

ORDINANCE NO. 42-1986

AN ORDINANCE AMENDING CHAPTER 8, "CONSTRUCTION REGULATIONS," ARTICLE VI, "UNIFORM CODES AND OTHER REGULATIONS," DIVISION 2, "BUILDING CODE," OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING A PENALTY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 8, Article VI, Division 2, "Building Code," of the Abilene Municipal Code be amended by deleting the current Section 8-481, "Adopted," in its entirety and substituting therefore the following, subject to the amendments, as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes:

The Uniform Building Code, 1985 Edition thereof, published by the International Conference of Building Officials, at least three (3) copies of which are now on file in the building official's and city secretary's office, is hereby enacted and adopted by reference as amended as the building code of the city, and the same is hereby incorporated herein.

PART 2: That if any provision or any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

PART 3: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than One Thousand Dollars (\$1,000.00). Each day such violation shall continue, or be permitted to continue, shall be deemed a separate offense. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene, Texas.

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PASSED ON FIRST READING this 22 day of May,
A.D. 19 86.

PASSED ON SECOND AND FINAL READING this 12 day of
June, A.D. 19 86.

ATTEST:

Patricia Fottor
CITY SECRETARY

David Stubbeman
MAYOR

APPROVED:

Karen Anderson
CITY ATTORNEY

00136

EXHIBIT "A"

ORDINANCE NO. 42-1986

The following chapters of the 1985 UBC are adopted in their entirety:
6, 7, 9, 11, 19, 20, 21, 22, 25, 26, 28, 30, 36, 38, 39, 42, 44, 47,
48, 50 and Appendix Chapters 7, 11, 49, 55, 57.

The following chapters of the 1985 UBC are deleted in their entirety:
35, 41, 53 and Appendix Chapters 1, 12, 23, 32, 35, 38, 53.

The remaining chapters and appendix chapters of the 1985 UBC are
adopted subject to the following exceptions:

CHANGES
TO THE
1985 UNIFORM BUILDING CODE

Chapter 1, "Title, Scope and General"

Sec. 104 (e). Add the following:

The maximum period of time a permit for a temporary building may be issued shall be one year.

Application for a permit for the use of a temporary building shall be made to the building official, and shall accompany a bond of not less than \$1,000 which guarantees the removal of the building at the end of the approved time period. An extension not to exceed six months may be granted at the discretion of the building official.

Chapter 2, "Organization and Enforcement"

Sec. 202 (d). Add the following:

Whenever work is being done that is authorized by a permit, and construction debris from that work is not confined to the property on which the project is located, the building official may order the work stopped.

BOARD OF APPEALS

Sec. 204. Delete in its entirety and insert the following:

In order to determine the suitability of alternate materials and methods of construction and to provide for reasonable interpretations of this Building Code, the "Board of Building Standards", as established in Sec. 16-3 of the City Code of this city, is charged with hearing appeals from any decision of the building official concerning the Building Code. Any reference to the Board of Appeals in the Building Code shall be construed to mean and does mean the "Board of Building Standards" as established in Chapter 8 of Municipal Code of the City Code of this city. In ruling on such appeals, the Board of Building Standards shall render no decision which is contrary to or inconsistent with the provision of this Code. In the event the Board should be of the opinion that any provision or provisions of this Code should be amended, it shall make such recommendation to the City Council for consideration.

Sec. 205. Delete in its entirety and insert the following:

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

Any such violation shall be a misdemeanor and upon conviction thereof, shall be punishable by a fine not to exceed that which is set forth in Section 12.23 of the Texas Penal Code regarding Class C Misdemeanors and Article 4.14 of the

Texas Code of Criminal Procedure, now in effect or as hereafter amended. Each day a violation of any of the provisions of this Code is committed, or each day any such violation continues, shall constitute a separate offense and shall be subject to prosecution as stated above.

Chapter 3, "Permits and Inspections"
Sec. 301 (b) 1. Add the following:

...and not connected to electrical or plumbing.

2. Fences over 7 feet high.

Sec. 302 (b). Plans and Specifications. Delete in its entirety and insert:

At least two sets of plans and specifications shall be submitted with each application for a building permit. Two sets of plans and specifications shall be submitted when required by the building official for enforcement of any provisions of this Code. Plans and specifications shall bear the seal of a registered Architect licensed by the State of Texas or a registered Engineer licensed by the State of Texas. Provided, however, that in the following instances specifications shall not be required, and specifications (if provided) and plans need not bear the seal of an Architect or Engineer for the following:

- (1) Any R-3 occupancy or garage or other structure pertinent to such dwelling or
- (2) one-story R-1 occupancies not exceeding eight units per building, or other R-1 occupancies having a maximum height of two stories and not exceeding four units per building, or garages or other structures pertinent to such buildings; or
- (3) private buildings which are to be used exclusively for farm, ranch or agricultural purposes, or for storage of raw agricultural commodities; or
- (4) other buildings which are not publicly owned and which have no more than one story and a total floor area not exceeding 5,000 square feet and which contain no clear span greater than 24 feet between supporting elements; provided, however, that for buildings containing unsupported spans greater than 24 feet, but which would otherwise meet all of the requirements stated in this paragraph, the seal of a registered Engineer licensed by the State of Texas shall be required on plans for the roof trusses, columns, beams, foundation, and all other roof supporting elements.

Sec. 303 (a) Add a sentence between the first and second sentence which reads:

The structural plans may be accepted and approved without detailed plan review when affixed with the seal of a Texas state licensed professional engineer.

