

ORDINANCE NO. 3333

AN ORDINANCE AMENDING CHAPTER 98 OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES, ADOPTING THE 2012 INTERNATIONAL BUILDING CODE AS AMENDED AS THE BUILDING CODE OF THE CITY OF NORTH RICHLAND HILLS; AMENDING OTHER PROVISIONS OF SUCH CHAPTER 98; AMENDING APPENDIX A FEE SCHEDULE; REPEALING OBSOLETE AND CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; AUTHORIZING PUBLICATION AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the North Richland Hills City Council desires to adopt the 2012 International Building Code with amendments recommended by the North Central Texas Council of Governments and other amendments proposed by staff in order to better provide for the safety of its residents and their property; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS:

Section 1: THAT Sections 98-92(a) of the North Richland Hills Code of Ordinances be amended to read as follows:

“Sec. 98-92. Building permit fees.

(a) All classes of construction (new, addition, remodel, alteration, etc.) shall pay a building permit fee that is assessed based on the valuation of the project. The fee shall be based on “Table 1--Building Permit Fees.” in appendix A. The building valuation may be established by current market value of construction or by using the most recent “Building Valuation Data” as published in the Building Safety Journal published by the International Code Council, or may be established as submitted by the permit applicant, whichever is greater. The valuation of construction shall include the fair market value of the work described on the application and shall include architectural, structural, electrical, plumbing and mechanical work. Except as specifically referenced in “Table 2--Miscellaneous Permit Fees” in appendix A, the building permit fee shall be based on project valuation. The building official is authorized to reject reported construction valuations that are not consistent with local values and construction practices, and may require support data from the applicant in order to demonstrate indicated construction values to his satisfaction.

Section 2: THAT Sections 98-122 and 98-123 of the North Richland Hills Code of Ordinances be amended to read as follows:

Sec. 98-122. Sidewalks. Sidewalks shall require a building permit and be installed in accordance with the city public works design manual (Part IV of this Code) and sidewalk policy inch. 70, art. VI.

Sec. 98-123. Drive approaches. Drive approaches and driveways shall require a building permit and shall be installed in accordance with the city department of public works design manual.

Section 3: THAT Section 98-125 be added to the North Richland Hills Code of Ordinances to read as follows:

98-125. Railroad Noise Attenuation

When any part of an occupied structure is located within 150 feet of a railroad right-of-way, the following noise reduction measures shall be utilized in the construction of the exterior walls:

1. **Windows & doors:** All windows and doors shall have a sound transmission class (STC) greater than 35.

Walls: The interior face of walls shall be comprised of the following:

- a. When utilizing 2 x 6 nominal wall framing, the wall shall be finished with minimum 5/8 inch gypsum wallboard or an approved equivalent.
- b. When utilizing 2 x 4 nominal wall framing, the wall shall be finished with two layers of ½ inch gypsum board with layers separated by approved acoustical caulking or resilient channels; or one layer of ½ inch gypsum board over one layer of ½ inch soundboard; or an approved equivalent.
- c. Electrical and plumbing boxes shall be sealed.
- d. 3/8 inch thick minimum sill sealer shall be utilized.

3. **Insulation:** Wall insulation must contain a minimum R-value of 15.

Exception: When approved by the building official, exterior walls shielded from direct sound due to the geometry of the structure.

Section 4: THAT Section 98-143 of the North Richland Hills Code of Ordinances be amended to read as follows:

“Sec. 98-143 2012 International Building Code Adopted.

The International Building Code, 2012 Edition, together with Appendix I, of such Code, as adopted by the International Code Council, Inc., in cooperation with the International Conference of Building Officials, a copy of which is on file in the office of the City Secretary, as herein amended, is hereby adopted by reference and designated as the

Building Code of the City of North Richland Hills, the same as though such Code, Appendix and amendments were copied at length herein.”

Section 5: THAT Section 98-144 of the North Richland Hills Code of Ordinances be amended to read as follows:

“Sec. 98-144 Amendments to the 2012 International Building Code

****Section 101.1, change to read as follows:**

101.1 Title. These regulations shall be known as the Building Code of the City of North Richland Hills, hereinafter referred to as “this code.”

****Section 101.2, change exception to 101.2 to read as follows:**

Exception: Detached one- and two-family dwellings and multiple single-family dwellings that are constructed on individual parcels (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the International Residential Code.

****Section 101.4; change to read as follows:**

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

****Section 101.4.4; Delete**

****Section 101.4.7; change to read as follows:**

101.4.7 Electrical. The provisions of the Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

****Section 102.6; change to read as follows:**

102.6 Existing Structures. The legal occupancy of any structure existing on the date of adoption of the code shall be permitted to continue without change, except as is specifically covered in this code, the city’s substandard building regulations, or the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

**** Section 103, 103.1 & 103.2; change to read as follows:**

**SECTION 103
BUILDING INSPECTION DEPARTMENT OF NORTH RICHLAND HILLS**

103.1 Creation of enforcement agency. The Building Inspection Department of North Richland Hills is hereby created and the official in charge thereof shall be known as the *chief building official*. The Building Inspection Department of North Richland Hills shall also mean the Department of Building Safety when referred to in this code.

103.2 Appointment. The building official shall be appointed by the chief appointing authority of the jurisdiction.

****Section 103.3; change last sentence to read as follows:**

For the maintenance of existing properties, see Article X of Chapter 98 of the North Richland Hills Code of Ordinances.

****Section 104.6; replace section to read as follows:**

104.6 Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official or his designee is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If entry is refused by the occupant, the building official shall have recourse to the remedies provided by law to secure entry. If such structure or premises be unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused by the owner or other person having charge or control of the structure or premises, the building official shall have recourse to the remedies provided by law to secure entry.”

**** Section 104.10.1; modify the first paragraph of section 104.10.1 as follows:**

104.10.1 Flood hazard areas. The building official shall not grant modifications to any provision required in flood hazard areas as established by Chapter 102 of the North Richland Hills Code of Ordinances (*remainder of section unchanged*).

**** Section 105.1; add second paragraph to read as follows:**

Alterations shall include remodeling projects that require the addition or replacement of walls, wallboard, roofing, roof decking, and floor or ceiling decking.

****Section 105.2; modify items #1, 2, 4, 6, 10 and add items #14 & 15: change to read as follows:**

1. (Deleted)

Replacement of up to four sections of fence no taller than eight-feet in height. All other fences shall require a permit.

4. Retaining walls which are not over 3 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding class I, II or III-A liquids. Retaining walls placed in succession shall be considered one wall if, upon drawing a line from the bottom of the footing of the lower wall at a 45-degree angle up and towards the higher wall, the line intersects the higher wall or any material retained by the higher wall at any point. Any retaining wall (or succession of retaining walls) 3 feet or taller must be designed by an engineer licensed to practice in the State of Texas.

6. Sidewalks and other flatwork less than 200 SF in area not located within the public right-of-way or more than 30 inches (762 mm) above grade, and not over any basement or story below, and are not part of an accessible route.

10. (Deleted)

14. Roof repairs on group R, division 3 and their accessory structures. For the purpose of this section, roof repairs shall include the repair and replacement of shingles or other approved roofing material, but does not include decking material, lathing boards or sheathing boards. The building official is authorized to revoke this exception at his/her discretion, provided it is applied uniformly to all contractors engaging in roofing or re-roofing; in which case a building permit and contractor registration is required prior to commencement of roofing repair/replacement activities.

15. Freestanding satellite dishes not exceeding one meter in diameter that do not exceed 12 feet in height.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

****Section 105.7; change to read as follows:**

105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until the completion of the project. A permit card which has been issued by the department of building inspection shall also be kept on the site in a prominent location and remain visible to the building official and/or his designee until the completion of the project.

****Section 107.4.1; add section to read as follows:**

107.4.1 Final as-built grading surveys. A final “as-built” grading & drainage survey must be provided to the building inspector prior to final inspection approval on all new construction (commercial and residential), swimming pools, and other features which may affect the City’s drainage designs. The grading and drainage survey must be prepared by a licensed surveyor and must include site elevations, finish-floor elevations, site features (i.e. trees, sod, A/C units, accessory buildings, etc.), drainage arrows, building foot print(s) and fence locations. The survey must also include a written statement by a licensed surveyor certifying that the final grading of the individual site conforms to the engineered drainage and grading plans approved by the Public Works Department for the particular lot/subdivision. The Building Inspection Department will not issue an approval of the feature/lot/subdivision until this survey and corresponding certification have been received and approved by the Building Official or his designee.

****Section 107.5; change to read as follows:**

One set of approved construction documents shall be retained by the building official for a period of time as required by state law.

****Section 109; add Section 109.7 to read as follows:**

109.7 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives;
No building address or permit card is clearly posted;
3. City approved plans are not on the job site available to the inspector;
4. The building is locked or work otherwise not available for inspection when called;
5. The job site is red-tagged twice for the same item;
6. Failure to maintain erosion control, trash control or tree protection.

Re-inspection fees shall be paid before additional inspections are made on that job site.

****Section 109; add Section 109.8, 109.8.1, 109.8.2 and 109.9 to read as follows:**

109.8 Work without a permit.

109.8.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

109.8.2 Fee. When work requiring a permit is found to be in progress or completed and no permit has been issued for such work, the required permit fee shall be double the fee determined according to the fee schedules contained in appendix A, or \$500.00 plus the fee determined according to the fee schedules contained in appendix A, whichever is greater. This fee shall be charged to the contractor or homeowner doing all or part of the work and may be appealed to the building official or fire marshal. Continued failure to obtain a permit after having been duly notified is considered a violation of this article.

