

ORDINANCE NO. 35-1989

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 as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

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 Two Thousand Dollars (\$2,000). 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.

PASSED ON FIRST READING this 10 day of August, A.D. 1989.

PASSED ON SECOND AND FINAL READING this 24 day of August, A.D. 1989.

ATTEST:

*Op Moore*  
CITY SECRETARY

*Dale Ferguson*  
MAYOR

APPROVED:

*Claudia Cleaton*  
CITY ATTORNEY

EXHIBIT "A"

ORDINANCE NO. 35-1989

The following chapters of the 1988 UBC are adopted in their entirety:  
7, 11, 18, 19, 20, 21, 22, 23, 25, 26, 28, 30, 34, 36, 40, 42, 44,  
47, 48, 50, 52, 54, 56, 60, and Appendix Chapters 11, 23, 49, 55, 57.

The following chapters of the 1988 UBC are deleted in their entirety:  
Appendix Chapters 26, 35, 38, 53.

The following chapter should be added: Appendix Chapter 5.

The remaining chapters and appendix chapters of the 1988 UBC are adopted  
subject to the following exceptions:

Chapter 1

TITLE, SCOPE, AND GENERAL

Adopt the 1988 UBC in its entirety with the following exceptions:

Application to Existing Buildings and Structures

Sec. 104 (e) Moved Buildings and Temporary Buildings.

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 \$5,000 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

Adopt 1988 UBC in its entirety with the following exceptions:

Powers and Duties of Building Official

Sec. 202 (d) Stop Orders. 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 Chapter 8, Sec. 8-361, et. seq. 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, Sec. 8-361, et. seq. of the Abilene City Code. In ruling on such appeals, the Board of Building Standards shall render no decision which is contrary to or inconsistent with the provisions 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.

## Violations

Sec. 205. Add the following:

Any such violation shall be a misdemeanor and upon conviction thereof, shall be punishable by a fine not to exceed \$2,000.00. 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

Adopt 1988 UBC in its entirety with the following exceptions:

#### Permits

Sec. 301 (b)1. Add the following:

- ...and not connected to electrical or plumbing.
- 2. Fences over 7 feet high.

#### Application for Permit

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 farms, 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.

#### Permits Issuance

Sec. 303 (a) Issuance. 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 "FINAL PLANS REVIEWED" and signed by the building officials authorized agent. The "FINAL PLANS REVIEWED" set of plans and specifications shall not be . . . .

Add the following section:

#### Bonds

Sec. 303 (f) Bonds required of contractors.

Any person desiring to engage in the business of a general contractor, roofing, or engage in the business of altering, repairing, constructing, demolishing, or removing houses or buildings or any construction work generally followed by building contractors in the city shall first file with the building official of

the city, a surety bond in the penal sum of five thousand dollars (\$5,000.00) to be approved by the city manager, payable to the city and conditioned on a faithful performance of all of the provisions and regulations of the building code, this chapter and all other ordinances of the city, and the surety on such bond shall be a company authorized to transact business in the state.

One thousand dollar (\$1,000.00) bonds on file and approved at the time of adoption of this ordinance may remain in effect until their expiration date or December 31, 1989, whichever comes first. Roofing contractors shall file a certificate of insurance in the amount and of a type as assessed by city council resolution.

#### Fees

Sec. 304 (b) Permit Fees AND

Sec. 304 (c) Plan Review Fees

Delete in their entirety and insert the following:

Fees shall be assessed according to City Council resolution.

#### Inspections

Sec. 305 (e) Required Inspections. Add the following exceptions:

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 the code except for the fire-wall inspections and 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.

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

4. Drywall inspections: 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 and Chimney Inspections: 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). General.

1. CONCRETE: Delete exception 2 in its entirety and insert the following:
  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 following:

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. Other 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 building 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. Adopt in its entirety with the following exceptions:

2. Delete the first sentence of this paragraph.

Sec. 306 (f). Approved Fabricators. Adopt 1988 in its entirety.