Change the first and second sentences of the second paragraph to read:

When the building official issues the permit where plans are required, he shall identify the plans and specifications as "Permit Set." The "Permit Set" of plans and specifications.....

Sec. 304. Delete in its entirety and insert the following:

Fees shall be assessed according to City Council resolution.

Sec. 305 (e). Add the following exception:

EXCEPTION: When the building official is notified in writing by an architect or engineer that he will be observing the construction, the permit holder or his agent will not be required to call for the inspections required by this code except for the final inspection. A final inspection shall be required after the work is complete and the architect, engineer, or their representative has submitted to the building official, on a form supplied by the building official, a report on the findings of the inspections required by this code. The building official may make periodic inspections to ascertain compliance with the provisions of this code.

The Board of Building Standards may suspend this exception for good cause. This exception does not apply to projects where the architect or engineer is the owner, developer, or construction manager.

Sec. 305 (e) (4) & (5) Delete in their entirety and insert the following:

- (4) DRYWALL INSPECTION: Any drywall work in conjunction with construction of a fire resistive wall must be inspected prior to the installation of any finishes or materials being applied that would obstruct the visibility of the walls.
- (5) FIREPLACE & CHIMNEY INSPECTION: To be made prior to the time any of the fireplace or chimney is concealed or capped.
- (6) FINAL INSPECTION: To be made after finish grading and the building is completed and ready for occupancy.

SPECIAL INSPECTIONS

Sec. 306 (a)

1. CONCRETE: (Delete Exception 2 in its entirety and insert:)
2. For foundation concrete when the structural design is based on a f'_c no greater than 3000 psi.

Sec. 306 (b) Special Inspector. (Delete in its entirety and insert)

The Special Inspector shall be one of the following:

- (1) Architect or his representative
- (2) Engineer or his representative
- (3) Testing laboratory qualified for the special inspection
- (4) Others as approved by the Building Official and the Board of Building Standards

The Special Inspector shall inspect the particular type of construction or operation requiring a special inspection in addition to the mandatory required inspections performed by the City's inspection staff.

EXCEPTION: Special inspections shall not be required for the following:

- (1) Private buildings which are to be used exclusively for farm or agricultural purposes.
- (2) Other buildings except publicly owned buildings having not more than one story and containing no clear span between supporting structures greater than 24 feet on the narrow side and having a total floor area not in excess of five thousand square feet.

Sec. 306 (c) Duties and Responsibilities of the Special Inspector (Delete in its entirety and insert:)

- (1) The Special Inspector shall observe the work assigned to be certain it conforms to the design drawings and specifications.
- (2) The Special Inspector shall bring all discrepancies to the immediate attention of the contractor for correction; then, if uncorrected, to the proper design authority and to the Building Official.
- (3) The Special Inspector shall submit a final signed report stating whether the work requiring special inspection was, to the best of his knowledge, in conformance with the approved plans and specifications and the applicable workmanship provision of these Codes.

Sec. 306 (f) Approved Fabricators. (Delete in its entirety and insert:)

Special inspections required by the Section and elsewhere in this Code shall not be required where the work is done on the premises of a qualified fabricator, regularly engaged in this type work.

CERTIFICATE OF OCCUPANCY

Sec. 307 (a) Use or Occupancy. (Following last paragraph insert:)

A notice may be posed by the Building Official or Fire Marshal in a conspicuous place on the premises of any unoccupied building, or any unoccupied portion of any building, stating that a certificate of occupancy shall be required before such building may be occupied or used. Said notice shall not be removed except by the Building Official or the Fire Marshal. Failure

Chapter 5, "Classification of All Buildings by Use or Occupancy and General Requirements for All Occupancies"

Sec. 503 (a)

EXCEPTIONS: 2, C. Insert the words ",dining areas" following the words "Administrative offices".

Sec. 503. (d). Fire Ratings for Occupancy Separations.

EXCEPTION 3. Delete first sentence and insert:

In the one-hour occupancy separation between a Group R, Division 3 and M occupancy, the separation may be limited to the installation of materials as follows: 1/2" gypsum wallboard on the garage side, fire-treated pull-down stair or gypsum wallboard attic access door, and a tight-fitting solid wood door 1-3/8" in thickness will be allowed in lieu of a one-hour fire assembly.

Sec. 504 (b) Following first paragraph, add the following exception:

EXCEPTION: 1. When a building is built on two or more adjoining lots, and there are no walls or divisions of the building at the interior property lines, the provisions of this section do not apply to such interior property lines.

2. When open spaces are provided equal to distances required in Table 5-A for non-rated exterior walls, by means of deed restrictions, fire separation easements, or other instruments approved by the building official. Fire resistance and protection of openings of such walls may be omitted. Two or more lots may be considered a single parcel when permanently joined by a recorded instrument approved by the building official.

Sec. 507. Add a new Exception 3 to read as follows:

3. Group 1, Division 1 Occupancies of Type II One-hour, Type III One-hour, Type IV, and Type V One-hour construction.

Sec. 508. Fire Resistive Substitution (Delete Item 5. Corridors)

Sec. 510 (b)

FLOORS AND WALLS IN WATER CLOSET COMPARTMENTS AND SHOWERS. (Delete the first sentence and insert)

In other than dwelling units, toilet room floors shall have a smooth, hard nonabsorbent surface or other approved material which extends upward onto the walls at least 4 inches.

Sec. 510 (b). Add an exception as follows:

EXCEPTION: Toilet rooms located in dwelling units, individual hotel rooms and serving occupant loads of 10 or less and not available to the general public.

Sec. 511.

ACCESS TO TOILETS AND OTHER FACILITIES.