109.9 Unauthorized cover up fee. Any work concealed without first obtaining the required inspection in violation of Section 110 shall be assessed a re-inspection fee as established by the city fee schedule and the work uncovered to the satisfaction of the building official for inspection. Any work covered or concealed without inspection shall be considered to constitute an unsafe structure and subject to the corrective provisions of section 115. Such consideration as an unsafe structure shall exist every day until the work is inspected and approved as being in compliance with this code. Inspections will not be performed until a valid active permit is obtained in accordance with this code.

****Section 110.3.5; Modify as follows:**

110.3.5 Lath and gypsum board inspection. When gypsum board is used to meet the requirements of section 2308.9.3 item #5, or for providing the fire resistive membrane(s) of fire rated assemblies, lath and gypsum board inspections shall be made [remained of section unchanged].

****Section 110.3.11 and 110.3.12 to read as follows:**

110.3.11 Storm Water Pollution Inspection. Whenever earth has been disturbed during the course of construction, every inspection mentioned in section 110.3.1 through 110.3.10 shall also include a storm water pollution control inspection in accordance with section 1803.3.1. Construction sites failing to provide and/or maintain adequate storm water pollution controls may be disapproved regardless of the condition of the primary inspection.

****Section 110.4; change section to read as follows:**

110.4 Inspection Agencies. At the discretion of the building official, reports from approved inspection agencies may be accepted with prior written approval. Inspection agencies must satisfy the requirements as to qualifications and reliability.

****Section 110.6.1; add section to read as follows:**

110.6.1 Covered or concealed work. Any work covered or concealed without inspection shall be considered to constitute an unsafe structure and subject to the corrective provisions of section 116. Such consideration as an unsafe structure shall exist every day until the work is inspected and approved as being in compliance with this code. Inspections will not be performed until a valid active permit is obtained in accordance with this code.

****Section 111; change entire section to read as follows:**

111.1 Use and occupancy. Except for one and two family dwellings and their accessory buildings which are subject to the International Residential Code, no building or structure within the city shall be used; subjected to change in occupancy classification, use or character of use; occupied or reoccupied unless the building official has issued a certificate of occupancy. In the event that any building or structure is leased or subleased in separate lease-units, each lease-unit must have a certificate of occupancy issued to such separate lease-unit. A certificate of occupancy shall be obtained each time a buildings or lease space changes tenants, business names, and/or ownership. The certificate of occupancy shall be posted in a conspicuous place on the premises and shall remain visible at all times the building is occupied. No utility service shall be supplied to any building or separate lease unit until the building official has notified the supplier in writing after review, inspection, and approving the certificate of occupancy applicant. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exceptions:

- 1. The building official may release utility services for a temporary period of time upon written request by the applicant for the purposes of cleaning and showing prospective rental properties.
Certificates of occupancy are not required for work exempt from permits under Section 105.2

111.1.1 Responsible party. Any person, firm or corporation who violates any portion of this section by using or occupying a building or structure without obtaining a certificate of occupancy shall be guilty of a misdemeanor and fined in accordance with this code and the city Code of the City of North Richland Hills, Texas. Both the tenant and the

landlord shall be deemed guilty of violation in the event of use or occupancy of leased premises without a certificate of occupancy.

111.1.2 Authority to remove utilities. In order to further compliance with this section, the building official may order that no utility, including water and/or electrical, be provided to the building, or portion thereof, which is occupied or used without a valid certificate of occupancy. In the event that a leased portion of any building is in violation of the ordinance, the utility provided to the entire building may be discontinued upon order of the building official until the violation is abated. However, in the event that the portion of the lease portion of the building which is in violation of the ordinance is separately metered, then the building official's order to stop utilities shall apply only to that meter which controls the service(s) provided to the portion of the building in violation of this section. The utility department(s) shall give full force and effect to the order of the building official.

****Section 111.2; Amend section 111.2 to read as follows:**

[A] 111.2 Certificate issued. After the *building official* inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the *building official* shall issue a certificate of occupancy that contains the following:

1. The permit number
2. The name and address of the occupant or structure.
3. The name and address of the building owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of the code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the *building official*.
7. The use and occupancy, in accordance with the provisions of Chapter 3.
8. The type of construction as defined in Chapter 6.
9. The design *occupant load*.
10. If an *automatic sprinkler system* is provided, whether the sprinkler system is required.
11. Any special stipulations and conditions of the building *permit*.

****Section 111.3; Amend section 111.3 to read as follows:**

111.3 Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely and all sanitary and life-safety requirements are installed and completed. The building official shall set a time

period not to exceed 60 days in which the temporary certificate of occupancy is valid. The fire marshal or his designee shall also approve all temporary occupancies.

****Section 111.4; Amend section 111.4 to read as follows:**

111.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance, regulation, or law, or any provisions of the building, zoning, and health codes adopted by the City of North Richland Hills. The building official is also authorized to, in writing, to suspend or revoke a certificate of occupancy when it is determined that a building is used or occupied for activities that are not in compliance with Chapter 118 of the City Code of Ordinances or used to house activities that are in violation of other local, state, and/or federal laws.

****Section 113; Delete entire section and replace as follows:**

**Section 113
BOARD OF APPEALS**

[A] 113.1 Construction Board of Appeals. (See Sec. 98-42, 98-43, and 98-185(f) of the North Richland Hills Code of Ordinances).

****Section 114; Modify sections 114.1, 114.2, and 114.3, to read as follows:**

SECTION 114 - VIOLATIONS

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, remove, convert or demolish, equip, use, occupy or maintain any building, structure or equipment or cause or permit the same to be done in violation of this code.

114.1.1 Unsafe buildings. Failure to correct an unsafe building as provided for in Sections 110.6.1 or 116, shall constitute a violation of this code.

114.1.2 Occupancy violations. Whenever any site, building, structure or equipment therein regulated by this code or any other code is being used contrary to the provisions of this code or any other code, the building official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the building official after receipt of such notice to make the site, building, structure, or portion thereof, or equipment comply with the requirements of this code.

114.1.3 Failure to comply with notice. Failure to comply with a notice shall be considered a violation of this code.

114.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation. Citations for violations of this code may be issued without requiring the issuance of a notice. When a notice is issued, it is not necessary to reissue a notice prior to issuance of any further citations for the same violation.

114.3 Prosecution of violation. A notice of violation issued or served as provided by this code shall be complied with by the owner, operator, occupant or other person responsible for the condition or violation to which the notice of violation pertains.

If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate legal proceedings at law or in equity to restrain, correct or abate such violation or to require removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant hereto.

****Section 116; Replace section 116.1 to read as follows:**

SECTION 116 - UNSAFE BUILDINGS, STRUCTURES OR EQUIPMENT

116.1 Unsafe buildings. All buildings, structures or equipment regulated by this code that are structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members that are supported by, attached to, or a part of a building and that are in deteriorated condition or otherwise unable to sustain the design loads that are specified in this code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in this code or such alternate procedures as may have been or as may be adopted by this jurisdiction. As an alternative, the building official, or other employee or official of this jurisdiction as designated by the governing body, may institute any other appropriate action to prevent, restrain, correct or abate the violation. This may include ordering the disconnection of water and/or electrical utilities.

A vacant structure that is not secured against entry shall be deemed unsafe. Materials used to secure a structure, which deteriorate or increase in susceptibility to fire hazard over time, shall be replaced or treated to eliminate the increase of the hazard.

Any work covered or concealed without inspection shall be considered to constitute an unsafe structure. Such consideration as an unsafe structure shall exist every day until the work is inspected and approved as being in compliance with this code. Inspections will not be performed until a valid active permit is obtained in accordance with this code.

116.1.2 Dangerous Demolition. The Building Official may order the cessation of the wrecking or demolition of any building or structure within the City when the same is being accomplished in a reckless or careless manner or in such a manner so as to endanger life and property. When such work has been ordered stopped by the Building Official, same shall not be resumed until said official is satisfied that adequate precautions have been or will be taken for protection for life and property. To continue such work without the expressed approval of the Building Official shall constitute a violation of this ordinance, and each day that such work continues shall constitute a separate offense.

****Section 202; add/replace definitions as follows:**

AMBULATORY HEALTH CARE FACILITY. Buildings or portions thereof used to provide medical, dental, surgical, psychiatric, nursing or similar care to patients on a less than 24-hour basis to individuals who are rendered incapable of self-preservation by the services provided. This includes, but is not limited to, out-patient surgery centers, dental clinics providing sedation treatments using medications or nitrous oxide, dialysis centers, colonic centers, plastic surgery centers, psychiatric centers, and similar occupancies as determined by the Building Official, that use anesthesia, gas, medications, or other medical treatments which may render patients temporarily incapable of taking action for self-preservation without the assistance of others.

ASSISTED LIVING FACILITIES. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

ATRIUM. An opening connecting three or more stories... {Balance remains unchanged}

FIRE AREA. The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor above. For purposes of determining automatic sprinkler systems required by Section 903, a fire area shall be

determined by the aggregate floor area enclosed and bounded by the exterior walls of a building and/or the horizontal projection of the roof.

HIGH-RISE BUILDING. A building with an occupied floor located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access.

