

INFORMAL STAFF REPORT

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Date: January 22, 2019

Subject: UDC Site Plan Interpretation

ISSUE: Section 3.17.1.B - Site Plan Review of the Unified Development Code (UDC) states "All site plans shall be signed and sealed by the appropriate state-registered or state licensed design professional, except as otherwise provided in this Unified Development Code. This Unified Development Code supplements, and shall not be interpreted or applied contrary to, federal or state laws or regulations".

BACKGROUND: Current policy requires all site plans be prepared, signed and sealed by a state licensed Engineer. Section 1001.056. "Construction or Repair of and Plans for Certain Buildings" of the Texas Engineering Practice Act (TEPA) outlines thresholds when a state licensed Engineer must be engaged to prepare engineering plans and specifications. An Engineer must prepare engineering plans and specifications for a commercial building if the building exceeds:

- five thousand square feet in area
- one story in height

An Engineer must prepare engineering plans and specifications for an apartment and condominium building if the building is:

- greater than two stories
- a two story building containing greater than four units
- a one story building containing greater than eight units

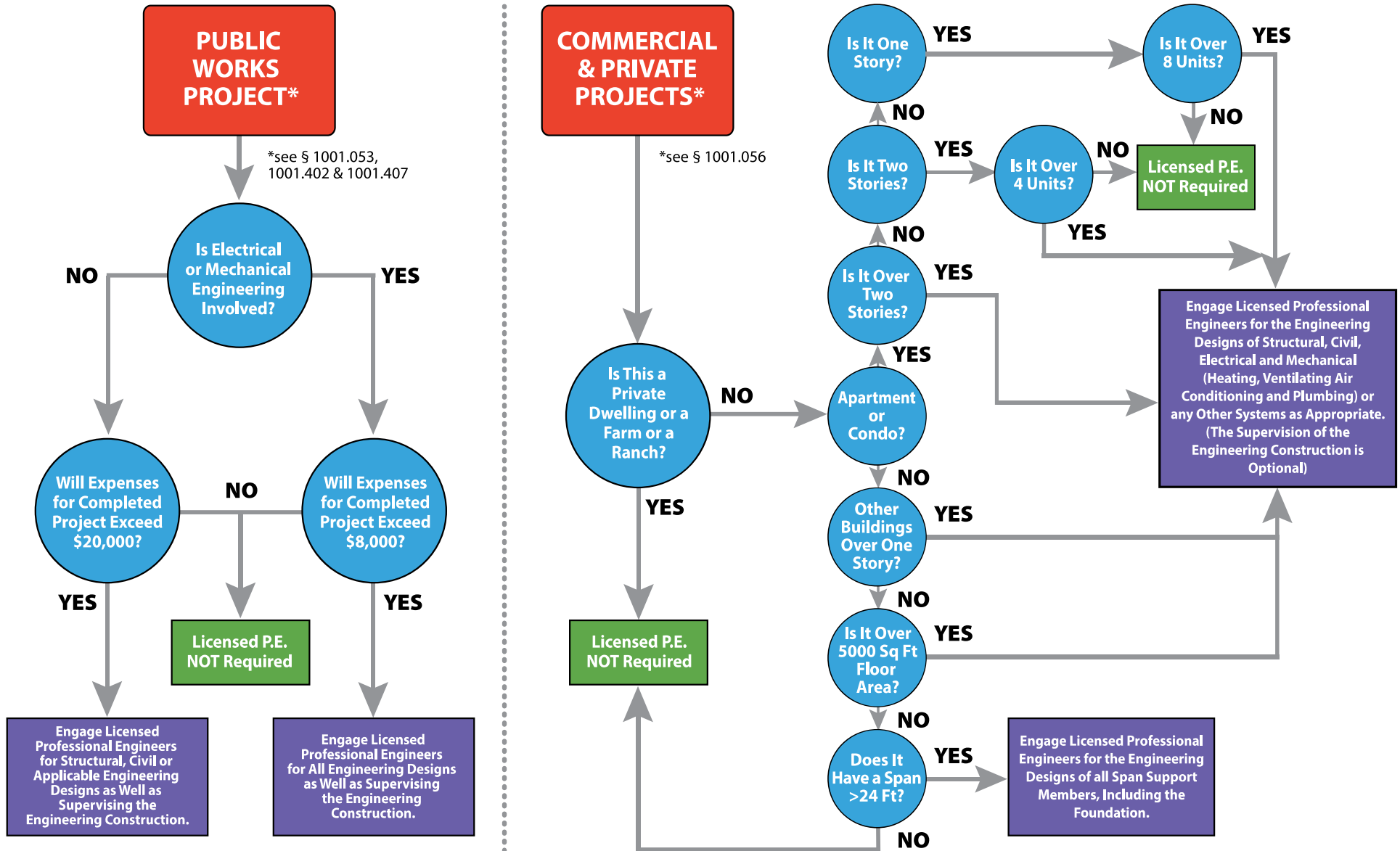
A flowchart prepared by the Texas Board of Professional Engineers is provided (Attachment 1) for guidance purposes. In accordance with TEPA rules, private commercial development plans not meeting these thresholds are not required to be prepared, signed and sealed by a state licensed Engineer.

INTERPRETATION / FINDINGS: UDC section 3.17.1.B does not require all site plans be prepared, signed and sealed by a state licensed Engineer. Site plans shall be prepared, signed and sealed by a state licensed Engineer when a private commercial development project exceeds the engagement thresholds established by the TEPA. The City reserves the right to require any site plan be prepared, signed and sealed by a state licensed Engineer, if unusual or complex site conditions exist. This interpretation does not apply to public projects or publicly owned and maintained infrastructure which must be designed, signed and sealed by a state licensed Engineer.

When is a Professional Engineer required on a project?



Texas Board of Professional Engineers
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This flowchart is intended for guidance purposes only and the Texas Engineering Practice Act and Rules govern final interpretation. Local codes and ordinances may be more restrictive as long as not in conflict with the Texas Engineering Practice Act and Rules.

ATTACHMENT 1

Visit <http://engineers.texas.gov/downloads.htm> for a copy of the Texas Engineering Practice Act and Board Rules and download this diagram.