Adopt first paragraph of Sec. 511 (a) and delete the rest in its entirety.

TABLE 5-A

WALL AND OPENING PROTECTION OF OCCUPANCIES BASED ON LOCATION ON PROPERTY
Groups B-1 and B-2, Fire Resistance of Exterior Walls. (Delete 20 feet and
Insert: 1 hour less than 10 feet)

PART II

1. Table No. 5-D Revise as follows:

For Group 1, Division 1 Occupancies under the Type II-FR construction,
change "3" to "4".

For Group 1, Division 1 Occupancies under the Type II, One-hour
construction, change "1" to "3".

For Group 1, Division 1 Occupancies under the Type II-N construction,
change "Not permitted" to "1."

Chapter 8, Requirements for Group E Occupancies

Sec. 802 (c), Special Provisions. Add the following:

Rooms in Divisions 1 & 2 shall have the following egress requirements:

- (1) 10 occupants or less, one exit
- (2) 10 - 49 occupants, one exit with one additional means of egress
- (3) 50 or more occupants - two required exits

Sec. 805.

LIGHT, VENTILATION AND SANITATION. After the first paragraph, delete the
remainder of the section and insert:

Plumbing facilities must be provided as specified in Appendix C of the Plumbing
Code.

For other requirements on water closets, see Sec. 510.

Chapter 10. Requirements for Group I Occupancies

Revise as follows:

1. Sec. 1001. Revise the second paragraph of Division 1 to read as follows:

Division 1. Hospitals, mental hospitals, nursing homes and similar
buildings or portions thereof providing sleeping accommodations and
medical care for six or more persons who are incapable of self-preservation
because of physical or mental disability. Facilities such as the above
with five or fewer persons shall be classified as a residential occupancy.

2. Sec. 1001. Revise Division 2 to read as follows:

Division 2. Residential board and care facilities, group housing facilities, social rehabilitation facilities and similar buildings or portions thereof providing sleeping accommodations and personal care services, but not providing nursing care, for six or more persons who are capable of self-preservation, and homes for six or more children six years of age or older. Facilities with five or fewer persons such as the above, which are not ancillary or other uses, shall be classified as a residential occupancy.

3. Sec. 1001. In Division 3, delete the words "Mental hospitals, mental sanitariums."

4. Sec. 1002 (b). Revise the second paragraph to read as follows:

All Group 1, Division 1 Occupancies shall have smoke barriers to divide into at least two compartments every story used by inpatients for sleeping or treatment or both, and any story having an occupant load of 50 or more, and to limit on any story the maximum area of each smoke compartment to not more than 22,500 square feet, of which both the length and width shall be not more than 150 feet. At least 30 net square feet per occupant for the total of bed or litter patients, or both, shall be provided on each side of the smoke barrier, and on stories not housing bed or litter patients, or both, at least 6 square feet per occupant in adjoining compartments.

Smoke barriers shall have a fire-resistance rating of not less than one hour. Such barriers shall form an effective membrane continuous from outside wall to outside wall and from floor slab to floor slab or roof deck above, including continuity through all concealed spaces, such as those found above suspended ceilings, and including interstitial structural and mechanical spaces. Transfer grilles, whether equipped with fusible link operated dampers or not, shall not be used in these partitions.

EXCEPTIONS: Smoke barriers are not required in interstitial spaces when such spaces are designed and constructed with ceilings that provide resistance to the passage of fire and smoke equivalent to that provided by smoke barriers.

Doorways separating corridors in adjoining smoke compartments shall be equipped with a pair of swinging type doors, each swinging in a direction opposite from the other, and the minimum clear width of each door shall be 44 inches for corridors used for the movement of beds and 32 inches for other corridors. Other doors in smoke barriers shall be of the swinging type and required width.

Doors in smoke barriers shall have a fire-resistance rating of not less than 20 minutes. Double-egress corridor doors shall have vision panels of 1/4-inch thick approved wired glass mounted in approved steel frames. Vision panels of 1/4-inch thick approved wired glass mounted in approved steel frames may be provided in other doors in smoke barriers. The glass area of the vision panels shall not exceed 1,296 square inches for each door. The doors shall close the openings with only the clearance necessary for proper operation under self-closing or automatic closing and shall be without undercuts, louvres or grilles. Rabbits or astragals are required at the meeting edges of double-egress doors, and stops are required on the head and jambs of all doors in smoke barriers. Positive latching devices

are not required on double-egress corridor doors, and center mullions are prohibited.

EXCEPTION: Protection at the meeting edges of doors and stops at the head and sides of door frames may be omitted in buildings equipped with an approved engineers smoke-controlled system. The engineered smoke-control system shall respond automatically preventing the transfer of smoke across the barriers.

Doors in smoke barriers shall be self-closing or shall be provided with approved door hold-open devices of the fail-safe type which shall release the doors, causing them to close upon the actuation of a maximum pull of 50 pounds against the hold-open device.

An approved damper designed to resist the passage of smoke shall be provided at each point duct penetrates a smoke barrier. The damper shall close upon detection of smoke by an approved smoke detector located within the duct.

EXCEPTIONS: 1. In lieu of an approved smoke detector located within the duct, ducts which penetrate smoke barriers above required smoke-barrier doors are permitted to have the approved damper arranged to close upon detection of smoke by the local device designed to detect smoke on either side of the smoke barrier door opening.

2. Dampers are not required in buildings equipped with an approved engineered smoke-control system.

3. Dampers are not required where the openings in ducts are limited to a single smoke compartment and the ducts are of steel construction.

At least two exits shall be accessible from each smoke compartment. Exit access may be through adjacent compartments, but a least one exit shall not require travel through the compartment of fire origin.

