

ORDINANCE NO. 40-2005

AN ORDINANCE AMENDING: (1) CHAPTER 8, "CONSTRUCTION REGULATIONS" ARTICLE VI, "CODES AND OTHER REGULATIONS", DIVISION 2, "BUILDING CODE"; OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; (2) CHAPTER 8, "CONSTRUCTION REGULATIONS" ARTICLE VI, "CODES AND OTHER REGULATIONS", DIVISION 4, "PLUMBING CODE"; OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; (3) CHAPTER 8, "CONSTRUCTION REGULATIONS" ARTICLE VI, "CODES AND OTHER REGULATIONS", DIVISION 5, "MECHANICAL CODE"; OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; AND AN ORDINANCE APPROVING: (4) CHAPTER 8, "CONSTRUCTION REGULATIONS" ARTICLE VI, "CODES AND OTHER REGULATIONS", DIVISION 8, "RESIDENTIAL CODE"; OF THE ABILENE MUNICIPAL CODE, BY ADDING CERTAIN SECTIONS AS SET OUT BELOW; (5) CHAPTER 8, "CONSTRUCTION REGULATIONS" ARTICLE VI, "CODES AND OTHER REGULATIONS", DIVISION 9, "FUEL GAS CODE"; OF THE ABILENE MUNICIPAL CODE, BY ADDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE, DECLARING A PENALTY, AND CALLING A PUBLIC HEARING.

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

- PART 1. That Chapter 8, Article VI, Codes and Other Regulations, 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 Chapter 8, Article VI, Codes and Other Regulations, Division 4, "Plumbing Code", of the Abilene Municipal Code be amended as set out in Exhibit "B", attached hereto and made a part of this ordinance for all purposes.
- PART 3. That Chapter 8, Article VI, Codes and Other Regulations, Division 5, "Mechanical Code", of the Abilene Municipal Code be amended as set out in Exhibit "C", attached hereto and made a part of this ordinance for all purposes.
- PART 4. That Chapter 8, Article VI, Codes and Other Regulations, Division 8, "Residential Code", of the Abilene Municipal Code be added as set out in Exhibit "D", attached hereto and made a part of this ordinance for all purposes.

PART 5. That Chapter 8, Article VI, Codes and Other Regulations, Division 9, "Fuel Gas Code", of the Abilene Municipal Code be added as set out in Exhibit "E", attached hereto and made a part of this ordinance for all purposes.

PART 6. 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 7. 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 28th day of July, A.D., 2005.

After passage on first reading, a notice of the time and place said ordinance would be given a public hearing and consideration for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene. The same being more than 24 hours prior to the time designated for said hearing. After such opportunity for the public to be heard, said ordinance was passed on its second and final hearing.

PASSED ON SECOND AND FINAL READING this 11th day of August, A.D., 2005.

ATTEST:



CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

ORDINANCE NO. 40-2005

EXHIBIT "A"

ABILENE CODE

**ARTICLE VI. CODES AND OTHER REGULATIONS
DIVISION 2. BUILDING CODE**

Replace Sec. 8-841 as follows:

Sec. 8-481. Adopted.

The International Building Code, 2003 Edition, published by the International Code Council, Inc., together with a building code pamphlet amending and supplementing that code, are hereby enacted and adopted by reference, as the building code for the City of Abilene, and is hereby incorporated herein. The building code pamphlet, along with the International Building Code, are on file in the Building Official's and City Secretary's Offices.

ABILENE BUILDING CODE



**TO BE USED IN CONJUNCTION WITH THE
2003 INTERNATIONAL BUILDING CODE**

This booklet is to be used in conjunction with the *2003 International Building Code*, published by the International Code Council, Inc. This pamphlet and the *2003 International Building Code* comprise the Building Code for the City of Abilene, Texas.

This code was adopted by the City Council on **August 11, 2005**, Ordinance No. **40-2005** of the Municipal Code.

TELEPHONE

Building Inspections 676-6271/676-6397
Building Inspectors 676-6275/676-6353

BUILDING INSPECTIONS

**555 Walnut, Room 100
Abilene, Texas 79601**

The following Chapters of the *2003 International Building Code* are adopted in their entirety:

Chapters 2, 3, 5, 7, 8, 13, 15, 17, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 32, 33, 35

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ABILENE BUILDING CODE

Adopt the *2003 International Building Code* in its entirety, with the following amendments:

CHAPTER 1 ADMINISTRATION

Section 101 General

{Amend to read as follows.}

101.1 Title. These regulations shall be known as the *Building Code* of the City of Abilene, Texas, hereinafter referred to as “this code”.

101.4 Referenced codes. *{Add the following.}* In all cases local amendments, as adopted, are part of the referenced code.

101.4.1 Electrical. *{Amend to read as follows.}* The provisions of the Electrical Code, as adopted by the City of Abilene shall ... *{Remainder of paragraph remains the same.}{Add the following sentence to the end of paragraph.}* **ADDITIONAL REFERENCES TO AN ELECTRICAL CODE SHALL REFER BACK TO THE CODE REFERENCED IN THIS SECTION.**

101.4.5 Property maintenance. *{Delete this subsection in its entirety.}*

101.4.7 Energy. The provisions of the *International Energy Conservation Code*, as amended, effective September 1, 2002, shall apply to all matters governing the design and construction of buildings for energy efficiency.

