

ORDINANCE NO. 10-1992

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 12 day of March, A.D. 1992.

PASSED ON SECOND AND FINAL READING this 26 day of March, A.D. 1992.

ATTEST:

*Op Moore*  
CITY SECRETARY

*Ray J. McCall*  
MAYOR

APPROVED:

*Sara Fank*  
CITY ATTORNEY

EXHIBIT "A"

The following chapters of the 1991 Uniform Building Code are adopted in their entirety

6, 9, 11, 18, 19, 20, 21, 22, 23, 26, 27, 28, 30, 34, 36, 37, 40, 42, 44, 47, 48, 49, 50, 52, 54, 55, 56, 57, 60 and Appendix Chapters 11, 23, 29, 49, 55, and 57.

The following chapters of the 1991 Uniform Building Code are deleted in their entirety:

25, 31, 35, 53, and Appendix Chapters 10, 24, 25, 26, 31, 35, 38, and 53.

The remaining chapters and appendix chapters of the 1991 Uniform Building Code are adopted subject to the following exceptions:

**CHAPTER 1  
TITLE, SCOPE, AND GENERAL**

Adopt the 1991 UBC in its entirety with the following exceptions:

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

Delete in its entirety and insert the following:

Transportable structures shall comply with the following requirements:

1. Obtain a building permit prior to installation.
2. Meet setbacks and comply with zoning requirements for specific use.
3. Be located on a weather resistant surface or provide site improvements and comply with the stormwater management ordinance.
4. Shall not be located at the site for more than five (5) months in a 12-month period.
5. Electrical connections shall be in compliance with the NEC.

**CHAPTER 2  
ORGANIZATION AND ENFORCEMENT**

Adopt the 1991 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 work is located, the building official may order the work stopped.

**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 the 1991 UBC in its entirety with the following exceptions:

**Permits**

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

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

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

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.

**Permits Issuance**

**Sec. 303 (a). Issuance.** Add a sentence between the first and second sentences 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 official's 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 ten thousand dollars (\$10,000) 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.

**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.

**Sec. 305 (e) Required Inspections.** 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 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 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 and 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) General**

1. Concrete: Delete Exception 2 in its entirety and insert the following:
2. For foundation concrete when the structural design is based on an  $f'_c$  no greater than 3,000 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 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 5,000 square feet.

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

**CHAPTER 4**  
**DEFINITIONS AND ABBREVIATIONS**

Adopt the 1991 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 use.

**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 "Protective Membrane", 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. Walls.** 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 the 1991 Uniform Building Code 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 the following:

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:** 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 D. Dwelling unit separations.  
Delete Item F. Corridors.

**Sanitation**

**Sec. 510 (b). Floors and Walls in Water Closet Compartment and Showers.**

Delete in its entirety and insert:

**Sec.. 510 (b) Floors and Walls in Water Closet Compartment and Showers.**

**1. Floors.**

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.

**2. Walls.**

Walls within 2 feet of the front and sides of urinals and water closets shall have a smooth, hard nonabsorbent surface of portland cement, concrete, ceramic tile or other smooth, hard nonabsorbent surface to a height of 4 feet, and except for structural elements, the materials used in such walls shall be of a type which is not adversely affected by moisture. Materials not adversely affected by moisture shall be determined by the building official or registered, licensed architect. All vinyl wall covering shall have a minimum weight of 20 ounces. See Section 4712 for other limitations.

- EXCEPTIONS:**
1. Dwelling units and guest rooms.
  2. Toilet rooms which are not accessible to the public and which have not more than one water closet.

In all occupancies, accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

**3. Showers.**

Showers in all occupancies shall be finished as specified in Subsections 1 and 2 to a height of not less than 70 inches above the drain inlet. Materials not adversely affected by moisture shall be determined by the building official or registered, licensed architect. Materials other than structural elements used in such walls shall be of a type which is not adversely affected by moisture. See Section 4712 for other limitations.

**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 7  
REQUIREMENTS FOR GROUP B OCCUPANCIES**

Adopt the 1991 UBC in its entirety with the following exceptions:

**Sec. 709 (c) Construction.** Change to read as follows:

Construction shall be of noncombustible materials. Open parking garages shall meet the design requirements of Chapter 23. For vehicle barriers, see Section 1712.

**CHAPTER 8  
REQUIREMENTS FOR GROUP E OCCUPANCIES**

Adopt the 1991 UBC with the following exceptions:

Add the following definition for E-3 day care.