5. Sec. 1008. Add new paragraphs to read as follows:

Specific use areas shall be protected in accordance with Table No. 10-A. When only sprinkler protection is provided, the areas shall be separated from all remaining parts of the building by partitions which are constructed of materials consistent with the type of construction, are capable of resisting the passage of smoke, and extend from the floor to the underside of a one-hour, fire-resistive floor or roof system or to the floor or roof above. Doors shall be maintained self-closing or shall be automatic closing by actuation of a smoke detector in accordance with Section 4306 (b).

TABLE NO. 10-A - REQUIRED PROTECTION OF SPECIFIC USE AREAS (Entirely New Table)

| <u>Description</u> | <u>Separation Protection</u> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Boiler and heater rooms | 2 hr. or 1 hr. and sprinklers |
| Employee locker rooms | 1 hr. or sprinklers |
| Gift/retail shops | 1 hr. or sprinklers |
| Handcraft shops | 1 hr. or sprinklers |
| Kitchens | 1 hr. or sprinklers |
| Laboratories which employ hazardous materials but such materials are in quantities less than that which would cause classification as a Group H Occupancy | 1 hr. or sprinklers |
| Laundries greater than 100 sq.ft. | 1 hr. and sprinklers |
| Paint shops employing hazardous substances and materials in quantities less than that which would cause classification as a Group H Occupancy | |
| Physical plant maintenance shop | 2 hrs. or 1 hr. and sprinklers |
| Soiled linen room | 1 hr. and sprinklers |
| Storage rooms more than 50 sq.ft. in area but not more than 100 sq.ft. in area storing combustible material | 1 hr. and sprinklers |
| Storage rooms more than 100 sq.ft. storing combustible materials | 1 hr. and sprinklers |
| Trash collection rooms | 1 hr. and sprinklers |

6. Sec. 1009. Revise to read as follows:

Sec. 1009. An approved fire alarm system shall be provided for all Group 1 Occupancies. Audible alarm devices shall be used in all nonpatient areas.

The fire alarm system in Group 1, Division 1 Occupancies shall be arranged to transmit an alarm automatically to the fire department legally committed to serve the area in which the health care facility is located by the most direct and reliable method approved by local regulations.

EXCEPTION: Smoke detectors may be arranged to alarm locally at a constantly attended location.

7. Add a new section to the chapter to read as follows:

Smoke Detectors

Sec. 1010. Smoke detectors conforming to U.B.C. Standard No. 43-6 and which receive their primary power from the building wiring shall be installed in patient sleeping rooms of hospital and nursing homes. Actuation of such detectors shall cause a visual display on the corridor side of the room in which the detector is located and shall cause an audible and visual alarm at the respective nurses' station. If such detectors and related devices are combined with the nursing call system, the total system need not be electrically supervised.

EXCEPTION: 1. Smoke detectors may be omitted in patient sleeping rooms in which listed 135°F quick-response sprinklers are installed.

2. In rooms equipped with automatic door closers having integral smoke detectors on the room side, the integral detector may substitute for the room smoke detector, provided it performs the required alerting functions.

Chapter 12, "Requirements for Group R Occupancies"

EXITS AND EMERGENCY ESCAPES

Sec. 1204. 3rd Paragraph. Revise to read:

All escape or rescue windows from sleeping rooms shall have a minimum net clear opening of 4.5 square feet. The minimum net clear opening height shall be 19 inches. The minimum net clear opening width shall be 19 inches. Where windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 48 inches above the floor.

EXCEPTION: Minimum net clear opening may be reduced to 3.5 square feet when sill height is a maximum of not more than 48 inches above the floor.

Sec. 1210 (a). FIRE WARNING SYSTEMS. 3rd Paragraph. Delete and insert:

In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. In R-3 Occupancies, when more than one smoke detector is required, only one must be connected to the primary power. All others may be battery operated. Smoke detectors may be battery operated when installed in existing buildings, or in buildings without commercial power, or in buildings which undergo alterations, repairs or additions regulated by the second paragraph of this section.

Sec. 1213. Delete in its entirety.

Chapter 17, "Requirements Based on Types of Construction"

Sec. 1709. Add an exception.

5. Exterior walls may terminate at the underside of the roof sheathing, deck provided:
 - A. Where the roof-ceiling framing elements are parallel to the walls, such framing and elements supporting such framing shall be of not less than one-hour fire resistive construction for a width of not less than 5 feet on each side of the wall.
 - B. Where roof-ceiling framing elements are perpendicular to the wall, the entire span of such framing and elements supporting such framing shall be of not less than one-hour fire-resistive construction.
 - C. Openings in the roof shall not be located within 5 feet of the exterior wall.
 - D. The entire building shall be provided with a fire-retardant roof covering or special purpose roof complying with Section 3203 (g).
3. Exterior walls may terminate at roofs of entirely noncombustible construction.

Add the following section:

Sec. 1717. Flood Hazard Protection.

Special provisions are required in those areas of the city officially designated as flood prone areas to assure that building location and construction are such as to preclude or to reduce damages under actual flood conditions. Federal regulations and guidelines as detailed in the "Flood-Proofing Regulations" by Chief of Engineers, U.S. Army, 1972 edition or approved method by the building official and city engineer may be used to provide flood protection.

Sec. 1718. Finish Floor Requirements.

All structures shall be constructed in such a manner that their finish floor elevation meets the requirements of the Subdivision Ordinance of the City of Abilene.

EXCEPTIONS:

- (1) Structures that lie outside of the flood plain area shall have a minimum finish floor elevation that is 18" above the gutter elevation at the center of the lot.

