

**CITY OF EL PASO, TEXAS  
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** POLICE

**AGENDA DATE:** 10/31/06

**CONTACT PERSON/PHONE:** ASSISTANT CHIEF PAUL CROSS / 564-7310

**DISTRICT(S) AFFECTED:** City-wide

**SUBJECT:**

Approve amendments to Title 18.08.090, Section 502.1 (Premise identification).

**BACKGROUND / DISCUSSION:**

An Ordinance amending Title 18 (Building and Construction), Chapter 18.08.090 Section 501.2 (Premises Identification) of the El Paso Municipal Code to amend the provisions relating to definitions, street address identification required, building numbering character height, building numbering characters, color, visibility and readability, building numbering location, multiple individual occupancies, shopping mall or strip et al, multiple buildings at a municipal street address, buildings with multiple street addresses, appeal, existing buildings of the El Paso City Code, the penalty being as provided in Section 1.08.010 to 1.08.030 of the El Paso City Code.

**PRIOR COUNCIL ACTION:**

A full presentation relating to these concerns, including a detailed overview of the specific revisions that are being recommended, was provided to the members of City Council on 10/17/06. Council directed that the requested ordinance revisions be introduced for formal consideration as soon as possible.

**AMOUNT AND SOURCE OF FUNDING:**

Not applicable

**BOARD / COMMISSION ACTION:**

Not applicable

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) \_\_\_\_\_

**FINANCE:** (if required) \_\_\_\_\_

**DEPARTMENT HEAD:** \_\_\_\_\_

(Example: if RCA is initiated by Purchasing, client department should sign also)  
*Information copy to appropriate Deputy City Manager*

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING TITLE 18 (BUILDING AND CONSTRUCTION), CHAPTER 18.08.090 SECTION 501.2 (PREMISES IDENTIFICATION) OF THE EL PASO MUNICIPAL CODE TO AMEND THE PROVISIONS RELATING TO DEFINITIONS, STREET ADDRESS IDENTIFICATION REQUIRED, BUILDING NUMBERING CHARACTER HEIGHT, BUILDING NUMBERING CHARACTERS, COLOR, VISIBILITY AND READABILITY, BUILDING NUMBERING LOCATION, MULTIPLE INDIVIDUAL OCCUPANCIES, SHOPPING MALL OR STRIP ET AL, MULTIPLE BUILDINGS AT A MUNICIPAL STREET ADDRESS, BUILDINGS WITH MULTIPLE STREET ADDRESSES, APPEAL, EXISTING BUILDINGS, ENFORCEMENT OF THE EL PASO CITY CODE, THE PENALTY BEING AS PROVIDED IN SECTION 1.08.010 TO 1.08.030 OF THE EL PASO CITY CODE.**

**WHEREAS**, the El Paso Police and Fire Departments have experienced problems responding to business or commercial addresses because of the difficulty locating a street address number sign; and

**WHEREAS**, the El Paso Police and Fire Departments have further identified that the time it takes to respond to a call has been extended because of the difficulty in locating the business or apartment complex address; and

**WHEREAS**, the amendments to Title 18 Chapter 18.08.090 Section 501.2 are supported by the City's Development Services Department, Building Permits and Inspections Division; and

**WHEREAS**, El Paso City Council finds that the stated matters are serious concerns and these amendments are in the best interest of the City of El Paso and its citizens and is designed to promote the public safety and welfare of it's citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That Title 18 (Building and Construction), Chapter 18.08.090 Section 501.2 (Premises Identification) be amended to read as follows:

Section 501.2, Premises Identification, shall be and hereby is amended to read as follows:

**501.2 Premises Identification.**

**501.2.1 Definitions.**

For the purposes of administering the numbering of buildings, the following definitions shall apply:

"Building numbering," means those numbers and/or letters as may be needed to identify building(s) at a municipal street address.