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

**Sec. 805.** After the first paragraph, delete the remainder of the section and insert the following:

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**

Adopt the 1991 UBC in its entirety with the following exception:

**Sec. 1010.** Delete the words "hospital and" from the first sentence.

**CHAPTER 12**  
**REQUIREMENTS FOR GROUP R OCCUPANCIES**

Adopt the 1991 UBC in its entirety with the following exceptions:

**Shaft and Exit Enclosures**

**Sec. 1209.** Add the following:

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

**Construction, Height and Allowable Area.**

**Sec. 1202 (b) Special Provisions.**

After the first sentence, add an exception to read as follows:

**EXCEPTION:** In buildings fully sprinklered utilizing a 13-R system in the house and either NFPA-13 in attic or 1-hour fire resistive construction between the attic and house.

**Fire Alarm Systems.**

**Sec. 1211.** Delete in its entirety and insert the following:

**Sec. 1211.** Group R, Division 1 Occupancies shall be provided with an approved manual and automatic fire alarm system in apartment houses three or more stories in height or containing 16 or more dwelling units, in hotels three or more stories in height or containing 20 or more guest rooms and in congregate residences three or more stories in height or having an occupant load of 20 or more. For the purpose of this section an area separation wall does not make two separate buildings. A fire alarm and communication system shall be provided in Group R, Division 1 Occupancies located in a high-rise building.

**EXCEPTIONS:** 1. A manual fire alarm system need not be provided in buildings not over two stories in height when all individual dwelling units and contiguous attic and crawl spaces are separated from each other and public or common areas by at least one-hour fire-resistive occupancy separations and each individual dwelling unit or guest room has an exit directly to a public way, exit court or yard.

2. A separate fire alarm system need not be provided in buildings which are protected throughout by an approve supervised fire sprinkler system having a local alarm to notify all occupants.

**CHAPTER 17**  
**CLASSIFICATION OF ALL BUILDINGS BY TYPES**  
**OF CONSTRUCTION AND GENERAL REQUIREMENTS**

Adopt the 1991 UBC in its entirety with the following exception:

Add the following section:

**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 24  
MASONRY**

Adopt the 1991 UBC in its entirety with the following exceptions.

**Sec. 2407 (e) 3. Masonry Elements. A. Multiwythe Walls.**  
Change the first paragraph to read as follows:

All wythes shall be bonded by grout 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:**

(iv) 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 29  
EXCAVATIONS, FOUNDATIONS AND RETAINING WALLS**

Adopt the 1991 Uniform Building Code in its entirety with the following exceptions:

**Footings**

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

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

**Figure No. 29-2.** Add revised Figure No. 29-2 following Figure 29-1, page 591. Revise Figure 29-2 by adding Item 12 (following) to general notes.

- Item 12. Foundations for structures resting on soils with an expansion greater than 20 as determined by UBC Standard 29-2 shall require special design consideration. Refer to 1991 UBC, Sec. 2904 (b). Insert copy of Figure 29-1 in amendment book.

**CHAPTER 32  
ROOF CONSTRUCTION AND COVERING**

Adopt the 1991 UBC in its entirety with the following exceptions:

**Table 32-B-2**

**Wood Shingle or Shake Application**

Delete wording from Deck Requirements and insert the following:

Shingles and shakes shall be applied to roofs with solid sheathing. Sheathing shall conform to Sec. 2516 (i) and 2516 (h)-8.

**CHAPTER 33  
EXITS**

Adopt the 1991 UBC in its entirety with the following exceptions:

**Construction and Exterior Exit Balconies**

**Sec. 3305 (g).** Add the following:

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

**Sec. 3305 (h). Openings.** Make the following changes:

1. Doors. Delete the last sentence.
2. Openings Other Than Doors. Add the following:  
....approved 1/4" thick wired, 1/4" thick tempered, or 1/4" thick laminated safety glass and the holder is of metal frames.

**CHAPTER 38  
FIRE-EXTINGUISHING SYSTEMS**

Adopt the 1991 UBC in its entirety with the following exceptions:

**Sec. 3802 (c) 6. Amusement Buildings.**

Delete the Exception and insert the following:

**EXCEPTION:** An automatic sprinkler system need not be provided when the floor area of a temporary amusement building is less

than 5,000 square feet and the exit travel distance from any point is less than 150 feet, provided smoke detectors are installed.

**CHAPTER 39  
STAGES AND PLATFORMS**

Adopt the 1991 UBC in its entirety with the following exception:

**Scope**

**Sec. 3901 (c) Materials and Design.** Add a sentence to read as follows: Curtains, drapes and valances installed at a regular stage shall be treated and maintained in a flame retardant condition by means of a flame retardant solution approved by the building official.

**CHAPTER 43  
FIRE-RESISTIVE STANDARDS**

Adopt the 1991 UBC in its entirety with 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 wired glass, or 1/4"-thick laminated safety glass in an approved metal frame.

**CHAPTER 45  
PERMANENT OCCUPANCY OF PUBLIC PROPERTY**

Adopt the 1991 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 and 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:** The Director of Public Works may approve a greater projection.

