

ORDINANCE NO. 6-1995

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 provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect 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 punishable 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.

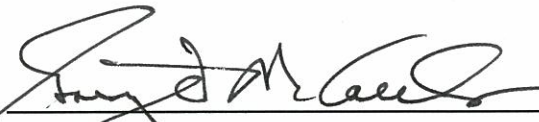
PASSED ON FIRST READING this 26th day of JANUARY, A.D., 1995.

PASSED ON SECOND AND FINAL READING this 9th day of FEBRUARY A.D., 1995.

ATTEST:



CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

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EXHIBIT "A"

ABILENE CODE

DIVISION 2. BUILDING CODE

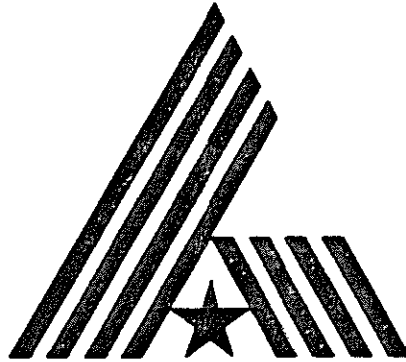
Sec. 8-481. Adopted.

The Uniform Building Code, 1994 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.

Sec. 8-482. Amendments.

The building code adopted by the provisions of this article has been amended by the city, such amendments and deletions as set out in Attachment "A" are hereby adopted, being on file with the code in the office of the city secretary.

**ABILENE
BUILDING
CODE**



**CITY OF
ABILENE**

**TO BE USED IN
CONJUNCTION WITH
THE 1994 UNIFORM
BUILDING CODE,
VOLUMES I & II**

This pamphlet is to be used in conjunction with the 1994 Uniform Building Code, Volume I and II, published by the International Conference of Building Officials. This pamphlet and the 1994 Uniform Building Code, Volumes I and II, comprise the Building Code for the City of Abilene, Texas.

This code was adopted by the City Council on February 9, 1995, as Ordinance No. 6-1995 of the Municipal Code.

TELEPHONE

Building Inspections.....676-6270
Building Inspectors.....676-6275/676-6353

The following chapters of the 1994 Uniform Building Code, Volume I, are adopted in their entirety:

4, 6, 7, 8, 9, 12, 13, 14, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 33, 34, 35, and Appendix Chapters.

The following chapters and appendix chapters of the 1994 Uniform Building Code, Volume I, of the 1994 Uniform Building Code, are adopted subject to the amendments in this booklet:

Chapters 1, 2, 3, 5, 10, 11, 15, 18, 30, 31, 32
Appendix Chapters 1, 3, 4, 11, 15, 30, 31, 33, 34

The following chapters of the 1994 Uniform Building Code, Volume II, are adopted in their entirety:

16, 17, 18, 19, 20, 21, 22, 23, and the excerpts from 35.

106.3.1 Application.

(Add the following:)

8. It shall be the responsibility of each permit holder to make provisions for containment of building materials, construction debris, and all other trash and debris generated within the property boundaries. The particular method, which may include, but is not limited to, refuse containers, roll-offs, fenced areas or other types of wire enclosures, shall be specified by the applicant prior to obtaining a building permit. The applicant may specify City of Abilene container service if available, provided it is a container assigned for use at the particular job site. Said container may only be used for materials for which it is suitable, as determined by the City Sanitation Division or as specified by the Abilene City Code. Blowing trash, paper, building materials packaging, and other construction site related debris, allowed to collect or accumulate outside the property boundaries for which a permit has been issued, in other than an approved container, shall constitute a violation of this section of the City of Abilene Code. Such violations shall be subject to enforcement provisions as provided for in the Building Code, including stop work order, revocation of permit and fine.

106.4.1 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.

106.4.6 Bonds. (Add the following section:)

Any person desiring to engage in the business of a general contractor, roofing contractor, or engage in the business of altering, repairing, constructing, demolishing, or moving houses or buildings, or any construction work generally followed by building contractors in the City shall first file with the Building Official a surety bond in the penal sum of ten thousand dollars (\$10,000.00), payable to the City and conditioned on a faithful performance of all of the provisions and regulations of the building code, this 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 of Texas.