“Municipal street address” means the building numbering used in conjunction with the street name and assigned by the City Department of Planning, Research and Development for the purpose of identifying individual properties.

“Prominently displayed” means that which is conspicuously located, readily noticeable, and easily readable from the street during normal daytime atmospheric conditions by the driver of an emergency response vehicle.

“Shopping Mall or Strip Mall” means a building or buildings located on the same lot, containing one (1) or more units, which are utilized by the occupants for business purposes.

**501.2.2 Municipal Street Address Identification Required.**

Building numbering shall be prominently displayed on all buildings for which a municipal street address has been assigned in accordance with all requirements of this Section.

**501.2.3 Building Numbering Character Height.**

Building numbering shall be displayed in characters having a minimum height conforming to the following table:

<b>Distance Building Numbering is Setback from the Street Curb</b>	<b>Minimum Height</b>
Less than 100ft.	8”
Equal to or greater than 100 ft. but less than 150 ft.	10”
Equal to or greater than 150 ft. but less than 200 ft.	12”
Equal, to or greater than 200 ft.	See 501.2.3.1

**501.2.3.1** Where the distance of the building numbering located on the nearest building wall is equal to or greater than 200 ft. from the street curb, building numbering shall be located on a permanent sign that is not more than 50 ft. from the street curb and is in accordance with Chapter 20.66. If no other such permanent sign exists, a permanent sign shall be provided so that the building numbering shall be located not more than 50 ft. from the street curb. Such permanent sign shall be in accordance with Chapter 20.66 of the City Code and numbering shall be sized in accordance with 501.2.3.

**501.2.3.2 Building Numbering Characters.**

The characters used for building numbering shall be oriented so that they read from left to right horizontally, are not wrapped around corners. The characters shall be a simple, block lettering style without serifs and shall not be slanted or italicized. The characters shall be designed and mounted to avoid shadows that diminish the readability.

**501.2.3.3 Color.**

The color contrast between the building numbering characters and the background against which they are viewed shall be sharply contrasted and sufficiently distinct to ensure legibility/readability. The contrasting background color shall extend a minimum of 4” above, below, and on both sides of the building numbering without interference from any other building element, blending of color, or border. These

contrasting colors shall be very dark on very light or the reverse and shall be subject to the approval of the Fire Code Official.

#### **501.2.3.4 Visibility and Readability.**

Building numbering shall be installed and maintained so that it is clearly visible and easily readable from the street and not obscured by any obstructions such as, but not limited to, landscaping, signage, vehicles, off-street parking, other buildings or building elements.

#### **501.2.3.5 Building Numbering Location.**

1. When the primary public entry to the building fronts on the addressed street, building numbering shall be located within the upper one-fourth of the building, not to exceed 20 feet above the ground, on the building wall facing the addressed street.
2. On buildings where the public entry does not front the addressed street, building numbering shall be located near the primary public entry and contain the name of the addressed street. In addition, building numbering shall be located within the upper one-fourth of the building, not to exceed 20 feet above the ground, on the building wall facing the addressed street in compliance with all requirements of this Chapter.
3. On buildings that have a canopy or other building element fronting the addressed street, numbering shall be located on the canopy or other building element. Such numbering shall be located on the surface facing the addressed street and located equal distance from the top and bottom of the façade. If the canopy or other building element is closer than 50 feet to the addressed street, such numbering shall also be located on the sides of the canopy.
4. If another permanent structure or sign exists; the building numbering shall be centered on the face of the permanent structure or sign. Building numbering provided on a permanent sign shall not be included in the calculation of the allowable sign area.
5. On buildings, canopies and other permanent structures or signs where numbering is to be located, and the building, canopy or other permanent structure fronts the street at an angle, such numbering shall be located on the all sides facing the addressed street.
6. On buildings with frontage of 150 feet or more, building numbering shall be located within the upper one-fourth of the building, not to exceed 20 feet above the ground, on the opposing ends of the building wall fronting on the addressed street in accordance with the requirements of this Chapter.
7. In the event that the location of building numbering complying with this subparagraph does not result in compliance with Section 501.2.2, the location shall be as directed by Fire Code Official.