**CHAPTER 51  
ELEVATORS, DUMBWAITERS, ESCALATORS  
AND MOVING SIDE WALKS**

Adopt the 1991 UBC in its entirety with the following exception:

**Scope**

**Sec. 5101.** Add the following:

**EXCEPTION:** Except in individual dwelling units.

**APPENDIX CHAPTERS**

**CHAPTER 1  
DIVISION I  
LIFE-SAFETY REQUIREMENTS FOR EXISTING  
BUILDINGS OTHER THAN HIGH-RISE BUILDINGS**

Delete the 1991 UBC in its entirety.

**DIVISION II  
LIFE-SAFETY REQUIREMENTS FOR  
EXISTING HIGH-RISE BUILDINGS**

**General**

**Sec. 121.** Amend to read as follows:

Existing high-rise buildings as specified in Sec. 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:

B. 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 2.** Delete.

**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.

Item 15. Amend to read as follows:

**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 36-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:

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

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

(3). By a window operable from the interior. Such windows 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-bonded 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.

Item 27. Refer to the Fire Code.

Table A-1-A. Delete.

**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. The 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 (b)**

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 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, 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. Standards and specifications regarding the Elimination of Architectural Barriers shall be as set out in Tex. Rev. Civ. Stat. Ann. art. 9102 (Vernon 1991).

See accompanying General Purpose and Application and Revised Table 33-A.

**(a) General Purpose & Application**

**(1) Purpose.** This article is concerned with non-ambulatory disabilities, semi-ambulatory disabilities, disabilities of coordination and aging.

It is intended to make all buildings and facilities covered by this chapter accessible to, and functional for, the physically handicapped to, through and within their doors, without loss of function, space or facilities where the general public is concerned.

(2) **Application to Existing Buildings.** Buildings in existence at the time of the adoption of this code are not required to meet these requirements at this time. However, significant alterations, repairs, additions or any change in the use or occupancy shall comply with the provisions of Sections 307 and 502 of this code.

(3) **Scope.** This chapter is applicable to all buildings regulated by Tex. Rev. Civ. Stat. Ann. art. 9102 (Vernon 1991), hereafter referred to in this chapter as the state law, and to buildings indicated in Table 33-A.

Buildings regulated by state law shall be accompanied by a letter verifying the plans and specifications have been submitted for review by the Texas Department of Licensing and Regulations to be in compliance with the state law.

Those buildings regulated by the state law and built in accordance with their state certified plans, including any variances or waivers granted by the state, shall be deemed to be in compliance with the requirements of this chapter.

Applications for permits for buildings not regulated by state law, but required to comply with the requirements of this chapter by Table 33-A, shall be accompanied by plans and specifications indicating how compliance with this chapter will be achieved.

If special or unusual conditions exist that make compliance to specific requirements of this chapter impractical, the Board of Building Standards may make exceptions to these requirements. The Board of Building Standards may also grant alternate methods of achieving accessibility by the handicapped than those required by this chapter.

FOR COMPLETE DETAILS, REFER TO ENTIRE ACCESSIBILITY ORDINANCE

**APPENDIX CHAPTER 7  
AVIATION CONTROL TOWERS**

Adopt the 1991 UBC in its entirety with the following exception:

**Fire Alarms**

Sc. 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 12  
Division I  
REQUIREMENTS FOR GROUP R,  
DIVISION 3 OCCUPANCIES

Delete Division I in its entirety.

DIVISION II  
REQUIREMENTS FOR GROUP R,  
DIVISION 4 OCCUPANCIES

Adopt Division II in its entirety.

DIVISION III  
BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS

Delete Division III in its entirety.

APPENDIX CHAPTER 32  
RE-ROOFING

Adopt the 1991 UBC in its entirety with the following exceptions:

**Sec. 3210.** Change to read as follows:

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, corrective measures, such as relocation of roof drains or scuppers, resloping of the 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 have all gravel removed in its 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 comply with Sec. 3210.

**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.

**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.

Asphalt shingles may be applied on a 1-1/2:12 slope when a mopped on 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.

**APPENDIX CHAPTER 51  
ELEVATORS, DUMBWAITERS, ESCALATORS AND MOVING WALKS**

Adopt the 1991 UBC in its entirety with the following exception:

**Scope**

**Sec. 5101.** Add the following:

EXCEPTION: Except in individual dwelling units.

**APPENDIX CHAPTER 70  
EXCAVATION AND GRADING**

Adopt the 1991 UBC in its entirety with the following exceptions:

**Permits Required**

**Sec. 7003.** Add the following:

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

**Grading Permit Requirements**

**Sec. 7006 (c).** At the beginning of this section, add the words, "When required by the building official ...."

**Sec. 7006 (d)** At the end of the first sentence, insert the words, "...when required by the building official."

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

Fees to be assessed according the City Council resolution.

Table No. 70-A. Delete in its entirety.  
Table No. 70-B. Delete in its entirety.

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