Sec. 307 (a). Use or Occupancy. Adopt 1988 in its entirety.

Table No. 3-A Building Permit Fees. Delete in its entirety.

Chapter 4

DEFINITIONS AND ABBREVIATIONS

Adopt 1988 UBC in its entirety with the following exceptions:

Sec. 402. ALLEY. Delete definition in its entirety and insert the following:

Is any public way or thoroughfare shown on the city maps as such, and which has been dedicated or deeded to the public for public

Sec. 405. DANGEROUS BUILDINGS CODE. Delete "as adopted by this jurisdiction."

Sec. 406. ELEVATOR CODE. Delete "as adopted by this jurisdiction" and insert:

as adopted by the State of Texas.

Sec. 407. FAMILY. Delete the word five and insert the word: three.

Sec. 417. Between definitions for plumbing Code" and "Public Way", add the following definition:

PROPERTY LINE: is the boundary of any parcel of land, whether created by platting or by metes and bounds legal description, whichever describes the smallest parcel of land. Property lines exist between two or more contiguous, legally defined properties even though under one ownership.

Sec. 420. STREET. Delete definition in its entirety and insert:

is any thoroughfare or public way which has been dedicated or deeded to the public for public use as shown on city maps.

Sec. 424. Add the following definition:

WOOD SLEEPER. One of a number of horizontal members being no more than a nominal 1 1/2 inches in height and to which the flooring is fastened.



Chapter 5

CLASSIFICATION OF ALL BUILDINGS  
BY USE OR OCCUPANCY AND GENERAL  
REQUIREMENTS FOR ALL OCCUPANCIES

Adopt 1988 UBC in its entirety with the following exceptions:

Mixed Occupancy

Sec. 503 (a) 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 inch gypsum wall board on the garage side, fire-treated pull-down stair or gypsum wall board attic access door, and a tight-fitting solid wood door 1 3/8 inch in thickness will be allowed in lieu of a one-hour fire assembly.

Sec. 504 (b).. Fire Resistance of Walls. 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.

Fire-resistive Substitution

Sec. 508. Delete Item 4. Dwelling unit separations  
Delete Item 6. Corridors

Chapter 5 continued....

Sanitation

Sec. 510 (b). Floors and Walls in Water Closet Compartment and Showers. Delete the first sentence and insert:

In other than dwelling units, toilet room floors shall have a smooth, hard, nonabsorbant surface or other approved material which extends upward onto the walls at least 4 inches. Add prior to the last sentence: Materials not adversely affected by moisture shall be determined by the Building Official.

Add an exception as follows:

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

Access to Toilets and Other Facilities

Sec. 511 (a) Access to Water Closets - Adopt first paragraph and delete the rest in its entirety.

Delete Sec. 511 (b) (c) (d) then add a new Sec. 511 (b) to read as follows:

Sec. 511 (b) Where toilet facilities are provided on any floor where access by the physically handicapped is required by Table No. 33-A, then they shall comply with Appendix Chapter 5 - "Accessibility Standards."

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.

Chapter 6

REQUIREMENTS FOR GROUP A OCCUPANCIES

Adopt 1988 UBC in its entirety with the following exception:

## Special Hazards

Sec. 608. Insert between first and second sentence the following provision:

All curtains, drapes, and valances installed in REGULAR STAGES shall be made from material which is not flammable material or shall be treated and maintained in a flame-retardant condition by means of flame-retardant solution approved by the Building Official.

## Chapter 7

### REQUIREMENTS FOR GROUP B OCCUPANCIES

Adopt 1988 UBC in its entirety.

## Chapter 8

### REQUIREMENTS FOR GROUP E OCCUPANCIES

Adopt 1988 UBC in its entirety and add the following definition for E-3 daycare.

Day Care: Care for children no later than 1:00 a.m., after 1:00 a.m. shall be considered full time.