#### **501.2.3.6 Multiple Individual Occupancies.**

When a building contains multiple individual occupancies, which have the same municipal street address, each occupancy shall be identified by additional numbers and/or letters, a minimum of 6 (six) inches high located in close proximity to its primary public entry if the primary entry is from the outside of the building. This requirement shall be in addition to the building numbering of the municipal street address located on the building wall or other structure as required in this Chapter.

**501.2.3.7 Multiple Buildings at a Municipal Street Address.**

When there is more than one (1) building at a municipal street address, the building nearest to the addressed street shall display the numbering and/or lettering of the first and last building separated by a hyphen. Each remaining building shall be further identified by displaying distinguishing numbers and/or letters on at least one (1) wall located near the primary public entry for that building. Such numbering shall be subject to the approval of the Fire Code Official.

**501.2.3.8 Buildings with Multiple Street Addresses.**

When there is more than one (1) municipal street address assigned to buildings located on the same lot, each building shall comply with the building numbering requirements. The building nearest the addressed street shall display the building numbering of the first and last municipal street address separated by a hyphen.

**501.2.3.9 Illumination.**

The use of illumination to display building numbering during the nighttime hours is recommended, but shall not be mandatory.

**501.2.3.10 Additional Building Numbering.**

The owner of a property may provide additional building numbering beyond the building numbering required by this Section. Such additional building numbering, when located on a surface facing a street other than the addressed street, shall also contain the name of the addressed street in addition to the addressed numbering. Additional building numbering shall not be subject to the other requirements of this Section.

**501.2.4 Appeal.**

The owner of a property may appeal the determination of the location or color for building numbering by the Fire Code Official to the Building Board of Appeals in accordance with Chapter 2.30 of the City Code.

**501.2.5 Administration and Enforcement.**

The requirements of this Section shall be administered as part of the building permit and inspection process. The certificate of occupancy may not be issued unless the building numbering has complied with this Section.

**501.2.6 Existing Buildings.**

All existing buildings and buildings for which the permit application was received prior to January 1, 2006, except residential buildings containing not more than four (4) dwelling units, that were in full compliance with the pre-existing ordinance (Ord. 15963 A (part), 2004), shall comply with this Section within one (1) years of the enactment of this ordinance. All other buildings that have not been in compliance with the pre-existing ordinance (Ord. 15963 A (part), 2004), shall comply with this Section immediately upon enactment. The pre-existing ordinance (Ord. 15963 A (part), 2004) shall remain in full force an effect until the expiration of one (1) year from the enactment of this ordinance.

**501.2.7 Enforcement.**

The Fire Code Official and the Building Permits and Inspections Director are authorized to issue a notice to correct and a citation to the owner, manager, operator or person who otherwise controls the use of any property on which the building numbering has not been provided as required by this Section. The Fire Code Official or Building Permits and Inspections Director may issue one notice to correct. The owner, manager, operator or person who otherwise controls the use of any property must comply with the requirements of a notice to correct within thirty (30) days of the date a notice was issued.

**Section 501.2.8 Violation.**

A. It shall be unlawful for any person who owns, manages, operates or otherwise controls the use of any premises subject to regulation under this chapter to fail to comply with all of its provisions.

B. Any person violating any provision of this chapter shall be deemed guilty of a misdemeanor and shall be punished as provided in sections 1.08.010 through 1.08.030 of this code.

Section 2. Except as herein amended, Chapter 18.08.090 Section 501.2 (Premises Identification) of the El Paso City Code, shall remain in full force and effect.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2006.

CITY OF EL PASO

\_\_\_\_\_  
John F. Cook  
Mayor

ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Ernesto Rodriguez  
Assistant City Attorney

ORDINANCE NO. \_\_\_\_\_