CHANGE OF OCCUPANCY. A change in the purpose or level of activity within a building that involves a change in the designated use-type of the building as described in Chapter 3 of this code, and the application of the requirements of this code. The definition shall also apply to usage of the surrounding site and access to and from the building, structure or site, as necessary to achieve the purpose of this code, and to obtain compliance with other codes and ordinances of this jurisdiction. No building or lease space shall be allowed to change use types without meeting all the requirements of this code

CODE OFFICIAL. Where ever the term code official is used in this code it shall mean the Building Official.

ELECTRICAL CODE. Electrical Code shall mean NFPA 70, the National Electrical Code, as adopted by this jurisdiction. For the purpose of this code, all references to NFPA 70 and/or the ICC Electrical Code shall be assumed to mean the Electrical Code as defined herein.

ENERGY CODE. Energy Code shall mean the International Energy Code as adopted by this jurisdiction.

FIRE PREVENTION CODE (FIRE CODE). Fire Prevention Code, or Fire Code, shall mean the International Fire Code as adopted by this jurisdiction.

FUEL GAS CODE. Fuel Gas code shall mean the International Fuel Gas Code as adopted by this jurisdiction.

HIGH-RISE BUILDING. A building having any floor used for human occupancy located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access.

MECHANICAL CODE. Mechanical Code shall mean the International Mechanical Code as adopted by this jurisdiction.

OCCUPIABLE SPACE. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational or similar purposes or in which occupants are engaged at labor, and which is equipped with means of egress and light and ventilation facilities meeting the requirements of this code. Any space that could be assumed to be occupiable shall not be exempt to the requirements of this code by designing the space without means of egress, light or ventilation.

PLUMBING CODE. Plumbing Code shall mean the International Plumbing Code in conjunction with the International Fuel Gas Code as adopted by this jurisdiction.

RESIDENTIAL CODE. Residential Code shall mean the International Residential Code as adopted by this jurisdiction.

TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units in which each unit is constructed on its own lot or parcel with each unit extending from the foundation to roof and with open space on at least two sides.

****Section 303.1.3; add a sentence to read as follows:**

303.1.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy. except when applying the assembly requirements of Chapter 10 and 11.

*****Section 303.1; change to read as follows:**

303.1 Assembly Group A. {1st sentence to remain unchanged}. Assembly areas which are accessory to Group E occupancies are not required to be separated per Table 508.3.3; however, are considered Group E occupancies only for the application of Table 503. {remainder of section to remain unchanged}

****Section 304.1; add the following to the list of occupancies:**

Clinic-outpatient treatment meeting section 419 or those that do not render occupants unconscious or incapable of self-preservation

Fire stations without sleeping areas (fire stations with sleeping areas shall be considered a B/R-2 mixed occupancy)

Police stations with detention facilities for 5 or less

Professional services (architects, attorneys, engineers, etc., including dentists and physicians offices that do not conduct activities which may render an occupant(s) unconscious or incapable of self-preservation. Refer to sec. 419)

****Section 307.1, item #4, 7 and 11; changed to read as follows:**

4. Cleaning establishments... {text unchanged} ...with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711 or both. See also IFC Chapter 12, Dry Cleaning Plant provisions.

7. Refrigeration systems where the chemicals involved are in the piping, connected tanks, or overflow tanks directly connected as part of the operational system. Extra storage tanks, not directly connected as part of the operational system, are not considered part of the refrigeration system.

11. Stationary batteries utilized for facility emergency power, uninterrupted power supply or telecommunication facilities provided that the batteries are provided with safety venting caps and ventilation is provided in accordance with the International Mechanical Code and are separated as required by Table 509.

**** Section 308.3; add a new use under I-1 as follows:**

State of Texas, Type A Assisted Living

**** Section 308.3.2; change to read as follows and add two (2) new uses under I-2 as follows:**

This occupancy shall include buildings and structures used for medical, surgical, psychiatric, nursing or custodial care for more than five persons who are not capable of self-preservation. This group shall include, but not be limited to, the following:

State of Texas, Type B Assisted Living
State of Texas, Special Care Facility
(remainder of section to remain unchanged)

**** Section 310.6; change to read as follows:**

310.6 Residential Group R-4. This occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. The persons receiving care are capable of self-preservation. This group shall include, but not be limited to, the following:

Alcohol and drug centers
Assisted living facilities
Congregate living facilities.
Convalescent facilities
Group homes
Halfway houses
Residential board and custodial care facilities
Social rehabilitation facilities

This use shall also include townhouses where single-family dwelling units are constructed in a group of three or more attached units in which each unit is located on an individual lot, extends from foundation to roof, and has open space on at least two sides.

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3 under the International Building Code.

**** Section 311.4; add new section to read as follows:**

311.4 Building characteristics. All S-2 occupancies shall meet the same requirements as S-1 occupancies with regard to Table 503.

**** Section 403.1; changed to read as follows:**

403.1 Applicability. The provisions of this section shall apply to buildings having any occupied floors located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access.

**** Section 403.1, exception #3: changed to read as follows:**

3. Buildings with an occupancy in Group A-5 in accordance with Section 303.6, when used for open air seating; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, stores, storage rooms, and similarly enclosed areas.

****Section 403.3, exception #2; delete.**

*****Section 404.1.1; change definition of "Atrium" as follows:**

ATRIUM. An opening connecting three or more stories . . . {Balance remains unchanged}

****Section 404.5; delete Exception.**

****Section 406.3.2; add item #3 to read as follows:**

3. A separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

****Section 406.8; add a second paragraph to read as follows:**

This occupancy shall include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

****Section 422; replace sec. 422.1 to read as follows:**

Section 422.1 Ambulatory Care Facilities

422.1 Ambulatory Health Care. Occupancies classified as *ambulatory care facilities* that may temporarily render patients incapable of self-preservation under an emergency condition shall comply with the provisions of Sections 422.1 through 422.7 and other applicable provisions of this code. *Ambulatory health care facilities* include, but are not limited to, out-patient surgery centers, dental clinics providing sedation treatments using medications or nitrous oxide, dialysis centers, plastic surgery centers and similar occupancies, that use anesthesia, gas, drugs, or other medical treatments which may render patients temporarily incapable of taking action for self-preservation without the assistance of others.

** Section 422.2; modify section as follows:

422.2 Separation. Ambulatory care facilities where the potential for six or more care recipients are to be...{remainder of section unchanged}.

****Section 423.1; amend first paragraph to read as follows:**

423.1 General. In addition to other applicable requirements in this code, storm shelters shall require permits and inspections, and be constructed in accordance with ICC-500 or other engineered designs approved by the building official.

****Section 503.1; Replace section 503.1 to read as follows:**

503.1 General. The building height and area shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. For non-separated mixed uses, in accordance with Section 508.3, no occupancy shall be located above the story or height of the most restrictive non-separated occupancy. Except when determining automatic sprinkler system requirements of Section 903.2, each portion of a building separated by one or more fire walls complying with Section 706 shall be considered to be a separate building.

****Section 503.2 and 503.4; added to read as follows:**

503.2 Yards. When yards are provided for determination of Exterior Wall rating, Exterior Opening Protection or increase in allowable area calculations, under this code or any previous code, they shall be maintained clear and unobstructed in accordance with their original approval, unless permitted to be removed or reduced by this code.

503.4 Fire protection systems. Any existing fire extinguishing system or fire alarm system, whether installed voluntarily or as a requirement of any previous code, shall be maintained and kept operational as required in the Fire Code. Such systems shall not be removed unless permitted to be removed or reduced by this code and the Fire Code.

****Section 506.2.2; add sentence to read as follows:**

506.2.2 Open Space Limits. Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane. In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot wide pathway meeting fire department access from the street or approved fire lane shall be provided.

****Section 507.2; delete**

****Section 507.3; modify as follows**

507.3 Sprinklered, one story. The area of a Group B, F, M or S building or a one-story Group A-4 building of other than Type V construction, shall not be limited where the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is...[remainder of section unchanged]

****Section 508.3.2; add additional paragraph to read as follows:**

When using this option the most restrictive requirement of all the non-separated occupancy types shall apply:

- i. The occupancy with the most restrictive height, area and permitted increases shall apply to all occupancies.
- ii. When fire protection systems are required by the most restrictive occupancy, it shall apply to all occupancies.
- iii. The occupancy with the most restrictive exit provisions shall apply to all occupancies.
- iv. The occupancy with the most restrictive construction type, fire wall rating, fire barrier rating, fire partition rating, etc. shall apply to all occupancies.
- v. Most restrictive is applicable on an item by item basis. One (1) occupancy may be most restrictive for sprinklers, while another occupancy is most restrictive for area and height, while another occupancy is most restrictive for exits.

****Table 601; replace Table 601 as follows:**

**TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)**

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A ^d	B	A ^d	B	HT	A ^d	B
Primary structural frame ^e (see Section 202)	3 ^a	2 ^a	1	0	1	0	HT	1	0
Bearing walls									
Exterior ^{f, g} (Includes structural columns at or near exterior walls)	3	2	1	0	2	2	2	1	0
Interior	3 ^a	2 ^a	1	0	1	0	1/HT	1	0
Nonbearing walls and partitions	See Table 602								
Exterior									
Nonbearing walls and partitions							See Section 602.4.6		
Interior ^f	0	0	0	0	0	0		0	0
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0
Roof construction and associated secondary members (see Section 202)	1 1/2 ^b	1 ^{b,c}	1 ^{b,c}	0 ^c	1 ^{b,c}	0	HT	1 ^{b,c}	0

For SI: 1 foot = 304.8 mm.

