards are proposed to be included as an appendix to the International Residential Building Code. These include minimum STC ratings for exterior walls, roofs & ceilings, windows and exterior doors and minimum requirements for ventilation and penetration points for all new residential construction.

Analysis:

In February 2016, Staff gave a presentation at the Council Work Session. The direction staff received at that meeting was to proceed with drafting prescriptive noise attenuation standards and to bring these to the Planning and Zoning Commission for a recommendation.

On April 21, 2016, Staff briefed the Planning and Zoning Commission on the proposed ordinance amendments and the Planning Commission unanimously recommended approval of the amendments.

On May 10, 2016, Council is scheduled to hold a public hearing regarding this Building Code Amendment prior to formal action on this ordinance.

Legal Review:

The City Attorney reviewed this Ordinance

Fiscal Impact:
None

Recommendation:
The Planning Department recommends approval.

Attachments:
Ordinance