



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Community Development Director

Date: April 11, 2017

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 57, 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

Executive Summary:

This item is the result of a Council Goal that directed staff to review noise attenuation guidelines eventually leading to the preparation of the proposed noise attenuation appendix to the proposed International Residential Building Code.

Introduction:

Staff researched airport related noise complaints, the noise policies/regulations of other cities that are affected by airport noise and the past 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 & OITC ratings for exterior walls, roofs & ceilings, windows and exterior doors and minimum requirements for ventilation and penetration points for all new residential construction.

Analysis:

On March 28, 2017, Staff briefed City Council during the Work Session on the proposed Noise Attenuation Ordinance.

On May 10, 2016, Staff briefed City Council during Work Session and was asked to have an acoustical consultant review the case. Subsequently, the acoustical consultant Harris, Miller, Miller & Hanson Inc. (HMMH) was hired. They found the proposed ordinance to be appropriate with minor changes that were incorporated in the attached ordinance. Their memo is attached.

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.

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.

Legal Review:

The City Attorney reviewed this Ordinance

Fiscal Impact:

None

Recommendation:

The Community Development Department recommends approval.

Attachments:

Noise Attenuation Ordinance

HMMH Memo