- a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
- b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
- c. In all occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.
- d. An approved automatic sprinkler system in accordance with Section 903.3.1.1 shall be allowed to be substituted for 1-hour fire-resistance-rated construction, provided such system is not otherwise required by other provisions of the code or used for an allowable area increase in accordance with Section 506.3 or an allowable height increase in accordance with Section 504.2. The 1-hour substitution for the fire resistance of exterior walls shall not be permitted.
- e. Not less than the fire-resistance rating required by other sections of this code.
- f. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
- g. Not less than the fire-resistance rating as referenced in Section 704.10

****Table 602; replace footnote b with the following:**

- b. Group R-3 and Group U when used as accessory to Group R-3, as applicable in 101.2 shall meet the requirements of the International Residential Code. Group R-2 and Group U carport, as applicable in 406.3.4, exception 4 shall be required to have a fire-resistance rating where fire separation distance is 10 feet or less.

****Section 603.1; add an item 1.4 to read as follows:**

- 1.4. Double stud framing may be used to strengthen metal stud door framing.

****Section 705.2; change Table 705.2 as follows:**

**TABLE 705.2
MINIMUM DISTANCE OF PROJECTION**

FIRE SEPARATION DISTANCE (FSD)	MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD
0 feet to less than 4 feet	Projections not permitted
4 feet to less than 5 feet	48 inches
5 feet of greater	48 inches

****Section 705.5 Replace text with the following:**

705.5 Fire-resistance ratings. Exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602 and this section. Fire-resistance ratings of all exterior walls required to be fire rated shall be rated for exposure to fire from both sides.

****Section 706.1; add second paragraph to read as follows:**

Fire Walls shall be installed at the time of new construction, shall not wait for tenant layout locations, and shall be structurally independent as specified below

****Section 706.11; change the exception to read as follows:**

Exception: For other than hazardous exhaust ducts, penetrations by ducts and air transfer openings of . . . {remainder of exception unchanged}.

****Section 712.1.8, change item 5 to read as follows:**

- 5. Is not open to a corridor in Group I, R and H occupancies.

****Section 713.14.1; modify exception #4.3 to read as follows:**

- 4.3 Elevators serving floor levels over 55 feet (16 764 mm) above the lowest level of fire department vehicle access in high rise buildings.

****Section 717.5.2; add exception #4 to read as follows:**

- 4. In the duct penetration of the separation between the private garage and its residence when constructed in accordance with Section 406.3.4, exception #2.

****Section 901.6.1.1 Standpipe Testing; add section to read as follows:**

901.6.1.1 Standpipe Testing. Building owners/managers must utilize a licensed fire protection contractor to test and certify standpipe systems. In addition to the testing and

maintenance requirements of NFPA 25 applying to standpipe systems, the following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.

For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the contractor shall connect hose from a fire hydrant or portable pumping system (as approved by the fire code official) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.

3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's. Contact the Fire Marshal for additional information.
5. Upon successful completion of standpipe test, the contractor shall place a blue tag (as per "Texas Administrative Code, Title 28. Insurance, Part I. Texas Department of Insurance, Chapter 34. State Fire Marshal, Subchapter G. Fire Sprinkler Rules, 28 TAC § 34.720. Inspection, Test and Maintenance Service (ITM) Tag") at the bottom of each standpipe riser in the building. An example of this tag is located at the end of this SOP. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
6. The contractor shall follow the procedures as required by "Texas Administrative Code, Title 28. Insurance, Part I. Texas Department of Insurance, Chapter 34. State Fire Marshal, Subchapter G. Fire Sprinkler Rules, 28 TAC" with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (Fire Marshal).
7. Additionally, records of the testing shall be maintained by the owner and contractor, as required by the State Rules mentioned above and NFPA 25.
8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.

9. Contact the Fire Marshal for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this fire fighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

**** Section 902.1; add definition of “Fire Area” to read as follows:**

Fire Area. For purposes of this chapter (Chapter 9), “fire area” shall be defined as the aggregate floor area enclosed and bounded by the exterior walls of a building.

****Section 903.1.1; change to read as follows:**

[F] 903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to automatic sprinkler protection where recognized by the applicable standard, or as *approved* by the *fire code official*.

**** Section 903.1.2; change to read as follows:**

903.1.2 Residential systems. Unless specifically allowed by this code, residential sprinkler systems installed in accordance with NFPA 13D or NFPA 13R shall not be recognized for the purposes of exceptions or reductions, commonly referred to as “trade-offs,” permitted by other requirements of this code.

All residential sprinkler systems installed in accordance with NFPA 13R must include attic sprinkler protection.

****Section 903.2; add the following:**

[F] 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating “ELEVATOR MACHINERY – NO STORAGE ALLOWED.”

****Section 903.2; delete the exception.**

**** Section 903.2.8; replace to read as follows:**

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exception:

1. One and two-family dwellings regulated by the IRC and which have been preempted from sprinkler requirements by state statute.

****Section 903.2.9.1; replace section to read as follows:**

903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings, including basements, containing a repair garage with a fire area exceeding 5,000 square feet.
Buildings with a repair garage servicing vehicles parked in the basement.

****Section 903.2.8.3; change to read as follows:**

903.2.9.3. Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

Exception: One-story self-service storage facilities that have no interior corridors, with a one-hour fire barrier wall installed between every storage compartment.

****Section 903.2.11; change 903.2.11; 903.2.11.3 and add 903.2.11.7, and 903.2.11.8. as follows:**

[F] 903.2.11 All occupancies except groups R-3 and U. An automatic sprinkler system shall be installed in the locations set forth in Sections 903.2.10.1 through 903.2.10.1.3

903.2.11.3 Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings with a floor level, other than penthouses in compliance with Section 1509 of the *International Building Code* that is located 35 feet or more above the lowest level of fire department vehicle access.

Exception: Open parking structures in compliance with Section 406.5 of the *International Building Code*

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see IFC Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

****Section 903.3.1.1.1; replace section to read as follows:**

903.3.1.1.1 Exempt locations. When approved by the code official, automatic sprinklers shall not be required in the following rooms or areas where such . . . {bulk of section unchanged} . . . because it is damp, of fire-resistance-rated construction or contains electrical equipment.

- 1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.

Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.

- 3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
- 4. Elevator machine rooms, machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

****Section 903.3.1.2.2; add the following:**

[F]Section 903.3.1.2.2 Attics, Open Breezeways, and Attached Garages. Sprinkler protection is required in attic spaces of such buildings two or more stories in height, open breezeways, and attached garages.

****Section 903.3.1.3; replace section as follows:**

[F] 903.3.1.3 NFPA 13D sprinkler systems. *Automatic sprinkler systems* installed in one- and two-family *dwelling*s, Group R-3 and R-4 congregate living facilities and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

When *automatic sprinkler systems* are omitted from single-family dwellings in accordance with state law, the builder shall file with the city a notarized affidavit indicating that they have chosen to defer to Section 1301.551 of the Texas Occupations Code rather than the requirements of Section 903.2.8.1 of the 2012 IBC and/or Section R313 of the 2012 IRC. A copy of the filed affidavit shall be provided to the building official prior to occupancy.

****Section 903.3.5; add a second paragraph to read as follows:**

[F] Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection

system shall be designed with a 10 psi safety factor. Reference Section IFC 507.4 for additional design requirements

****Section 903.4 Sprinkler system supervision and alarms; add a second paragraph after the exceptions to read as follows:**

[F] Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

****Section 903.4.2 Alarms; add second paragraph to read as follows:**

[F] The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

****Add Section 903.6 to read as follows:**

903.6 Spray booths and rooms. New and existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with IFC Section 1504.

****Section 905.2; change to read as follows:**

905.2 Installation standards. Standpipe system shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

****Section 905.3.2; delete exceptions #1 and #2.**

****Add Section 905.3.9: Building Area.**

905.3.9: Building Area. In buildings exceeding 10,000 square feet in area per story, Class I automatic wet or manual wet standpipes shall be provided where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

Exception: Automatic dry and semi-automatic dry standpipes are allowed as provided for in NFPA 14.

****Section 905.4, item 5; change to read as follows:**

[F] 5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way a hose connection shall be located to serve the roof or at the highest landing of a stairway with stair access to the roof provided in accordance with Section 1009.16. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

****Section 905.4 Location of Class I standpipe hose connections; add the following item 7:**

[F] 7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter.

****Section 905.9; add a second paragraph after the exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

****Add section 907.1.4 to read as follows:**

[F] **907.1.4 Design standards.** All alarm systems new or replacement shall be addressable. Alarm systems serving more than 20 smoke detectors shall be analog addressable.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this code, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 18 months of permit application.

****Section 907.2.1 change to read as follows:**

****Section 907.2.1; change to read as follows:**

[F] **907.2.1 Group A.** A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.6 shall be installed in Group A occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.9 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying

this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: {unchanged.}

Activation of fire alarm notification appliances shall:

1. Cause illumination of the *means of egress* with light of not less than 1 foot-candle (11 lux) at the walking surface level, and

Stop any conflicting or confusing sounds and visual distractions.