107 - FEES

**Chapter 1
ADMINISTRATION**

SECTION 103 - VIOLATIONS (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.

SECTION 104 - ORGANIZATION AND ENFORCEMENT

104.2.4 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, and blowing trash is not confined in an approved container, as specified in Section 106.3.1, Item 8, the Building Official or his representative may order the work stopped.

SECTION 105 - BOARD OF APPEALS

105.1 General. (Add the following:)

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 the Board of Building Standards, as established in Chapter 8, Sec. 8-361 et. seq. of the Abilene City Code. In the event the Board should be of the opinion that any provision or provisions of this code be amended, it shall make such recommendation to the City Council for consideration.

SECTION 106 - PERMITS

107.2 Permit Fees. The fee for each permit shall be as set forth by City Council resolution, in lieu of Table-A.

SECTION 108 - INSPECTIONS

108.2 Inspection Record Card (Add the following paragraph:)

A visible address is to be posted at the job site at the front entrance, adjacent to the permit building card. The address numbers must be a minimum 3" high. The permit card and address sign are to be posted and visible for all inspections through-out construction of the project. The inspection card shall be protected from the elements.

(Add the following:)

108.5.5.1 Drywall Inspections. Any drywall work in conjunction with construction of a fire-resistive wall or ceiling must be inspected prior to the installation of any finishes or materials being applied that would obstruct the visibility of the walls or ceilings.

(Add the following:)

108.7.1 Fireplace Inspections. To be made prior to the time any of the fireplace or chimney is concealed or capped.

**CHAPTER 2
DEFINITIONS AND ABBREVIATIONS**

SECTION 202 - A

ALLEY - (Delete in its entirety and insert)

Is any public way or thoroughfare shown on the City of Abilene maps as such, and which as been dedicated or deeded to the public for public use.

SECTION 207 - F

FAMILY (Delete "five" and insert "three".)

SECTION 217 - P (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.

**CHAPTER 3
USE OR OCCUPANCY**

SECTION 302 - MIXED USE OR OCCUPANCY

302.4 Fire Ratings for Occupancy Separations.

EXCEPTIONS: 3. R-3 occupancies (Delete requirement for self-closing doors.)

SECTION 308 - REQUIREMENTS FOR GROUP I OCCUPANCIES

308.10 Smoke Detectors (Delete the words, "hospital and", from the first sentence.)

**CHAPTER 5
GENERAL BUILDING LIMITATIONS**

503.2 Fire Resistance of Walls.

503.2.1 General. (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.

SECTION 510 - 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 10
MEANS OF EGRESS**

SECTION 1005 - CORRIDORS AND EXTERIOR EXIT BALCONIES

1005.7 Construction. ~~(Delete exception (5) and (8). Insert as Item (5):~~
5. Corridor walls and ceilings need not be of fire-resistive construction, when the building is equipped with an automatic sprinkler system throughout.

**CHAPTER 11
ACCESSIBILITY**

SECTION 1101 - SCOPE

1101.2 Design. ~~(Add the following paragraph:)~~
Buildings designed to meet the State of Texas, or Federal ADAAG Standards shall be deemed to be in compliance with this Chapter.

**CHAPTER 15
ROOFS AND ROOF STRUCTURES**

TABLE 15-B-2 - WOOD SHINGLE OR SHAKE APPLICATION

~~(Delete wording for Deck requirement and insert:)~~
Shingles and shakes shall be applied to roofs with solid sheathing. Sheathing shall conform to Sections 2322.2 and 2326.12.9.

**EXCERPTS FROM.... CHAPTER 18
EXCAVATIONS, FOUNDATIONS, AND RETAINING WALLS**

SECTION 1806 - FOOTINGS

1806.1 General, and 1806.2 Bearing Walls
~~(In all cases, add the option to comply with figure 18-1-E.)~~

~~Figure 18-1-E (Add to amendments standard foundation design.)~~

**CHAPTER 30
ELEVATORS, DUMBWAITERS, ESCALATORS, AND MOVING WALKS**

SECTION 3001 - SCOPE ~~(Add the following:)~~
EXCEPTION: Except in individual dwelling units.

