



MEMORANDUM

To: The Corpus Christi Development Community

From: Nina Nixon-Mendez, FAICP, Director of Development Services

Date: July 19th, 2019

Subject: Model Volume Construction Pilot Program

In an effort to introduce efficiencies to the City's operation and reduce costs to the builder, the Department of Development Services is implementing a model volume construction pilot program. On May 29th, 2019, we presented the Model Volume Construction Program (MVCP) program to members of the Coastal Bend Home Builders Association. A pilot program will be implemented on August 1st, 2019. The program will be reviewed in one year to determine its effectiveness to meet the stated goals.

Typical residential subdivision builders offer buyers a selection of model homes and options to choose from and the buyer may choose the lot where the home will be built within the subdivision. Current department procedure requires residential plan review staff to perform a technical code review for each new set of residential construction plans. In many cases, the model home has been previously reviewed and approved for code compliance many times as it is being replicated within the subdivision.

The program consists of a onetime technical code review for each unique model home and all available options that can be replicated throughout the subdivision without additional technical code review. Upon approval, the builder will be provided with an approved set of construction plans and documents with a unique approval number. The builder will only be required to submit a permit application with the preapproved model number and a site plan for our review and approval for all future building permits. No fee is being proposed for the initial technical code review and approval of each model home. Normal plan review and permit fees will apply to each future permit application using the pre-approved model home.

The program goals benefit the residential home building community and City staff. The anticipated reduction in the volume of technical code review will enable City staff greater opportunity to focus on the technical code review of unique residential construction and remodel plans. Residential plan reviews for pre-approved model types will be significantly faster and the volume of documents to be prepared and submitted by the builder will be significantly less, saving the builder time and money.