**** Section 907.2.3; change to read as follows:**

[F] 907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

**** Section 907.2.3; change exception #1 and add exception #1.1 to read as follows:**

[F] Exceptions:

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of 30 or less when provided with an approved automatic sprinkler system.
 - 1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

**** Section 907.2.13, exception #3; change to read as follows:**

3. Buildings with an occupancy in group A-5 when used for open air seating; however, this exception does not apply to accessory uses including, but not limited to, sky boxes, restaurants and similarly enclosed areas.

**** Section 907.4.2 Manual fire alarm boxes to read as follows:**

[F] {Text unchanged}.....Sections 907.4.2.1 through 907.4.2. 6. 7

****Add Section 907.4.2.7 to read as follows:**

[F] 907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

****Add Section 907.6.1.1 to read as follows:**

[F] **907.6.1.1 Wiring Installation.** All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from an addressable input (monitor) module may be wired Class B, provided the distance from the addressable module to the initiating device is ten feet or less.

****Add Section 907.6.5.3 to read as follows:**

[F] **907.6.5.3 Communication requirements.** All alarm systems, new or replacement, shall transmit alarm, supervisory and trouble signals descriptively to the approved central station, remote supervisory station or proprietary supervising station as defined in NFPA 72, with the correct device designation and location of addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

**** Section 910.1; Amend exception 2 to read as follows:**

[F] 2. Where areas of buildings are equipped with early suppression fast-response (ESFR) sprinklers, automatic only manual smoke and heat vents shall be required within these areas. Automatic smoke and heat vents are prohibited.

****Add subsections 910.2.3 with exceptions to read as follows:**

[F] **910.2.3 Group H.** Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

****Section 910.2.3; Add Section 910.2.3 with exceptions read as follows:**

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3 and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

****Add subsections 910.2.4 to read as follows:**

[F] 910.2.4 Exit access travel distance increase. Buildings and portions thereof used as a Group F-1 or S-1 occupancy where the maximum exit access travel distance is increased in accordance with Section 1016.2.2.

****Table 910.3; Change the title of the first row of the table from “Group F-1 and S-1” to include “Group H” and to read as follows:**

**[F] TABLE 910.3
REQUIREMENTS FOR DRAFT CURTAINS AND SMOKE AND HEAT VENTS**

OCCUPANCY GROUP AND COMMODITY CLASSIFICATION	DESIGNATED STORAGE HEIGHT (feet)	MINIMUM DRAFT CURTAIN DEPTH (feet)	MAXIMUM AREA FORMED BY DRAFT CURTAINS (square feet)	VENT-AREA TO-FLOOR-AREA RATIO	MAXIMUM SPACING OF VENT CENTERS (feet)	MAXIMUM DISTANCE TO VENTS FROM WALL OR DRAFT CURTAINS (feet)
Group F-1, H and S-1	—	$0.2 \times H^d$ but ≥ 4	50,000	1:100	120	60
(Balance of table remains unchanged)						

****Section 910.3.2.2; Add second paragraph to read as follows:**

The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees (F) (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

****Add Section 912.2.3 to read as follows:**

[F] 912.2.3 Hydrant distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

****Section 913; add section to read as follows:**

**SECTION 913
FIRE PUMP ROOM**

913.1 General. Where provided, fire pumps shall be installed in a room designed and constructed in accordance with this section, Section 913 of the International Fire Code and NFPA 20.

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1 of the International Fire Code.

Exception: When approved by the fire code official, and when it is found necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room. Access keys shall be provided in the key box as required by Section 506.1 of the International Fire Code.

****Section 1004.1.2; Delete exception and read as follows:**

1004.1.2 Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in Table 1004.1.2. Where an intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function.

****Section 1007.1; add the following Exception 4:**

Exceptions:

{previous exceptions unchanged}

4. Buildings regulated under State Law and built in accordance with State registered plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1007.

**** Section 1007.2.1; replace to read as follows:**

1007.2.1 Elevators required. In buildings where an occupied floor is two or more stories above or below a level of exit discharge, at least one required assessable means of egress shall be an elevator complying with Section 1007.4.

{Exceptions deleted}

**** Section 1007.5; Platform lifts, amend to read as follows:**

1007.5 Platform lifts. Platform (wheelchair) lifts . . . required *accessible route* in Section 1109.8, Items 1 through 10. Standby power . . . {remainder unchanged}

****Section 1008.1; Delete last sentence of the first paragraph and replace with the following:**

1008.1 Doors. {previous section unchanged} Where additional doors are provided, and in the opinion of the building official could be assumed by occupants to be for egress purposes, they shall conform to the requirements of this section.

*****Section 1008.1.9.4; amend exceptions 3 and 4 as follows:**

Exceptions:

3. Where a pair of doors serves an *occupant load* of less than 50 persons in a Group B, F, M or S occupancy. {*Remainder unchanged*}
4. Where a pair of doors serves a Group A, B, F, M or S occupancy. {*Remainder unchanged*}

****Section 1008.1.3.4; delete 1st paragraph and replace with the following:**

1008.1.9.8 Access-controlled egress doors. The entrance doors in a means of egress in Groups A, B, E, I-2, M, R-1 or R-2, and entrance doors in tenant spaces in occupancies in Groups A, B, E, I-2, M, R-1 or R-2, are permitted to be equipped with approved entrance and egress access control systems, listed in accordance with UL 294, when provided with an approved smoke detection system installed throughout the building or lease space. Egress access control systems must be installed in accordance with all of the following criteria and shall be made retroactive in existing buildings within one year upon discovery and notification by fire marshal; or shall be made retroactive and included in the work of any subsequent building permits to alter, expand or remodel. Unless otherwise required by other portions of this code, an approved smoke detection system is not required when the building or tenant space is equipped with an automatic sprinkler system: {*Remainder of section is unchanged*}

****Section 1008.1.9.9; change to read as follows and add item #6:**

1008.1.9.9 Electromagnetically locked egress doors. Doors in the *means of egress* in buildings with an occupancy in Group A, B, E, I-1, I-2, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, M, R-1 or R-2 shall be permitted to be electromagnetically locked if equipped with *listed* hardware that incorporates a built-in switch and meet the requirements below:

1. A sensor shall be provided on the egress side arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor.

Exception: A sensor is not required if the door is equipped with listed hardware that incorporates a built-in switch and meets the following requirements:

1. The listed hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions.
The listed hardware is capable of being operated with one hand.
3. Operation of the listed hardware directly interrupts the power to the electromagnetic lock and unlocks the door immediately.
4. Where panic or fire exit hardware is required by Section 1008.1.10, operation of the listed panic or fire exit hardware also releases the electromagnetic lock.

Loss of power to that part of the access control system which locks the doors shall automatically unlock the doors.

3. The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock-independent of the access control system electronics-and the doors shall remain unlocked for a minimum of 30 seconds.
4. Activation of the building fire alarm system, if provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.
5. Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.
6. Entrance doors in buildings with an occupancy in Group A, B, E or M shall not be secured from the egress side during periods that the building is open to the general public.

**** Section 1008.1.9.3; add the following to the beginning of the first sentence:**

1008.1.8.3 Locks and latches. When approved by the building official {remainder of section unchanged}

****Section 1015.7; add new section 1015.7 to read as follows:**

1015.7 Electrical Rooms. For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.

*****Section 1016; add new section 1016.2.2 to read as follows:**

1016.2.2 Group F-1 and S-1 increase. The maximum exit access travel distance shall be 400 feet (122 m) in Group F-1 or S-1 occupancies where all of the following are met:

1. The portion of the building classified as Group F-1 or S-1 is limited to one story in height;
The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315 mm); and
3. The building is equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.

****Section 1018.1; add exception 6 to read as follows:**

{previous text unchanged}

6. In existing Group B office buildings, corridor walls and ceilings need not be of fire-resistive construction within office spaces of a single tenant when in compliance with all of the following and approved by the building official and fire marshal:
 - a. The occupant load of the tenant space does not exceed 100.
 - b. The building is equipped with an approved fire alarm system in accordance with Section 907.2.2.
 - c. Smoke detectors tied to an approved automatic fire alarm are installed within the corridor of the tenant space.
 - d. See also Section 1018.6, exception 2.

**** Section 1018.6; change to read as follows:**

1018.6 Corridor continuity. Corridors shall be continuous from the point of entry to an exit, and shall not be interrupted by intervening rooms.

(Exception #1 unchanged; add exception #2 to read as follows:)

2. When the corridor is not required to be fire-resistance-rated, it is permitted to pass through open office/business spaces provided the exit path is clearly marked through to office/business area to the point of exit.

**** Section 1021.3; add sentence to end of paragraph to read as follows:**

Exits shall be generally evenly distributed throughout the space and/or building or as otherwise approved by the building official.

**** Section 1026.3; add sentence to end of paragraph to read as follows:**

{paragraph to remain unchanged} Openings shall be provided with a means to restrict the entry and freezing of precipitation without reducing the required opening area. Landings, floor levels, and walls adjacent to the required openings shall be weatherproofed and equipped with a storm drainage system as approved by the building official.

**** Section 1026.4; changed to read as follows:**

1023.4 Side yards. The openings required by section 1026.3 adjoining exterior exit ramps or stairways shall be immediately adjacent to yards, courts or public ways; the remaining sides are permitted to be enclosed by the exterior walls of the building.

**** Section 1023.4.1; add section as follows:**

1026.4.1 Any stairway at the end of an open ended corridor that is pulled into the building shall be considered an exterior stair if in compliance with all of the following provisions:

1. When using switchback stairs, such that the outside edge of the outside landing is no more than 5 feet inside the exterior walls as determined by the building official.