**CHAPTER 31
SPECIAL CONSTRUCTION**

SECTION 3103 - TEMPORARY BUILDINGS OR STRUCTURES

~~(Delete the following from the first sentence:)~~around and in conjunction with construction work....

~~(Add the following:)~~

Temporary 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 Stormwater Management Ordinance.
4. Shall not be located at the site for more than five (5) months in a twelve (12) month period.
5. Electrical connections shall be in compliance with the National Electrical Code. (NEC).

**CHAPTER 32
CONSTRUCTION IN THE PUBLIC RIGHT OF WAY**

SECTION 3201 - GENERAL

~~(Add the following:)~~

GENERAL NOTES

USE SAND FILL: EXCEPT IN AREAS WHERE WATER TABLE IS ENCOUNTERED, USE GRAVEL CRUSHED STONE OR COMPARABLE MATERIAL.

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 THE COMPACTED FILL.)

ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 5000 P.S.I.

NO DEAD END BEAMS ALLOWED.

ALL BEAM AND SLAB REINFORCING SHALL EXTEND TO WITHIN 2" OF EXTERIOR FORMS.

BEAM REINFORCING SHALL BE TIED AND SUPPORTED EVERY 4'-0" MINIMUM.

LAP SPLICES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

- A. LAP #3 BARS MINIMUM 18"
- B. LAP #4 BARS MINIMUM 20"
- C. LAP #5 BARS MINIMUM 25"
- D. LAP OTHER BARS MINIMUM 40" DIAMETERS

FIGURE NO. 18-1-E

- 8. PROVIDE CHAIRS OR OTHER SUITABLE SUPPORTS FOR SLAB AND BEAM REINFORCING.
- 9. ALL REINFORCING EXCEPT #3 BARS SHALL CONFORM TO ASTM GRADE 60. #3 BARS MAY BE GRADE 40
- 10. MINIMUM SLAB THICKNESS TO BE 4" AND MINIMUM REINFORCING TO BE #3 AT 18" (ACT) WAY.

11. BEAM SIZES, SPACING, AND REINFORCING SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS:

A. TYPICAL EXTERIOR BEAM:

SIZE: 10" X 24"

REINFORCING: 4 - #5 BARS WITH 2 BARS IN THE TOP AND 2 BARS IN THE BOTTOM.

B. TYPICAL INTERIOR BEAM:

SIZE: 10" X 24"

REINFORCING: 4 - #5 BARS WITH 2 BARS IN THE TOP AND 2 BARS IN THE BOTTOM.

MAXIMUM BEAM SPACING 16'-0"