Chapter 18, "Type I Fire Resistive Buildings"

Sec. 1807 (a). SCOPE. Delete in its entirety. Insert following wording:

This section shall apply to all Group B, Division 2 Office Buildings and Group R, Division 1 Occupancies, each having roof levels (excluding parapets) located more than 75 feet above the lowest level of fire department vehicle access. Such buildings shall be provided with an approved automatic sprinkler system in accordance with Section 1807 (c).

Sec. 1807 (h) Elevators. 1. Add EXCEPTION 3.

When at least one exit is accessible from any part of a floor without passing through the elevator lobbies, the one-hour separation will not be required.

Sec. 1807 (l). Areas of Refuge. Delete in its entirety.

Sec. 1807 (m). Automatic Sprinkler System Alternatives.

5. Delete.

6. Delete word "compartmentation".

Chapter 23, "General Design Requirements"

Sec. 2304 (c). CONCENTRATED LOADS. Amend by deleting and adding wording as follows:

In all buildings or parts thereof where excessive floor loading is likely to occur, such as buildings used for industrial or storage purposes, the design live load shall be posted by the owner. The signs shall be of a durable type and shall be maintained as long as the building is occupied. The occupants of the building shall be responsible for keeping the actual load below the allowable limits.

Chapter 24, "Masonry"

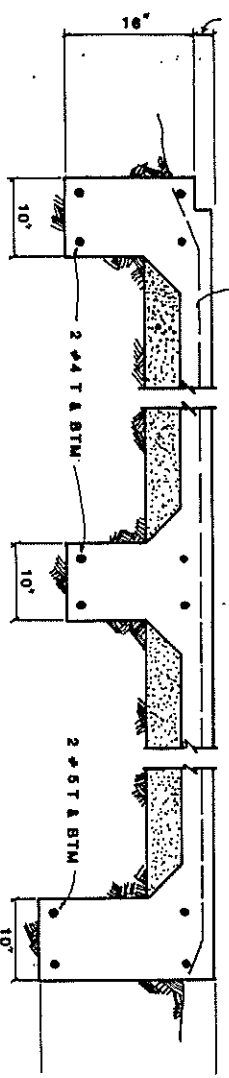
Sec. 2401 (a) SCOPE. Add: As an alternate to this chapter, brick masonry of solid masonry units made from clay or shale may conform to the provisions of BIA Building Code requirements for Engineered Brick Masonry, the 1980 edition. For Concrete Masonry Units, the design and construction may conform to the provisions of ACI 531, the 1981 edition.

Sec. 2402 (b) 7. B. Add: The coating shall have a corrosion-resistance equal to or greater than 0.60 oz. of zinc per square foot of surface area (ASTM, Designation G 60).

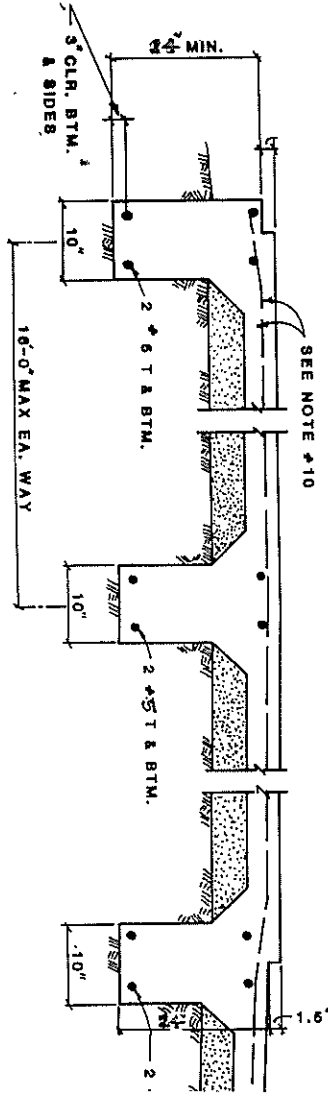
GENERAL NOTES

FIGURE N

1. USE SAND FILL, EXCEPT IN AREAS WHERE WATER TABLE IS ENCOUNTERED, USE GRAVEL, CRUSHED STONE OR COMPARABLE MATERIAL.
2. EXTERIOR BEAMS SHALL BE A MINIMUM SIZE OF 10" X 24" WITH A MINIMUM DEPTH BELOW NATURAL AND FINISH GRADES OF 6" (EXCEPTION: WHEN EXTERIOR BEAMS ARE PLACED ON A COMPACTED FILL OF 90% STANDARD PROCTOR DENSITY, BEAMS SHALL NOT BE REQUIRED TO EXTEND BELOW NATURAL GRADE, BUT SHALL BE REQUIRED TO EXTEND BELOW FINISHED GRADE A MINIMUM OF 6" AND A MINIMUM OF 6" INTO INTO THE COMPACTED FILL.)
3. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
4. NO DEAD END BEAMS ALLOWED.
5. ALL BEAM AND SLAB REINFORCING SHALL EXTEND TO WITHIN 2" OF EXTERIOR FORMS.
6. BEAM REINFORCING SHALL BE TIED AND SUPPORTED EVERY 4'-0" MINIMUM.
7. LAP SPLICES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - A. LAP #3 BARS MINIMUM 16"
 - B. LAP #4 BARS MINIMUM 20"
 - C. LAP #5 BARS MINIMUM 26"
 - D. LAP OTHER BARS MINIMUM 40 DIAMETERS.
8. PROVIDE CHAIRS OR OTHER SUITABLE SUPPORTS FOR SLAB AND BEAM REINFORCING.
9. ALL REINFORCING BARS SHALL CONFORM TO ASTM A616 GRADE 80
10. MINIMUM SLAB THICKNESS TO BE 4" AND MINIMUM REINFORCING TO BE #3 AT 18" EACH WAY.
11. BEAM SIZES, SPACING, AND REINFORCING SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. TYPICAL EXTERIOR BEAM:
 - REINFORCING: 4-#5 BARS WITH 2 BARS IN THE TOP AND 2 BARS IN THE BOTTOM.
 - SIZE: 10" X 24"
 - B. TYPICAL INTERIOR BEAM:
 - REINFORCING: 4-#5 BARS WITH 2 BARS IN THE TOP AND 2 BARS IN THE BOTTOM.
 - SIZE: 10" X 20"



