



CITY OF LAREDO
PLANNING & ZONING DEPARTMENT
BUILDING DEVELOPMENT SERVICES DIVISION

1413 Houston Street, Laredo, Texas, 78040 • Phone: 956.794.1625 • website: www.cityoflaredo.com/bulding



Memo

To: Building Development Services Staff
From: Roland Lozano, Interim Building Official
Date: December 9, 2024

A handwritten signature in blue ink, appearing to be 'RL' or similar initials.

Re: Three or More Dwellings Per Lot Policy

The following policy will re-establish a site plan review for three or more dwellings per lot effective immediately to ensure uniformity in our plan reviews. The site plan review is a code compliance issue, more specifically, the **International Fire Code (IFC) Section 102.5:**

102.5 Application of residential code. Where structures are designed and constructed in accordance with the International Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.6 shall apply.

2. Administrative, operational and maintenance provisions of this code shall apply.

The following site plan review approval shall be a prerequisite and shall receive a separate permit for a single-family/duplex/ townhome/multi-family. The approved site plan shall be constructed, and a Letter of Completion will be issued to the project prior to the issuance of a building permit for a single-family/duplex/ townhome/multi-family. This policy ensures compliance with the IFC and Land Development Code (LDC).

The site plan review shall include parking and landscaping. Plan review for the single-family/duplex/townhome/multi-family may be processed for code compliance and be approved. Once the Letter of Completion for the site work has been provided, the building permits for the residential or commercial structure may be issued.