When using straight run stairs, individually or in conjunction with a switchback stair, such that the bottom riser is no more than 5 foot inside the exterior walls as determined by the building official.

****Section 1026.6; amend exception 4 to read as follows:**

Exceptions: {Exceptions 1 through 3 unchanged}

4. Separation from the open-ended corridors of the building... {remaining text unchanged}

*****Section 1029.1; amend to read as follows:**

1029.1 General. In addition to the *means of egress* required by this chapter, provisions shall be made for *emergency escape and rescue openings* in Group R and I-1 occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 occupancies. Basements and sleeping rooms below the fifth story above grade plane {Remainder unchanged}

Exceptions:

{Delete Exception 1}

{Exceptions 2 & 3 unchanged.}

****Section 1101.2;** add an exception to read as follows:

Exception: Projects registered with the Architectural Barriers Division of the Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this Chapter.

****Section 1104.4; change to read as follows:**

1104.4 Multilevel building and facilities. At least one accessible route shall connect each accessible level, including mezzanines, in multilevel building and facilities. Note: the following exceptions do not apply to buildings with more than 2 stories. {*remaining text unchanged*}

****Section 1203.1; amend to read as follows:**

1203.1 General. Buildings shall be provided with natural ventilation in accordance with Section 1203.4, or mechanical ventilation in accordance with the *International Mechanical Code*.

Where air infiltration rate in a *dwelling unit* is 5 air changes or less per hour when tested with a blower door at a pressure 0.2 inch w.c. (50 Pa) in accordance with Section 402.4.1.2 of the *International Energy Conservation Code*, the *dwelling unit* shall be ventilated by mechanical means in accordance with Section 403 of the *International Mechanical Code*.

**** Section 1210.2.2, exception #2; changed to read as follows:**

2. Toilet rooms that are accessed only through a private office, not for common or public use and which have not more than one water closet; provided that walls around urinals comply with the minimum surrounding material specified by the Plumbing Code.

**** Section 1405.2; add a second paragraph to read as follows:**

All wood or other products exposed to the weather shall be painted or treated with an approved treatment, or shall possess a natural or inherent protection method.

****Table 1505.1; delete footnote c and replace footnote b with the following:**

b. Non-classified roof coverings shall be permitted on buildings of U occupancies having not more than 120 sq. ft. of protected roof area. When exceeding 120 sq. ft. of protected roof area, buildings of U occupancies may use non-rated non-combustible roof coverings.

c. [delete]

**** Section 1505.7; delete.**

****Add sections 1507.8.1.1.1--1507.8.1.1.2:**

1507.8.1.1.1 Wood shingle prohibition. It shall be in violation of this chapter to use any wood shingles as part of the construction material on structures classified as multifamily (including duplexes) or commercial buildings.

1507.8.1.1.2 All single-family dwellings using wood shingles or shakes shall be factory pressure treated with a fire-retardant chemical to meet class C fire-resistant requirements of the National Fire Protection Association.

****Section 1507.10.1; add an exception to read as follows:**

Exception: Engineered roofs designed to provide adequate drainage after the long-time deflection from dead loads or designed to support maximum loads, including possible ponding of water from any source, including snow, due to deflection, may have a design slope of a minimum of one-eighth unit vertical in 12 units horizontal (1-percent slope).

****Section 1510.1; add a sentence to read as follows:**

1510.1 General. Materials and methods of applications used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15. All individual replacement shingles or shakes shall be in compliance with the rating required by Table 1505.1.

**** Section 1510.3; add an item #4 to read as follows:**

4. It has not been demonstrated that the roof structure is sufficient to sustain the weight of the additional dead load of the new roofing.

**** Section 1510.4; modify section as follows:**

1510.4 Roof recovering. Where the application of a new roof covering creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.

**** Sections 1510.7, 1510.8 and 1510.9; added to read as follows:**

1510.7 Maintain existing provisions. When reroofing, or repairing existing roofing, the installer is required to insure the following items are maintained:

1. Existing roof drains and drainage systems are maintained clear and unobstructed. When in the opinion of the Building Official the existing drainage system appears inadequate, the system shall be re-evaluated and when necessary required to comply with the provisions for new construction.

Fire-retardant requirements are maintained.

1510.8 Attic space. Construction of a sloped or flat roof over an existing roof in a manner that creates an attic or a concealed space shall require the removal of any existing roofing material, composed of tar, asphalt or roof insulation, from the newly created attic space.

1510.9 Inspections. When a permit is required, a final inspection and approval shall be obtained from the Building Official when the re-roofing or installation of new roof is complete.

****Section 1610.2; add a paragraph to read as follows:**

Wood retaining walls supporting a surcharge of more than two (2) feet in height shall be prohibited.

**** Section 1612.1; changed to read as follows:**

1612.1 General. Within flood hazard areas as established in other City ordinances Section 1612.3, all new construction of buildings, structures and portions of buildings and structures, including substantial improvements and restoration of substantial damage to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads in accordance with applicable provisions adopted by the Department of Public Works. For buildings that are located in more than one flood hazard area, the provisions associated with the most restrictive flood hazard area shall apply.

At the discretion of the Director of Public Works, or his authorized representative, any or all of the provisions of this section may be used.

**** Section 1612.3; delete.**

**** Section 1705.17; add second sentence:**

1705.17 Special inspections for smoke control. Smoke control systems shall be tested by a special inspector in accordance with this section, Section 909.18, and as directed by the Fire Chief.

**** Section 1802.7; added to read as follows:**

1802.7 Minimum distance of swimming pools from foundations. Swimming pools may not be closer to a building foundation than one horizontal foot at finish grade for every vertical foot of swimming pool depth.

Exception: Systems designed by an engineer registered in the State of Texas.

****Section 1803.7; added to read as follows:**

1803.7 Hazards. Whenever the building official determines that any existing excavation or embankment or fill on private property has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage channel, the owner of the property upon which the excavation or fill is located, or other person or agent in control of said property, upon receipt of notice in writing from the building official, shall within the period specified therein repair or eliminate such excavation or embankment to eliminate the hazard and to be in conformance with the requirements of this code.

**** Section 1804.3.1; add section to read as follows:**

1804.3.1 Lot drainage. All lots in which construction has been authorized are subject to the Clean Water Act and the National Pollutant Discharge Elimination System (NPDES) storm water protection program implemented by the Texas Commission of Environmental Quality (TCEQ). Sites shall be adequately protected against surface water runoff with appropriate erosion control methods. Protection methods may include, but are not limited to the use of silt fences, erosion control blankets, or other approved means. Construction sites are subject to storm water pollution inspections at any time during normal business hours.

****Add Section 2308.2.3 to read as follows:**

2308.2.3 Application to engineered design. When accepted by the Building Official, any portion of this section is permitted to apply to buildings that are otherwise outside the limitations of this section provided that:

1. The resulting design will comply with the requirements specified in Chapter 16; The load limitations of various elements of this section are not exceeded; and
3. The portions of this section which will apply are identified by an engineer in the construction documents.

****Section 2308.8; replace first sentence as follows:**

2308.8 Floor joists. Spans for floor joist shall be in accordance with Table 2308.8(1) or 2308.8(2); except for references to the Southern Pine species which shall be in accordance with the table 2308.8(3). *{Remainder of section unchanged}*

****Table 2308.8(1); amend Southern Pine values as follows, remainder of table is unchanged:**

**TABLE 2308.8(1) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES
(Residential Sleeping Areas, Live Load = 30 psf, L/Δ = 360)**

JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
		2 x 6	2 x 8	2 x 10	2 x 12	2 x 6	2 x 8	2 x 10	2 x 12
		Maximum floor joist spans							
		(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Southern Pine SS	12-3	16-2	20-8	25-1	12-3	16-2	20-8	25-1
	Southern Pine #1	11-10	15-7	19-10	24-2	11-10	15-7	18-7	22-0
	Southern Pine #2	11-3	14-11	18-1	21-4	10-9	13-8	16-2	19-1
	Southern Pine #3	9-2	11-6	14-0	16-6	8-2	10-3	12-6	14-9
16	Southern Pine SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern Pine #1	10-9	14-2	18-0	21-4	10-9	13-9	16-1	19-1
	Southern Pine #2	10-3	13-3	15-8	18-6	9-4	11-10	14-0	16-6
	Southern Pine #3	7-11	10-0	12-1	14-4	7-1	8-11	10-10	12-10
19.2	Southern Pine SS	10-6	13-10	17-8	21-6	10-6	13-10	17-8	21-6
	Southern Pine #1	10-1	13-4	16-5	19-6	9-11	12-7	14-8	17-5
	Southern Pine #2	9-6	12-1	14-4	16-10	8-6	10-10	12-10	15-1
	Southern Pine #3	7-3	9-1	11-0	13-1	6-5	8-2	9-10	11-8
24	Southern Pine SS	9-9	12-10	16-5	19-11	9-9	12-10	16-5	19-8
	Southern Pine #1	9-4	12-4	14-8	17-5	8-10	11-3	13-1	15-7
	Southern Pine #2	8-6	10-10	12-10	15-1	7-7	9-8	11-5	13-6
	Southern Pine #3	6-5	8-2	9-10	11-8	5-9	7-3	8-10	10-5

****Table 2308.8(2); amend Southern Pine values as follows, remainder of table is unchanged:**

**TABLE 2308.8(2) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES
(Residential Living Areas, Live Load = 40 psf, L/Δ = 360)**

JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
		2 x 6	2 x 8	2 x 10	2 x 12	2 x 6	2 x 8	2 x 10	2 x 12
		Maximum floor joist spans							
		(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Southern Pine SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern Pine #1	10-9	14-2	18-0	21-11	10-9	14-2	16-11	20-1
	Southern Pine #2	10-3	13-6	16-2	19-1	9-10	12-6	14-9	17-5
	Southern Pine #3	8-2	10-3	12-6	14-9	7-5	9-5	11-5	13-6
16	Southern Pine SS	10-2	13-4	17-0	20-9	10-2	13-4	17-0	20-9
	Southern Pine #1	9-9	12-10	16-1	19-1	9-9	12-7	14-8	17-5
	Southern Pine #2	9-4	11-10	14-0	16-6	8-6	10-10	12-10	15-1
	Southern Pine #3	7-1	8-11	10-10	12-10	6-5	8-2	9-10	11-8
19.2	Southern Pine SS	9-6	12-7	16-0	19-6	9-6	12-7	16-0	19-6
	Southern Pine #1	9-2	12-1	14-8	17-5	9-0	11-5	13-5	15-11
	Southern Pine #2	8-6	10-10	12-10	15-1	7-9	9-10	11-8	13-9
	Southern Pine #3	6-5	8-2	9-10	11-8	5-11	7-5	9-0	10-8
24	Southern Pine SS	8-10	11-8	14-11	18-1	8-10	11-8	14-11	18-0
	Southern Pine #1	8-6	11-3	13-1	15-7	8-1	10-3	12-0	14-3
	Southern Pine #2	7-7	9-8	11-5	13-6	7-0	8-10	10-5	12-4
	Southern Pine #3	5-9	7-3	8-10	10-5	5-3	6-8	8-1	9-6

****Table 2308.9.5; amend title and footnote b as follows:**

**TABLE 2308.9.5
 HEADER AND GIRDER SPANS ^{a,b} FOR EXTERIOR BEARING WALLS
 (Maximum Spans for Douglas Fir-Larch, Hem-Fir, Southern Pine and Spruce-Pine-Fir^b and Required Number of Jack Studs)**

Footnotes:

- b. Spans are based on minimum design properties for No. 2 Grade lumber of Douglas fir-larch, hem-fir, and spruce-pine-fir. No. 1 or better grade lumber shall be used for southern pine.

****Table 2308.9.5; amend title and footnote b as follows:**

**TABLE 2308.9.6
 HEADER AND GIRDER SPANS ^{a,b} FOR INTERIOR BEARING WALLS
 (Maximum Spans for Douglas Fir-Larch, Hem-Fir, Southern Pine and Spruce-Pine-Fir^b and Required Number of Jack Studs)**

Footnotes:

- b. Spans are based on minimum design properties for No. 2 Grade lumber of Douglas fir-larch, hem-fir, and spruce-pine-fir. No. 1 or better grade lumber shall be used for southern pine.

****Table 2308.10.2(1); amend Southern Pine values as follows, remainder of table is unchanged:**

**TABLE 2308.10.2(1)
 CEILING JOIST SPANS FOR COMMON LUMBER SPECIES
 (Uninhabitable Attics Without Storage, Live Load = 10 pounds psf, L/Δ = 240)**

CEILING JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 5 pounds per square foot			
			2 x 4	2 x 6	2 x 8	2 x 10
			Maximum ceiling joist spans			
			(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Southern Pine	SS	12-11	20-3	26-0	26-0
	Southern Pine	#1	12-5	19-6	25-8	26-0
	Southern Pine	#2	11-10	18-8	24-7	26-0
	Southern Pine	#3	10-1	14-11	18-9	22-9
16	Southern Pine	SS	11-9	18-5	24-3	26-0
	Southern Pine	#1	11-3	17-8	23-4	26-0
	Southern Pine	#2	10-9	16-11	21-7	25-7

	Southern Pine	#3	8-9	12-11	16-3	19-9
19.2	Southern Pine	SS	11-0	17-4	22-10	26-0
	Southern Pine	#1	10-7	16-8	22-0	26-0
	Southern Pine	#2	10-2	15-7	19-8	23-5
	Southern Pine	#3	8-0	11-9	14-10	18-0
24	Southern Pine	SS	10-3	16-1	21-2	26-0
	Southern Pine	#1	9-10	15-6	20-5	24-0
	Southern Pine	#2	9-3	13-11	17-7	20-11
	Southern Pine	#3	7-2	10-6	13-3	16-1

****Table 2308.10.2(2); amend Southern Pine values as follows, remainder of table is unchanged:**

**TABLE 2308.10.2(2)
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES
(Uninhabitable Attics With Limited Storage, Live Load = 20 pounds psf, L/Δ = 240)**

CEILING JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 5 pounds per square foot				
		2 × 4	2 × 6	2 × 8	2 × 10	
		Maximum ceiling joist spans				
		(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	
12	Southern Pine	SS	10-3	16-1	21-2	26-0
	Southern Pine	#1	9-10	15-6	20-5	24-0
	Southern Pine	#2	9-3	13-11	17-7	20-11
	Southern Pine	#3	7-2	10-6	13-3	16-1
16	Southern Pine	SS	9-4	14-7	19-3	24-7
	Southern Pine	#1	8-11	14-0	17-9	20-9
	Southern Pine	#2	8-0	12-0	15-3	18-1
	Southern Pine	#3	6-2	9-2	11-6	14-0
19.2	Southern Pine	SS	8-9	13-9	18-2	23-1
	Southern Pine	#1	8-5	12-9	16-2	18-11
	Southern Pine	#2	7-4	11-0	13-11	16-6
	Southern Pine	#3	5-8	8-4	10-6	12-9
24	Southern Pine	SS	8-1	12-9	16-10	21-6
	Southern Pine	#1	7-8	11-5	14-6	16-11
	Southern Pine	#2	6-7	9-10	12-6	14-9
	Southern Pine	#3	5-1	7-5	9-5	11-5

****Table 2308.10.3(1); amend Southern Pine values as follows, remainder of table is unchanged:**

**TABLE 2308.10.3(1)
 RAFTER SPANS FOR COMMON LUMBER SPECIES
 (Roof Live Load = 20 pounds per square foot, Ceiling Not Attached to Rafters, L/Δ = 180)**

RAFTER SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 pounds per square foot					DEAD LOAD = 20 pounds per square foot				
		2 x 4	2 x 6	2 x 8	2 x 10	2 x 12	2 x 4	2 x 6	2 x 8	2 x 10	2 x 12
		Maximum rafter spans									
		(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Southern Pine SS	11-3	17-8	23-4	26-0	26-0	11-3	17-8	23-4	26-0	26-0
	Southern Pine #1	10-10	17-0	22-5	26-0	26-0	10-6	15-8	19-10	23-2	26-0
	Southern Pine #2	10-4	15-7	19-8	23-5	26-0	9-0	13-6	17-1	20-3	23-10
	Southern Pine #3	8-0	11-9	14-10	18-0	21-4	6-11	10-2	12-10	15-7	18-6
16	Southern Pine SS	10-3	16-1	21-2	26-0	26-0	10-3	16-1	21-2	25-7	26-0
	Southern Pine #1	9-10	15-6	19-10	23-2	26-0	9-1	13-7	17-2	20-1	23-10
	Southern Pine #2	9-0	13-6	17-1	20-3	23-10	7-9	11-8	14-9	17-6	20-8
	Southern Pine #3	6-11	10-2	12-10	15-7	18-6	6-0	8-10	11-2	13-6	16-0
19.2	Southern Pine SS	9-8	15-2	19-11	25-5	26-0	9-8	15-2	19-7	23-4	26-0
	Southern Pine #1	9-3	14-3	18-1	21-2	25-2	8-4	12-4	15-8	18-4	21-9
	Southern Pine #2	8-2	12-3	15-7	18-6	21-9	7-1	10-8	13-6	16-0	18-10
	Southern Pine #3	6-4	9-4	11-9	14-3	16-10	5-6	8-1	10-2	12-4	14-7
24	Southern Pine SS	8-11	14-1	18-6	23-8	26-0	8-11	13-10	17-6	20-10	24-8
	Southern Pine #1	8-7	12-9	16-2	18-11	22-6	7-5	11-1	14-0	16-5	19-6
	Southern Pine #2	7-4	11-0	13-11	16-6	19-6	6-4	9-6	12-1	14-4	16-10
	Southern Pine #3	5-8	8-4	10-6	12-9	15-1	4-11	7-3	9-1	11-0	13-1

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 47.9 N/m².