### Light, Ventilation, and Sanitation

Sec. 805. 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 9

### REQUIREMENTS FOR GROUP H OCCUPANCIES

Adopt 1988 UBC in its entirety with the following editing corrections.

### Location on Property

Sec. 903. Add a sentence to read. For fire-resistive protection of exterior walls and openings, as determined by location on property, see Tables 9-C. For minimum distance for storage of explosive materials, see Table 9-D.

Chapter 10

REQUIREMENTS FOR GROUP I OCCUPANCIES

Adopt 1988 UBC in its entirety with the following exceptions:

Smoke Detectors

Sec. 1010. Delete the word " hospital and" from the first sentence.

Chapter 11

REQUIREMENTS FOR GROUP M OCCUPANCIES

Adopt 1988 UBC in its entirety.

Chapter 12

REQUIREMENTS FOR GROUP R OCCUPANCIES

Adopt 1988 UBC in its entirety with the following exceptions:

Construction, Height, and Allowable Area

Sec. 1202 (b) Special Provisions. Change first sentence to read as follows: Walls and floors separating dwelling units in the same building shall be of not less than a one-hour fire-resistive occupancy separation.

Shaft and Exit Enclosures

Sec. 1209. Add the following:

.....approved fixed wired glass, or 1/4" thick tempered glass set in steel frames.....

Access to Buildings and Facilities

Sec. 1214. Delete the last sentence and rewrite to read:

Toilet facilities in accessible units shall comply with section (1) of Appendix Chapter 5.

Chapter 17

REQUIREMENTS BASED ON TYPES OF CONSTRUCTION

Adopt 1988 UBC in its entirety with the following exceptions:

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.

EXCEPTION: 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**

Adopt 1988 UBC in its entirety.

**Chapter 19**

**TYPE II BUILDINGS**

Adopt 1988 UBC in its entirety

**Chapter 20**

**TYPE III BUILDINGS**

Adopt 1988 UBC in its entirety.

**Chapter 21**

**TYPE IV BUILDINGS**

Adopt 1988 UBC in its entirety.

**Chapter 22**

**TYPE V BUILDINGS**

Adopt 1988 UBC in its entirety.

**Chapter 23**

**ENGINEERING REGULATIONS  
QUALITY AND DESIGN OF THE MATERIALS  
OF CONSTRUCTION**

Adopt 1988 UBC in its entirety.

## Chapter 24

### MASONRY

Adopt 1988 UBC in its entirety with the following exceptions:

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, 1980 Edition. For Concrete Masonry Units, the design and construction may conform to the provisions of ACI 531, the 1983 Edition.

Sec. 2402 (b) Standards of Quality.

7. Metal ties and anchors. 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 B 60).

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

Sec. 2407 (e) 3. Masonry Elements A. Multiwythe Walls. 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 section:

(iiii). 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 side 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

Adopt 1988 UBC in its entirety.

Chapter 26

CONCRETE

Adopt 1988 UBC in its entirety.

Chapter 27

STEEL

Adopt 1988 UBC in its entirety with the following exceptions:

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

The AISC "Specifications for the Design, Fabrication, and Erection of Structural Steel for Buildings", the 8th Edition, 1980, 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 28

ALUMINUM

Adopt 1988 UBC in its entirety.

Chapter 29

EXCAVATIONS, FOUNDATIONS AND RETAINING WALLS

Footings

Sec. 2907 (a) General. and 2907 (b) Bearing Walls. Change all cases referring to Table 29-A to Figure 29-2.

Table 29-A. Delete this table and table footnotes.

Figure No. 29-2. Add revised Figure No. 29-2 following Figure 29-1, page 605.

Figure 29-2. Add to the General Notes.

Item 12. Foundations for structures resting on soils with an expansion index greater than 20, as determined by UBC Standard No. 29-2, shall require special design consideration. Refer to 1988 UBC, Sec. 2904 (b).

00123

Chapter 30

VENEER

Adopt 1988 UBC in its entirety.