G-EXTERIOR BEAM DETACHED BLDG. H-INTERIOR BEAM DETACHED BLDG. I-GARAGE EXTERIOR BEAM AT ENTRANCE



A-EXTERIOR BEAM B-INTERIOR BEAM C-HOUSE PORCH BEAM

SEE NOTE #10

3' CLR. BTM. & SIDES

10'-0" MAX EA. WAY

2 #6 T & BTM.

2 #5 T & BTM.

2 #5 T & BTM.

10"

Sec. 2403 (b). MATERIALS. Change last sentence to read:
Cementitious materials shall be lime, masonry cement and/or portland cement.

Sec. 2402 (d) 3. Omit last three words of sentence "unless otherwise approved."

Sec. 2407 (e) 3. MASONRY ELEMENTS A. Change the first paragraph to read as follows:

All wythes shall be bonded with masonry bond or by corrosion resistant metal ties or joint reinforcement conforming to the requirements of Sec. 2402 and as follows:

Sec. 2407 (e) 3. Add the following:

iii. Bonding with Masonry Headers.

Where the facing and backing of solid masonry construction are bonded by means of masonry headers, no less than 4 percent of the wall surface of each face shall be composed of headers extending not less than 3 inches into the backing. The distance between adjacent full length headers shall not exceed 24 inches either vertically or horizontally. In walls in which a single header does not extend through the wall, headers from the opposite sides shall overlap at least 3 inches, or headers from opposite sides shall be covered with another header course overlapping the header below at least 3 inches.

Chapter 25, "Wood"

Sec. 2516 B (ii). Delete in its entirety.

Chapter 27, "Steel"

Sec. 2701 (a) General. Add to end of section:

The AISC "Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings" 1980 Edition, may be used as an alternate to the provisions of this code. Supplements to the AISC codes may be used when approved by the Board of Building Standards.

Chapter 29, "Excavations, Foundations and Retaining Walls"

Sec. 2903 (a). General.

Following words "shall be submitted" at end of last sentence, add:
",when required by the building official."

Sec. 2907 (a) and 2907 (b).

Change all cases Table No. 29-A to Figure No. 29-2.

Table No. 29-A.

Delete this table and table footnotes.

Figure No. 29-2.

Add revised proposed Figure No. 29-2 following Figure No. 29-1, page 532.

Chapter 32, "Roof Construction and Covering "

Sec. 3202 (d) G. Add the following:

WOOD SHINGLES. Wood shingles shall be applied to roofs with solid plywood deck or solid sheathing.

Sec. 3203 (h). SLOPE OF ROOF.

Exception 1. Delete "3 inches in 12"
Insert "4 inches in 12"

Exception 2. Delete "2 inches in 12"
Insert "3 inches in 12"

Sec. 3204. Delete 4th paragraph.

Chapter 33, "Exits"

Sec. 3301 (e). Delete in its entirety.

Sec. 3304 (h). Delete in its entirety and insert the following:

(h) Change in Floor Level at Doors. Regardless of the occupant load, there shall be a floor or landing on each side of a door. The floor or landing shall be not more than 1½ inch lower than the threshold of the doorway. Where doors open over landings, the landing shall have a length of not less than 5 feet.

EXCEPTIONS:

1. Where the door opens into a stair of a smokeproof enclosure, the landing need not have a length of 5 feet.
2. In Group R, Division 3 Occupancies and within individual units of Group R, Division 1 Occupancies, a door may open on the top step of a flight of stairs or on an exterior landing, provided the door does not swing over the top step or exterior landing and the landing is not more than 7½ inches below the floor level.
3. In Group R, Division 3 Occupancies, screen doors and storm doors may swing over stairs or steps.
4. In Group R, Division 3 Occupancies and private garages and sheds where a door opens over a landing, the landing shall have a length equal to the width of the door.

Sec. 3305 (a). Designate the present exception to the second paragraph as Exception 1 and add the following exception:

2. For special requirements and allowances for Group 1, Division 1 Occupancies, see Section 3321.

Sec. 3305 (f). Delete in its entirety.

Sec. 3305 (g). Delete Exceptions 5 and 6. Add new Exceptions 5, 6 & 7 to the first paragraph to read as follows:

EXCEPTIONS:

5. In Group 1, Division 1 Occupancies equipped throughout with an approved automatic sprinkler system, exit corridors may be separated from all other areas by nonfire-rated partitions complying with Section 2309 (b), and where suspended ceilings are provided, the partitions may be terminated at the suspended ceiling. Such partitions shall be designed to resist the passage of smoke.
6. In Group I, Division 1 Occupancies, corridor partitions may terminate at ceilings which are not an integral part of a fire-resistive floor-ceiling assembly if there exists 5 feet or more space between the top of the ceiling and the bottom of the floor or roof above, provided:
 - (i) Corridor partitions form smoke-tight joints with the ceiling (joint filler, if used, shall be noncombustible), and
 - (ii) Each compartment or interstitial space which constitutes a separate smoke area is vented in cases of smoke emergency to the outside by mechanical means having sufficient capacity to provide at least two air changes per hour but in no case having a capacity of less than 5000 cfm, and
 - (iii) The interstitial space shall not be used for storage, and

(iv) The space shall not be used as a plenum for supply, exhaust or return air except as noted in Item No. (ii), and

(v) The ceiling materials are as required for a one-hour, floor-ceiling or roof-ceiling construction.