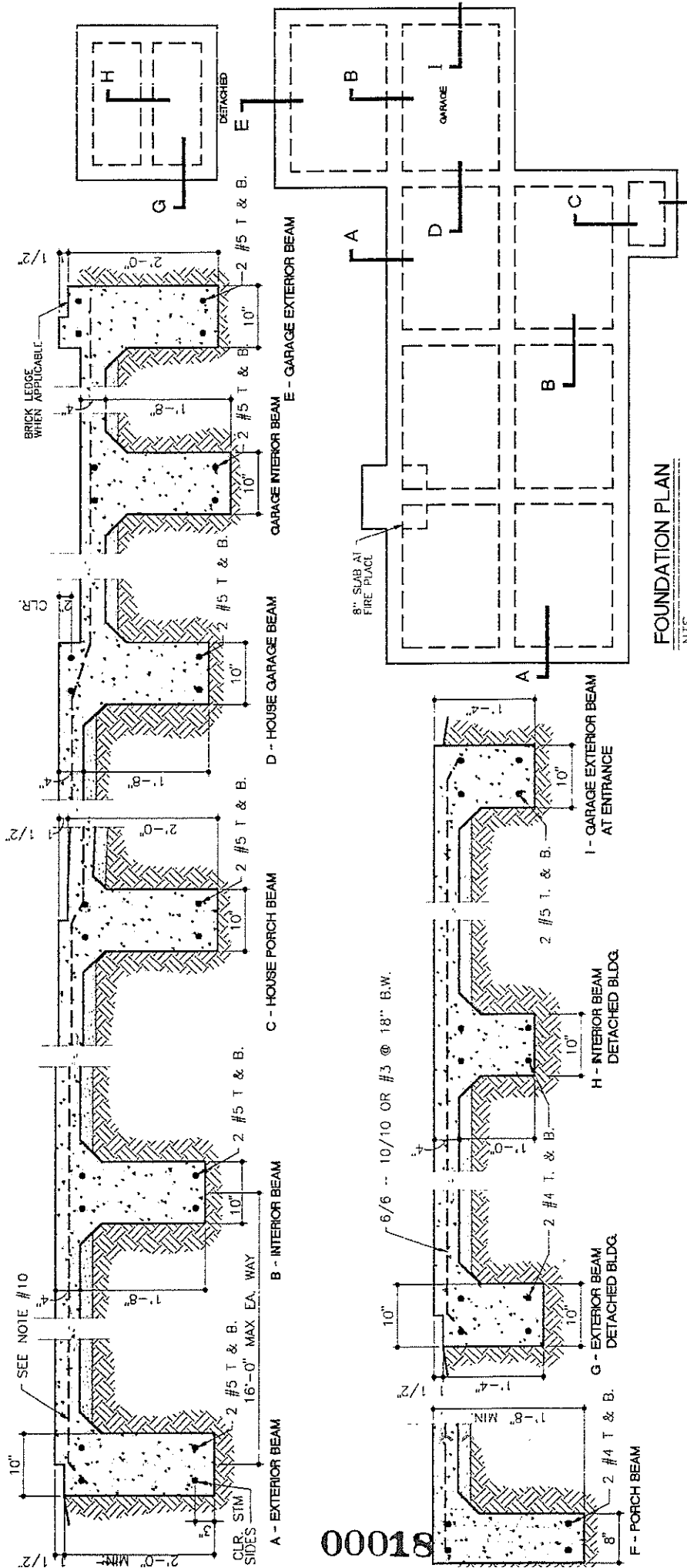
C. TYPICAL DETACHED SLAB

BEAM SIZE: 10" X 16"

BEAM REINFORCING: 4 - #4 WITH 2 BARS IN TOP & 2 BARS IN BOTTOM

SLAB REINFORCING: 6" X 6" @ 10 MESH.

12. FOUNDATIONS FOR STRUCTURES RESTING ON SOILS WITH AN EXPANSION GREATER THAN 20 AS DETERMINED BY UBC STANDARD 18-2, SHALL REQUIRE SPECIAL DESIGN CONSIDERATION REFER TO 1994 UBC SECTION 1803.2



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 (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 to City property shall be created by such alteration.

SECTION 3201 - PROJECTION INTO ALLEYS

(Add the following:)

No part of any structure or any appendage thereto shall project into any alley except under the provision of Section 3201.

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

architect or engineer, 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 five (5) working days.

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.

Appendix

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

Appendix Chapter 3 USE OR OCCUPANCY

Appendix Chapter 1 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 rescinds the original declaration.

301 (a). When, in the opinion of a building owner, a bonded contractor, or a licensed

Division 1 - DETENTION AND CORRECTIONAL FACILITIES

(Delete in its entirety.)

Division III - REQUIREMENTS FOR GROUP R, DIVISION 3 OCCUPANCIES

(Delete in its entirety.)

Division IV - REQUIREMENTS FOR GROUP R, DIVISION 4 OCCUPANCIES

(Adopt in its entirety.)

Appendix Chapter 4

SPECIAL USE AND OCCUPANCY

Division I - BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS
(Delete in its entirety.)

Division II - AVIATION CONTROL TOWERS
(Adopt in its entirety.)

Division III - REGULATIONS GOVERNING FALLOUT SHELTERS
(Delete in its entirety.)