Chapter 32

ROOF CONSTRUCTION AND COVERING

Adopt 1988 UBC in its entirety with the following exceptions:

Table 32-B-2 - Shingle or Shake Application, page 624.

Delete wording for DECK REQUIREMENT and insert:

Shingles and shakes shall be applied to roofs with solid sheathing. Sheathing shall conform to Sections 2516 (i) and 2517 (h) 7.



## Chapter 33

### EXITS

Adopt 1988 UBC in its entirety with the following exceptions:

#### General

Sec. 3301. (e) Building Accessibility. Add a sentence to the end of this section to read: Where applicable see Appendix Chapter 5, for Accessibility Standards.

#### Corridors and Exterior Exit Balconies

Sec. 3305 (f) Changes in elevation. Add a sentence to read as follows: Refer to Appendix Chapter 5 for handicapped standards.

Sec. 3305 (g) Construction. Add the following exceptions:

7. In B-2 occupancies, a single tenant may have 60 occupants.
8. One-hour corridors are not required in fully sprinklered buildings.

Sec. 3305 (h)2. Opening other than doors. Add the following:

"....approved 1/4"-inch-thick wired, 1/4"-inch-thick tempered, or 1/4"-inch-thick laminated safety glass installed in steel frames.

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

Adopte Table 33-A with the revision shown in Appendix Chapter 5

## Chapter 34

### SLOPED GLAZING AND SKYLIGHTS

Adopt the 1988 UBC in its entirety.

## Chapter 36

### PENTHOUSES AND ROOF STRUCTURES

Adopt 1988 UBC in its entirety.

## Chapter 37

### CHIMNEYS, FIREPLACES AND BARBEQUES

Adopt 1988 UBC in its entirety with the following exceptions:

## Fireplaces and Barbeques

Sec. 3707 (h) Clearance to Combustible Material. Change to read as follows:

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. Combustible 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 38

### FIRE-EXTINGUISHING SYSTEMS

Adopt 1988 UBC in its entirety with the following exception.

Sec. 3801 (c). Definitions.

FIRE DEPARTMENT INLET CONNECTION: Add to the definitions:

OR a combined system.

## Chapter 39

### STAGES AND PLATFORMS

Adopt 1988 UBC in its entirety with the following addition:

Scope

Sec. 3901 (c). Materials and Design. Add a sentence to read.

Curtains, drapes, and valances installed at a REGULAR STAGE shall be made from material which is not flammable material or shall be treated and maintained in a flame-retardant condition by means of a flame-retardant solution approved by the Building Official.

## Chapter 40

### MOTION PICTURE PROJECTION ROOMS

Adopt 1988 UBC in its entirety.

Chapter 42

FIRE-RESISTIVE STANDARDS FOR FIRE PROTECTION

Adopt 1988 UBC in its entirety.

Chapter 43

FIRE-RESISTIVE STANDARDS

Adopt 1988 UBC in its entirety iwth the following exceptions:

FIRE-RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS

Sec. 4306 (f) Hardware.

3. Latch. Add the following

EXCEPTION: 1. Restroom doors

Sec. 4306 (g) Glazed Openings in Fire Doors. Add a new paragraph to read as follows:

Glazed openings in field modified doors shall be limited to 1296 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, 1/4" thick wire glass, or 1/4" thick laminated safety glass in an approved metal frame.

REGULATIONS FOR USE OF PUBLIC STREETS  
AND PROJECTIONS OVER PUBLIC PROPERTY

Chapter 44

PROTECTION OF PEDESTRIANS DURING CONSTRUCTION OR DEMOLITION

Adopt 1988 UBC in its entirety.

Chapter 45

PERMANENT OCCUPANCY OF PUBLIC PROPERTY

Adopt 1988 UBC in its entirety with the following exceptions:

General

Sec. 4501. 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.

Projection into Alleys

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.

EXCEPTION: 1. The Director of Public Works may approve a greater projection.