7. In B-2 Occupancies, a single tenant may have 60 occupants.

Sec. 3305 (g). Add a new exception to the second paragraph to read as follows:

EXCEPTION: Except as noted in Exceptions 5 and 6 above, in Group 1, Division 1 Occupancies corridor partitions shall be continuous from the floor slab to the underside of the roof or floor slab above, through any concealed spaces such as those above suspended ceilings, and through interstitial structural and mechanical spaces.

Sec. 3305 (h) 2. Add "...approved $\frac{1}{4}$ -inch-thick wired or $\frac{1}{4}$ -inch-thick tempered glass installed in steel frames."

Sec. 3305 (h) 2. Designate the current exception as Exception 1 and add two new exceptions to read as follows:

2. The total area of glazing in exit corridor walls in Group 1, Division 1 Occupancies shall not be limited, provided individual glazed panels do not exceed an area of 1296 square inches.
3. The area and fire rating of glass and frames in Group 1, Division 1 Occupancies which are protected throughout by an approved automatic sprinkler system are not restricted.

Sec. 3306 (j). Exception 3. Rewrite as follows:
Stairways having less than four risers need not have handrails.

Sec. 3307 (c). SLOPE. Amend to read:
The slope of ramps shall not exceed one vertical to 8 horizontal. When provided with fixed seating, the main floor of the assembly room of a Group A, Division 1, Division 2, 2.1 or 3 Occupancy may have a slope not to exceed one vertical to 5 horizontal.

Sec. 3307 (d). LANDINGS.
Ramps having slopes greater than one vertical to 10 horizontal shall have landings at the top and bottom and at least one intermediate landing shall be provided for each 5 feet of rise. Top landings and intermediate landings shall have a dimension measured in the direction of ramp run of not less than 5 feet. Landings at the bottom of ramps shall have a dimension in the direction of ramp run of not less than 6 feet.

Doors in any position shall not reduce the minimum dimension of the landing to less than 42 inches and shall not reduce the required width by more than $3\frac{1}{2}$ inches when fully open.

Sec. 3307 (e). HANDRAILS. Revise to read as follows:

Ramps having slopes exceeding one vertical to 10 horizontal shall have handrails as required for stairways, except that intermediate handrails shall not be required.

Sec. 3309 (a). Revise Exception 1 to read as follows:

EXCEPTION: 1. In other than Group 1, Divisions 2 and 3 Occupancies, an enclosure will not be required for a stairway, ramp or escalator serving only one adjacent floor and not connected with corridors or stairways serving other floors. In Group 1, Division 1 Occupancies, the stairway, ramp or escalator shall not be connected to any corridors. For enclosure of escalators serving Group B Occupancies, see Chapter 17.

SMOKEPROOF ENCLOSURES

Sec. 3310 (b) Delete the reference in the exception referring to compartmentation.

Sec. 3313 (b) 2. Revise to read as follows:

C. Group 1, Division 1 Occupancies.

D. One hundred in Group 1, Divisions 2 and 3 Occupancies.

E. (Existing Item D).

F. (Existing Item E).

Sec. 3321 (c). Add new paragraphs to read as follows:

Waiting areas may be open to corridors in Group 1, Division 1 Occupancies as follows:

1. Waiting areas on patient sleeping floors; waiting areas on patient sleeping floors may be open to the corridor, provided:
 - (i) The area does not exceed 250 square feet, and
 - (ii) The area is located to permit direct supervision by facility staff, and
 - (iii) The area is equipped with an approved electrically supervised smoke detection system, and
 - (iv) Not more than one such waiting area is permitted in any one smoke compartment, and
 - (v) The area is arranged not to obstruct access to required exits, and
 - (vi) The walls and ceiling of the space are constructed as required for corridors.
2. Waiting areas on other floors: Waiting areas on the floors other than patient sleeping floors may be open to the corridor, provided:
 - (i) Each area does not exceed 600 square feet, and
 - (ii) The area is located to permit direct supervision by the facility staff, and
 - (iii) The area is arranged not to obstruct access to required exits, and
 - (iv) The area is equipped with an approved electrically supervised automatic smoke-detection systems, and
 - (v) The walls and ceiling of the space are constructed as required for corridors.

3. Waiting area in sprinklered buildings: In buildings equipped throughout with an automatic sprinkler system, spaces constructed as required for corridors may be open to a corridor, provided:
 - (i) The spaces are not used for patient sleeping rooms, treatment rooms or hazardous areas, and
 - (ii) Each space is located to permit direct supervision by the facility staff, and
 - (iii) The space and corridors which the space opens onto in the same smoke compartment are protected by an approved electrically supervised automatic smoke-detection system, and
 - (iv) The space is arranged so as not to obstruct access to required exits.

4. Nurses stations: Space for doctors' and nurses' charting, communication and related clerical areas may be open to the corridor, provided the space is constructed as required for corridors.