**Appendix Chapter 11
ACCESSIBILITY**

SECTION 1106.3 Design and Construction. (Add the following:) Building sites designed to meet the State of Texas, or Federal ADAAG Standards shall be deemed to be in compliance with this Appendix Chapter.

**Appendix Chapter 15
REROOFING**

SECTION 1515 - INSPECTIONS (Delete in its entirety and insert the following:) When new roof coverings exceed five (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 roof, or structural changes shall be made. A final inspection and approval shall be obtained from the building official when the reroofing is complete.

**Appendix Chapter 30
ELEVATORS, DUMBWAITERS, ESCALATORS AND MOVING WALKS**

3011.2 Certificates of Inspection Required. (Delete by the "building official" in the first sentence, and insert:
, as required by the State of Texas Elevator Law.

(Delete Sections 3011.3, 3011.4, 3011.5)

**Appendix Chapter 31
SPECIAL CONSTRUCTION**

Division I - FLOOD-RESISTANT CONSTRUCTION (Adopt in its entirety.)

Division II - MEMBRANE STRUCTURES (Adopt in its entirety.)

**Appendix Chapter 33
EXCAVATION AND GRADING**

(Adopt in its entirety with the following exceptions:)

SECTION 3306 - PERMITS REQUIRED

3306.2 Exempted Work. (Add the following:)

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

SECTION 3309 - GRADING PERMIT REQUIREMENTS

3309.3 Grading Designation. (At the beginning of this section add the words:)
"When required by the building official,"

3309.4 Engineered Grading Requirements. (At the end of the first sentence, insert the words: "....when required by the building official."

SECTION 3310 - GRADING FEES

3310.3 Grading Permit Fees. (Delete in its entirety and insert the following:)

Fees to be assessed according to City Council resolution.

Table No. A-33-A. (Delete in its entirety.)

Table Np. A-33-B. (Delete in its entirety.)

Appendix Chapter 34

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EXISTING STRUCTURES

**Division I - LIFE-SAFETY REQUIREMENTS FOR EXISTING BUILDINGS
OTHER THAN HIGH-RISE BUILDINGS**

~~(Delete in its entirety.)~~

**Division II - LIFE-SAFETY REQUIREMENTS FOR EXISTING
BUILDINGS OTHER THAN HIGH-RISE BUILDINGS**

SECTION 3414 - GENERAL ~~(Delete in its entirety and insert the following.)~~

Existing high-rise buildings as specified in Section 3413, 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.

SECTION 3415 - COMPLIANCE DATA ~~(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 Section 3418 shall apply to existing high-rise buildings defined in this Division:

3418.1.3, 3418.1.4, 3418.1.5, 3418.1.9, 3418.1.11, 3418.1.14, 3418.1.15, 3418.1.16, 3418.1.17, 3418.1.18, 3418.1.19, 3418.1.20, 3418.1.21, 3418.1.22, 3418.1.23, 3418.1.24, 3418.1.25, and 3418.1.27.

The following specific provisions from Section 3418, 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:

3418.1.1, 3418.1.6, 3418.1.10, 3418.1.12, and 3418.1.13.

The building official shall grant necessary extension 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.

SECTION 3416 - AUTHORITY OF THE BUILDING OFFICIAL

2. ~~(Delete in its entirety and insert the following.)~~

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.

SECTION 3418 - SPECIFIC PROVISIONS AND ALTERNATES

3418.1.2 Automatic Sprinklers. ~~(Delete in its entirety.)~~

3418.1.10 Automatic Elevator Recall System. ~~(Delete in its entirety and insert the following.)~~

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

3418.1.11 Unlocked Stairway Doors. ~~(Add the word "or," after the word "location in Item 1.)~~

3418.15 Exit Stairways. ~~(Delete in its entirety and insert the following.)~~

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

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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.

3418.1.17. 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 tempered glass, or approved fire dampers conforming to UBI 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 wall board or equivalent material installed on both sides of the opening or constructed of approved glass as described for the above exit corridor opening.

3418.1.27 Fire Drills. Refer to the Fire Code.

Table A-34-A. ~~(Delete in its entirety.)~~