Chapter 47

INSTALLATION OF WALL AND CEILING COVERINGS

Adopt 1988 UBC in its entirety.

SPECIAL SUBJECTS

Chapter 48

CELLULOSE NITRATE

Adopt 1988 UBC in its entirety.

Chapter 50

PREFABRICATED CONSTRUCTION

Adopt 1988 UBC in its entirety.

Chapter 51

ELEVATORS, DUMBWAITERS, ESCALATORS AND MOVING WALKS

Adopt the 1988 UBC in its entirety with the following additions:

Scope

Sec. 5101. Add: EXCEPTION. Except in individual dwelling units.

Chapter 52

LIGHT TRANSMITTING PLASTICS

Adopt 1988 UBC in its entirety.

Chapter 54

GLASS AND GLAZING

Adopt the 1988 UBC in its entirety.

Chapter 56

COVERED MALL BUILDINGS

Adopt the 1988 UBC in its entirety.

Chapter 60

UNIFORM BUILDING CODE STANDARDS

Adopt 1988 UBC in its entirety.

APPENDIX

Chapter 1

Division I

LIFE-SAFETY REQUIREMENTS FOR EXISTING BUILDINGS  
OTHER THAN HIGH-RISE BUILDINGS

Delete 1988 LBC in its entirety.

Division II

LIFE-SAFETY REQUIREMENTS FOR  
EXISTING HIGH-RISE BUILDINGS

General.

Sec. 121. Amend to read:

Existing high-rise buildings as specified in Section 120 shall be modified to conform with the minimum provisions specified within this chapter.

The provisions of this chapter shall not be construed to allow the elimination of fire protection systems or a reduction in the level of fire safety provided in buildings constructed in conformance with previously adopted codes.

Compliance Data.

Sec. 122. Delete in its entirety and insert the following:

After adoption of this chapter, the building official shall duly notify the owners whose buildings are subject to the provisions of this chapter. Upon receipt of such notice, the owner shall, subject to the following time limits, take necessary actions to comply with the provisions of this chapter.

Work on the required alterations to the building shall commence within eighteen (18) months of the date of owner notification and such work shall be completed within thirty-six (36) months from the date of owner notification. The following Specific Provisions from Sec. 125 shall apply to existing high-rise buildings defined in this Division:

Items 3, 4, 5, 9, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 27.

The following specific provisions from Sec. 125, in addition to those listed above, are to be applied when additions or alterations are made to a building when as much as 25% of the square feet of the existing building is remodeled within a three-year period: Items 1, 6, 7, 8, 10, 12, and 13.

The building official shall grant necessary extensions of time when it can be shown that the specified time periods are not physically practical or pose an undue hardship. The granting of an extension of time for compliance shall be based upon the showing of good cause and subject to the filing of an acceptable systematic progressive plan of correction with the building official.

Authority of the Building Official.

Sec. 123. Amend to read:

R. Waive specific individual requirements if it can be shown that such requirements are not physically possible or practical, and that a practical alternative cannot be provided, when approved by the Board of Building Standards.

Appeals Board.

Sec. 124. Approved as written.

Specific Provisions And Alternates.

Sec. 125 (a).

Item 1 approved as written.

Item 2 delete

Items 3-9 approved as written.

Item 10 Automatic Elevator Recall System. Amend to read:

Elevators shall be equipped with a recall system as approved by the Board of Building Standards.

Item 11 Unlocked Stairway Doors. Add:

"or" after the word location in Item A.

Items 12-14 approved as written.

Item 15 amend to read:

Exits. A. General. Every floor from an existing high-rise building shall have access to two separate means of egress, one of which may be an existing exterior fire escape or an exterior stairway not less than 3- inches in clear width. The stairway may be constructed with an 8-inch maximum rise and 9-inch minimum run, provided the greatest riser height and largest tread run do not exceed the smallest by more than 3/8 inch. The adequacy of fire escapes shall be demonstrated to the satisfaction of the building official.