Sec. 3321 (f). Designate the present exception as Exception 2 and add the following exception:

EXCEPTION: 1. In Group 1, Division 1 hospitals and nursing homes, key-locked devices which restrict access to the patient sleeping rooms from the corridor may be permitted, provided such devices are readily openable from the patient room side of the door.

Chapter 33, "Exits"

Table No. 33-A, Minimum Egress and Access Requirements.

Delete the entire column that deals with handicap requirements.

Table No. 33-A. Revise Item No. 10 to read as follows:

| | |
|-----------------------------------------|------------------|
| 10. Hospitals and nursing homes | |
| Sleeping areas | 120 square feet |
| Inpatient treatment and ancillary areas | 240 square feet |
| Outpatient areas | 100 square feet. |

Chapter 34, "Skylights"

Sec. 3402. Amend to read:

Skylights may be glazed with any of the following materials, subject to the noted limitations: Laminated glass with an approved interlayer of 0.030-inch minimum thickness, wired glass, annealed glass, heat-strengthened glass, laminated tempered glass, each having a minimum thickness of 7/32 inch, or glass blocks or light-transmitting plastic. (See Plastic Skylights, Section 5207.) Annealed, heat-strengthened glass shall be protected by screens as specified in Section 3403.

Sec. 3406. Amend to read:

Glazing on surfaces which slope at an angle greater than 15° from the vertical and when the area below, whether inside or outside a structure, may be

occupied shall be tempered laminated glass or an approved light-transmitting plastic, and shall be capable of carrying all imposed loads.

Chapter 37, "Masonry or Concrete Chimneys, Fireplaces and Barbecues"

Sec. 3707 (h). Change to read:

Combustible framing members shall not be placed within 2 inches of fireplace, smoke chamber or chimney walls. Combustible material shall not be placed within 6 inches of the fireplace opening. No such combustible material within 12 inches of the top of the fireplace opening shall project more than 1/8 inch for each 1 inch clearance from such opening. Combustibles less than 12 inches from the side shall not project more than 3/4 of an inch for each 1 inch of clearance from such opening.

Chapter 40, "Motion Picture Projection Rooms"

Sec. 4007. Delete in its entirety.

Chapter 43, "Fire Resistive Standards"

Sec. 4306 (f). HARDWARE. 3. Latch. Add:

EXCEPTION: 1. Restroom doors.

Sec. 4306 (g). GLAZED OPENINGS IN FIRE DOORS. Add a new paragraph to read: Glazed openings shall be limited to 790 square inches in wood and plastic faced composite or hollow metal doors, per light, when fire-resistive assemblies are required to have a twenty minute fire-resistive rating. Glazing shall not be less than 1/4" thick tempered or 1/2" thick wire glass.

Chapter 45, "Permanent Occupancy of Public Property"

Sec. 4501. General.

Adopt in its entirety and add the following:

An exception to the provisions of this section may be made by the City Building Inspection Department, with the approval of the Board of Building Standards, to permit the use of not more than five inches (5") of city property immediately adjoining the property line for the purpose of refacing and remodeling existing structures in the interest of safety, beautification or enhancement of property values, provided no undue restriction of city property shall be created by such alteration, and provided further that the building to be remodeled or refaced be at least two (2) years old at the time of such alteration.

Sec. 4502. Delete in its entirety. Insert the following:

No part of any structure or any appendage thereto shall project into any alley except under the provisions of Sec. 4501.

EXCEPTIONS:

(1) The Director of Public Works may approve a greater projection.

Chapter 51, "Elevators, Dumbwaiters, Escalators and Moving Walks"

SCOPE

Sec. 5101. Add the following:

EXCEPTION: In other than dwelling units.

APPENDIX CHAPTERS

Appendix Chapter 1, Division 1, Life Safety Requirements for Existing Buildings Other Than High-Rise Buildings.

Delete in its entirety.

Chapter 1, Division II, Life Safety Requirements for Existing High-Rise Buildings

Delete in its entirety.

Chapter 12, Requirements for Group R Occupancies

Delete in its entirety.

Chapter 32, Re-roofing

INSPECTIONS

Sec. 3210. Delete in its entirety.

Chapter 35, Sound Transmission Control

Delete in its entirety.

Chapter 38, Basement Pipe Inlets

Delete in its entirety.

Chapter 43, Fire Resistive Standards

Adopt by reference the Uniform Building Code Standard 43-9, Part III. Methods for Calculating Fire Resistance of Wood Framed Walls, Floors & Roofs.

Chapter 51, Elevators, Dumbwaiters, Escalators and Moving Walks

Sec. 5110. Delete in their entirety:

- (a) Permits required
- (c) Application for permits
- (d) Application for Certificates of Inspection
- (e) Fees.

UNSAFE CONDITIONS

Sec. 5114. Delete this section and insert:

When an inspection reveals an unsafe condition, the inspector shall immediately file with the owner and the building official, a full and true report of such inspection and such unsafe condition. If the person qualified to perform such inspection finds that the unsafe condition endangers human life, he shall cause to be placed on such elevator, escalator or moving walk in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the person qualified to perform such inspection. The building official shall issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance which are necessary to render it safe, and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be removed only by the building official when he is satisfied that the unsafe conditions have been corrected.

APPENDIX CHAPTERS - continued

Chapter 53, Energy Conservation in New Building Construction

Delete in its entirety.

Chapter 70, Excavation and Grading:

Sec. 7003. Add exception.

EXCEPTION: 10. Any fill for a building, structure or site grading authorized by a valid building permit.

FEES

Sec. 7007. Delete in its entirety and insert the following:

Fees to be assessed according to City Council resolution.

Tables 70-A and 70-B. Delete in their entirety.