



NOTICE TO CONTRACTORS

Changes to Approved Building Materials for Architectural Elements
And
Commercial Design Standards
Updated April 22, 2009

This **NOTICE TO CONTRACTORS** contains important information for builders and contractors that do business in the City of Arlington. Please circulate this to others in your organization and to your sub-contractors as may be applicable.

The City Council recently adopted an ordinance #09-006 making non-industrial uses in the "B", "LI", and "IM" zoning districts subject to the commercial design standards; and amending the list of approved building materials for single- and multi-family structures. The purpose of the building materials amendment is to ensure that products are sustainable, thereby improving the aesthetic appearance and longevity of buildings.

These modifications pertain to non structural architectural elements such as chimneys, and bay windows that do not extend to the foundation, or any exterior wall that does not bear on the foundation.

The new requirements affect development applications submitted on or after March 23, 2009, and will apply to all zoning districts with the exception of overlay districts. Plans submitted or approved prior to this date will not be subject to the new requirements.

This updated Notice provides additional clarification on the materials for non-structural, architectural elements. The masonry coverage percentage does not include doors, windows, chimneys, dormers, window box-outs, eaves, bay windows that do not extend to the foundation, or any exterior wall that does not bear on the foundation.

Approved materials for exterior walls of chimneys, dormers, gables (above established plate height), window box-outs, bay windows, any other exterior wall that does not bear on the foundation, and fascia include cementitious fiberboard, seamless steel siding, three-coat stucco, and Exterior Insulation and Finish Systems (EIFS).

Prohibited materials for exterior walls of chimneys, dormers, gables (above established plate height), window box-outs, bay windows, any other exterior wall that does not bear on the foundation, and fascia includes vinyl siding, wood, engineered or manufactured wood, medium density fiberboard, particle board, and masonite.

To assist in clarifying those areas of concern, please refer to the attachment. Should you have any questions, please contact anyone in the One Start Planning Division at (817) 459-6502 or email PlanningDevelopment@Arlingtontx.gov.