B. Fire Escapes. Access to fire escapes may be any one of the following:



(i) Through a room between the corridor and the fire escape of the door to the room is operable from the corridor side without the use of any key, special knowledge or effort.

(ii) By a door to a fire escape operable from the interior without the use of any key, special knowledge or effort.

(iii) By a window operable from the interior. Such window shall have a minimum net clear dimension of 29 inches when open. The sill shall be not more than 30 inches above the floor and landing.

Item 17 Exit Corridor Openings. Delete in its entirety and insert the following:

Openings in corridor walls and ceilings shall be protected by not less than 1 3/8-inch solid-banded wood-core doors, approved 1/4-inch thick wired glass, 1/4-inch thick laminated glass, or 1/4-inch thick tempered glass, or approved fire dampers conforming to UBC Standard No. 43-7, or by equivalent protection in lieu of any of these items. Transoms shall be fixed closed and covered with 1/2-inch Type X gypsum wallboard or equivalent material installed on both sides of the opening or constructed of approved glass as described for the above exit corridor opening.

Items 18-23 approved as written

Items 25 and 26 approved as written

Item 27 refer to Fire Code

Sec. 125 (b). Sprinkler Alternatives. approved as written.

Delete Table A-1-A.

## APPENDIX Chapter 3

### PERMITS AND INSPECTIONS FOR EMERGENCY-DISASTER CONDITIONS

The provisions of this chapter are applicable only after a declaration by the Mayor or the City Manager that they are necessary because of a natural or man made disaster. These provisions will remain in effect until such time that the Mayor or City Manager rescinds the original declaration.

Sec. 301 (a).

When in the opinion of a building owner, a bonded contractor, or a licensed architect or engineer that a building or structure is in danger of imminent collapse, or poses some other immediate hazard to its occupants, work may be done to correct such conditions prior to obtaining a permit, provided that a permit is obtained during the following 5 working days.

Work necessary to prevent further damage to a building affected by the disaster may commence prior to obtaining a permit under the same conditions as described above, provided that the office of the Building Official is notified prior to beginning the work.

Sec. 305 (c).

All construction work for which a permit is required shall be subject to inspection by the Building Official or by an individual approved by the Building Official for the specific purpose of inspecting disaster damage. These individuals must be one of the following:

1. Licensed professional engineer.
2. Licensed architect.
3. Licensed real estate inspector.
4. Third party inspectors who demonstrate their knowledge of construction practices and of building codes to the satisfaction of the Building Official and who post a \$5,000.00 bond guaranteeing code compliance with the building codes.

Such inspector shall submit a written report to the building official on each job he inspects, stating the scope of the work and that to the best of his knowledge that the work that he observed complies with the applicable codes.

He shall immediately report any uncorrected code violations that he observes to the building official.

**APPENDIX Chapter 5**

**ACCESSIBILITY STANDARDS**

Adopt ordinance passed by City Council resolution on June 23, 1988 as Ordinance No. 28-1988 to be enforced as outlined and be provided as a separate booklet from this amendment booklet.

## Appendix Chapter 7

### AVIATION CONTROL TOWERS

Adopt 1988 UBC in its entirety with the following addition.

#### Fire Alarms

##### Sec. 714

Add a provision which reads: At least one approved smoke detector suitable for the intended use shall be installed:

1. In every mechanical equipment, electrical, transformer, telephone equipment, elevator machine or similar room.
2. In the main return and exhaust air plenum of each air-conditioning system and located in a serviceable area downstream of the last duct inlet.

## Appendix Chapter 11

### AGRICULTURAL BUILDINGS

Adopt 1988 UBC in its entirety.

## Appendix Chapter 12

### Division I

#### REQUIREMENTS FOR GROUP R, DIVISION 3 OCCUPANCIES

Delete Sec. 1221 and Sec. 1222 in their entirety.