****Table 2308.10.3(2); amend Southern Pine values as follows, remainder of table is unchanged:**

**TABLE 2308.10.3(2)
RAFTER SPANS FOR COMMON LUMBER SPECIES**

(Roof Live Load = 20 pounds per square foot, Ceiling Attached to Rafters, L/Δ = 240)

RAFTER SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 pounds per square foot					DEAD LOAD = 20 pounds per square foot					
		2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	
		Maximum rafter spans										
		(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Southern Pine SS	10-3	16-1	21-2	26-0	26-0	10-3	16-1	21-2	26-0	26-0	
	Southern Pine #1	9-10	15-6	20-5	26-0	26-0	9-10	15-6	19-10	23-2	26-0	
	Southern Pine #2	9-5	14-9	19-6	23-5	26-0	9-0	13-6	17-1	20-3	23-10	
	Southern Pine #3	8-0	11-9	14-10	18-0	21-4	6-11	10-2	12-10	15-7	18-6	
16	Southern Pine SS	9-4	14-7	19-3	24-7	26-0	9-4	14-7	19-3	24-7	26-0	
	Southern Pine #1	8-11	14-1	18-6	23-2	26-0	8-11	13-7	17-2	20-1	23-10	
	Southern Pine #2	8-7	13-5	17-1	20-3	23-10	7-9	11-8	14-9	17-6	20-8	
	Southern Pine #3	6-11	10-2	12-10	15-7	18-6	6-0	8-10	11-2	13-6	16-0	
19.2	Southern Pine SS	8-9	13-9	18-2	23-1	26-0	8-9	13-9	18-2	23-1	26-0	
	Southern Pine #1	8-5	13-3	17-5	21-2	25-2	8-4	12-4	15-8	18-4	21-9	
	Southern Pine #2	8-1	12-3	15-7	18-6	12-9	7-1	10-8	13-6	16-0	18-10	
	Southern Pine #3	6-4	9-4	11-9	14-3	16-10	5-6	8-1	10-2	12-4	14-7	
24	Southern Pine SS	8-1	12-9	16-10	21-6	26-0	8-1	12-9	16-10	20-10	24-8	
	Southern Pine #1	7-10	12-3	16-2	18-11	22-6	7-5	11-1	14-0	16-5	19-6	
	Southern Pine #2	7-4	11-0	13-11	16-6	19-6	6-4	9-6	12-1	14-4	16-10	
	Southern Pine #3	5-8	8-4	10-6	12-9	15-1	4-11	7-3	9-1	11-0	13-1	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 47.9 N/m².

****Table 2308.10.3(3); delete table.**

****Table 2308.10.3(4); delete table.**

****Table 2308.10.3(5); delete table.**

****Table 2308.10.3(6); delete table.**

**** Section 2603.4; change to read as follows:**

2603.4 Thermal barrier. Except as provided for in Section 2603.4.1, foam plastic shall be separated from the interior {remainder of section unchanged}.

**** Section 2603.4.1.6; change to read as follows:**

2603.4.1.6 Attics and crawl spaces. Within an attic or crawl space, all foam plastic insulation shall be protected against ignition by an approved ignition barrier, ignition

barrier coating, thermal barrier, thermal barrier coating, 1-1/2 inch-thick (38 mm) mineral fiber insulation...{remainder of section unchanged}. Within attics with headroom exceeding 36 inches in height and containing pull-down or permanent stairs, all foam plastic insulation shall be protected against ignition by an approved thermal barrier meeting 2603.4.

****Section 2603.10; modify to read as follows:**

2603.10 Special approval. Foam plastic located in concealed attics shall comply with 2603.4.1.6. Foam plastic located in exposed ceilings or walls shall comply with 2603.4. When approved by the building official, foam plastic located in areas other than concealed attics, crawl spaces, and exposed ceilings shall not be required to comply with the requirements of Section 2603.4 {remainder of section unchanged}.

****Section 2901.1; add a sentence to read as follows:**

[P]2901.1 Scope. {existing text to remain} The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the International Plumbing Code. Should any conflicts arise between the two chapters, the Building Official shall determine which provision applies.

****Section 2902.1; add a second paragraph to read as follows:**

In other than E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the Building Official.

****Table 2902.1; change footnote f to read as follows:**

- f. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

****Section 2902.1.3; add new Section 2902.1.3 to read as follows:**

2902.1.3 Additional fixtures for food preparation facilities. In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

2902.1.3.1 Hand washing lavatory. At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

2902.1.3.2 Service sink. In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the North Richland Hills Consumer Health Department.

****Section 2903; add new section to read as follows:**

2903 Access to toilet facilities in food service establishments. Food service establishments that provide for the on-premises consumption of food shall be equipped with separate toilet facilities for each sex. Access to toilet facilities must be from inside the food service facility and access may not be through the food preparation area.

**** Section 3001.5; added to read as follows:**

3001.5 General. The owner shall be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator or moving walk installation and shall cause periodic inspections, tests and maintenance to be made on such conveyances.

****Section 3006.1; change to read as follows:**

3006.1. General. Access Elevator machine rooms shall be provided. {Remainder unchanged.}

****Section 3006.4; add a sentence to read as follows and delete exceptions 1 and 2:**

[F] 3006.4. Machine Rooms and Machinery Spaces: *{text unchanged}*... Storage shall not be allowed within the elevator machine room. Provide approved signage at each entry door to the elevator machine room stating “*Elevator Machinery – No Storage Allowed.*”

****Section 3109.1; change to read as follows:**

3109.1 General. Swimming pools shall comply with the requirements of sections 3109.2 through 3109.5 and other applicable sections of this code and complying with applicable state laws.

****Section 3109.3; amend to read as follows:**

3109.3 Public Swimming Pools. Public swimming pools shall be completely enclosed by a fence at least 6 feet in height or a screen enclosure. {remainder of section unchanged}

**** Section 3109.4.1; amend to read as follows:**

3109.4.1 Barrier height and clearance. The top of the barrier shall be at least 72 inches above grade measured on the side of the barrier... {remainder of section unchanged}

**** Section 3201.1; add a sentence to read as follows:**

Encroachments shall not be allowed without written permission by an authorized representative of the City of North Richland Hills.

**** Section 3202.4; replace entire section with the following:**

3204.4 Temporary encroachments. Temporary encroachments of public rights-of-way shall only be allowed where approved by the City of North Richland Hills Public Works Director or designee.

**** Section 3408.2; change to read as follows:**

3408.2 Certificate of occupancy. A certificate of occupancy shall be issued where it has been determined that the requirements of this code and other laws related to the new occupant and/or occupancy classification have been met.

****Section 3412.2; change first sentence to read as follows:**

3412.2 Applicability. Any structure older, or that becomes older, than 50 years in which there is work involving additions, alterations or changes of occupancy shall be made to comply with requirements of this section or the provisions of Sections 3403 through 3409. {remainder of section unchanged}

Section 6: THAT Section 106-12(b) of the North Richland Hills Code of Ordinances be amended to read as follows:

**** Add section 106-12(b)17 as follows:**

(17) All digital and conventional billboards shall pay annual renewal fees in accordance with Appendix A.

Section 7: THAT the fees established by Appendix A of the North Richland Hills Code of Ordinances for Chapter 98 are hereby amended by deleting fee reference to Section 98-62(2) and modifying Table 2 as follows:

**** Amend appendix A of the North Richland Code of Ordinances, Building and Building Regulations fees as follows:**

****Delete fee pertaining to 98-62(2)**

CHAPTER 98. BUILDINGS AND BUILDING REGULATIONS		
Section 98-62(2)	Construction of new residential dwelling or new commercial structure building permit fee (nonrefundable deposit):	\$120.00

-Modify fee for residential foundation repair

**“TABLE 2
MISCELLANEOUS BUILDING PERMIT FEES**

TABLE INSET:

27.	Foundation Repair	
	Commercial	Ref. Table 1
	1 & 2 family Dwellings	Ref. Table 1, not to exceed \$100.00
28.	After-Hours Inspection (must be prearranged)	100.00/hour, minimum 2 hours

****Add fee for annual billboard registration**

<i>Signs Permit Fees</i>		
10.	Billboard (Conventional) – Annual Permit Renewal	75.00
	Late fee for Annual Billboard Renewal (Digital or Conventional)	75.00

**** Modify fee for Construction Code Board of Appeals**

<i>Miscellaneous Fees</i>		
2.	Construction Code Board of Appeals	250.00

**TABLE 3
MECHANICAL FEES**

Monetary Value of Proposed Work	Fee
\$0.00—\$1,500.00	\$39.80
\$1,501.00—\$3,000.00	\$46.43

\$3,001.00—\$5,000.00	\$53.07
\$5,001.00—\$50,000.00	\$66.34 for the first \$5,000.00 plus a multiplier of \$0.0114 for amount over \$5,000.00
\$50,001.00—\$100,000.00	\$579.34 for the first \$50,000.00 plus a multiplier of \$0.0108 for amount over \$50,000.00
\$100,001.00—\$500,000.00	\$1,119.34 for the first \$100,000.00 plus a multiplier of \$0.0069 for amount over \$100,000.00
\$500,001.00—or more	\$3,879.34 for the first \$500,000.00 plus a multiplier of \$0.0037 for amount over \$500,000.00

Section 8: All conflicting provisions of other ordinances are repealed, but only to the extent of such conflict. Such ordinances are hereby saved to the extent they lawfully establish violations occurring prior to the enactment of this ordinance. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or otherwise invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such invalid phrase, clause, sentence, paragraph or section.

Section 9: Any person, firm or corporation violating any provision of this ordinance shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars (\$2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

Section 10: The City Secretary is hereby authorized and directed to cause the publication of the descriptive caption and penalty clauses of this ordinance as provided by law.

Section 11: This ordinance shall become effective immediately upon passage.

AND IT IS SO ORDAINED.

PASSED AND APPROVED on the 27th day of October, 2014.

CITY OF NORTH RICHLAND HILLS

By: _____
Oscar Trevino, Mayor

ATTEST:

Alicia Richardson, City Secretary

APPROVED AS TO FORM AND LEGALITY:

George A. Staples, City Attorney