## Appendix Chapter 12

### Division II

#### REQUIREMENTS FOR GROUP R, DIVISION 4 OCCUPANCIES

Adopt 1988 UBC in its entirety.

APPENDIX Chapter 23

Division I & II

SNOW LOAD DESIGN - DIVISION I

EARTHQUAKE RECORDING INSTRUMENTATION - DIVISION II

Adopt 1988 UBC in its entirety.

APPENDIX Chapter 26

PROTECTION OF RESIDENTIAL CONCRETE EXPOSED  
TO FREEZING & THAWING

Delete 1988 UBC in its entirety.

APPENDIX CHAPTER 32

RE-ROOFING

Adopt 1988 UBC in its entirety with the following exceptions:

Sec. 3210. Change to read. When new roof coverings exceed 5 squares, they shall not be applied without first obtaining a permit from the building official. Where extensive ponding of water in excess of 2" is apparent, an analysis of the roof structure for compliance with Section 3207 shall be made and corrective measures, such as relocation of roof drains or scuppers, resloping of the roof, or structural changes shall be made. A final inspection and approval shall be obtained from the building official when the re-roofing is complete.

Sec. 3211 (b). Preparation of Roof and Application of New Coverings. Gravel surfaced roof coverings shall be removed in their entirety and new roof coverings complying with the requirements of Chapter 32 and the manufacturer's instructions shall be installed. Existing roofs do not need to meet the requirements for the slope required in Sec. 3207, but must be corrected to no more than 2".

Sec. 3211 (c). Construction Details. 1. Flashings and Edgings. Vent flashings, metal edgings, drain outlets, metal counterflashings and collars may be reused when they are in good condition. All rotted wood shall be replaced with new material.

Shingles and Shakes

Sec. 3212 (b). Not more than one overlay of asphalt shingles shall be applied over an existing asphalt shingle roof.

Not more than two overlays of asphalt shingle roofing shall be applied over wood shingles. Asphalt shingles applied over wood shingles shall have an overlay underlayment of not less than Type 30 nonperforated felt.

On structures with a slope 2:12 or greater and having no more than one existing built-up roof, one overlay of asphalt shingles may be applied, provided (1) If the built-up roof has a gravel surface, the gravel must first be spudded off to provide a smooth surface. All blisters and irregularities shall be cut and made smooth and secure and an underlayment of not less than Type 30 nonperforated felt shall be installed. (2) If the built-up roof has a smooth or cap-sheet surface, all blisters and irregularities shall be cut and made smooth and secure and an underlayment of not less than Type 30 nonperforated felt shall be installed.

Asphalt shingles may be applied on a 1-1/2:12 slope when a mopped or underlayment is first applied. This is primarily intended for use on minor areas such as porches and shall not extend to more than 15% of the total roof area.

\*\*Per City Council instructions 8/24/89 City Council meeting

#### APPENDIX Chapter 35

#### SOUND TRANSMISSION CONTROL

Delete 1988 UBC in its entirety.

#### APPENDIX Chapter 38

#### BASEMENT PIPE INLETS

Delete in its entirety.

#### APPENDIX Chapter 49

#### PATIO COVERS

Adopt 1988 UBC in its entirety.

#### APPENDIX Chapter 53

#### ENERGY CONSERVATION IN NEW BUILDING CONSTRUCTION

Delete 1988 UBC in its entirety.

**APPENDIX Chapter 55**

**MEMBRANE STRUCTURES**

Adopt 1988 UBC in its entirety.

**APPENDIX Chapter 57**

**REGULATIONS GOVERNING FALLOUT SHELTERS**

Adopt 1988 in its entirety.

**APPENDIX Chapter 70**

**EXCAVATION AND GRADING**

Adopt 1988 UBC in its entirety with the following exceptions:

**Permits Required**

Sec. 7003. Add the following exceptions:

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

**Grading fees**

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

Fees to be assessed according to City Council resolution.  
Delete in their entirety: Tables 70-A and 70-B.

- END -