Section 102 Applicability

102.6 Existing structures. *{Delete reference to International Property Maintenance Code.}{The rest of the paragraph remains the same.}*

{Amend Section 103 heading as follows.}

Section 103 Department of Building Inspection

103.1 Creation of enforcement agency. *{Amend to read as follows.}* The department of building inspection is hereby created and the official in charge thereof shall be known as the building official.

103.3 Deputies. *{Delete the last sentence in the paragraph that makes reference to International Property Maintenance Code.}*

Section 105
Permits

105.1.1 Annual permit. *{Delete in its entirety.}*

105.1.2 Annual permit records. *{Delete in its entirety.}*

105.2 Work exempt from permit. *{Amend as follows.}*

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet, and is not connected to electrical or plumbing.
2. Fences not over 7 feet high.

{Add the following to end of paragraph.}

14. When reroofing 5 squares or less.

105.7 Placement of permit. *{Delete in its entirety and insert the following.}*

105.7 Inspection record card. 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 throughout construction of the project. The inspection card shall be protected from the elements.

Exception: Permit inspection cards are not required on new single family residential construction.

{Add the following subsections.}

105.8 Trash and debris Containment. It is the responsibility of each permit holder to make provisions for the 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 container, 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.

105.9 Bonds. Any person desiring to engage in the business of a general contractor, roofing contractor, or engage in the business of altering, repairing, construction, 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 \$25,000, 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 of such bond shall be a company authorized to transact business in the State of Texas. In the event the City has filed on the contractor's bond within the past 3 years, the bond shall increase to the penal sum of \$75,000.

105.10 Contractor's registration required. All contractors shall first file with the building official of the City of Abilene as a registered contractor, as per Section 8-161 of the Municipal Code, Article IV, Licenses and Registration.

Section 106 Construction Documents

106.1 Submittal documents. *{Delete the 2nd sentence and insert the following.}* ... The construction documents shall be prepared by a registered design professional in accordance with the **State of Texas Board of Architectural Examiners, Subtitle B, Chapter 1051, Texas Statute, Occupation Code**, and the **Texas Engineering Practice Act, Title 6, Chapter 1001, Texas Statute, Occupation Code**. In addition, buildings with clear spans exceeding 24 feet shall have the foundation and structural members designed by a professional engineer. *{The remainder of paragraph remains the same.}*

106.3 Examination of documents. *{Add the following sentence to the end of the paragraph.}* The structural plans may be accepted and approved without detailed plan review when affixed with the seal of a Texas State Licensed Professional Engineer.

106.5 Retention of construction documents. *{Delete in its entirety and insert the following.}* One set of approved plans, specifications, and computations shall be retained by the building official, in accordance with the City of Abilene Record Retention Plan; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

Section 107 Temporary Structures and Uses

{Delete in its entirety and insert the following.}

107.1 General. Temporary buildings or structures such as review stands and other miscellaneous structures, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work may be erected by special permit from the building official for a limited period of time. Such buildings or structures need not comply with the type of construction or fire-resistive time periods required by this code. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

107.2 Definition. A temporary building is a building that does not comply with all the codes and standards customarily required of permanent buildings, but which is permitted to be used for a limited time under the conditions stated herein. When approved, a temporary building may consist of more than a single structure.

One-story, detached accessory buildings used as tool or storage sheds, or play houses, with projected roof area not exceeding 120 square feet, as defined in the building code, are exempt from these requirements.

107.3 Permitted uses. Permits for temporary buildings may only be issued for the following uses:

1. To permit a continued function of the business in cases where a business has been damaged or destroyed by fire or natural disaster; or

2. To provide facilities for short-term/seasonal needs or interim facilities while permanent facilities are being developed and constructed.

107.4 Duration of use. Temporary building use is limited to a period of not more than 6 months within a 12-month period. A site shall be defined as all property under one ownership, surrounded by a continuous property line, and may include one or more lots.

Exceptions: Temporary buildings or trailers used by non-profit organizations for the exclusive use of obtaining donated items may request unlimited 6 month extensions granted by the building official, provided a containment fence is maintained in place at all times and no utilities are connected to the structure.

If a temporary building causes a hazardous condition to develop at any time it is in existence, the building official may require that the temporary building be removed or brought up to standards required for a permanent building. If, in the opinion of the City Engineer, the temporary building is creating additional run-off from the property or is causing a drainage problem, he/she may require that these problems be mitigated or that the building be immediately removed.

107.5 Permit process and fees. Application for a permit shall be made with the Building Inspection Division. The application must receive approval from the following divisions: Planning, Engineering, and Fire.

The temporary building may be required to meet permanent structure standards when a hazard would be created by a non-complying temporary building.

Permit fees shall be the same as required for permanent buildings and shall be paid to the City prior to the issuance of the permit or installation of the building. Double fee shall be required when a building is installed prior to a permit being issued.

107.6 Guidelines. Temporary structures shall comply with the following requirements.

1. Submit a plot plan identifying location of building on the site and intended use.
2. Obtain a building permit, prior to installation.
3. Meet setbacks and comply with zoning district requirements for specific use.
4. Adequate parking shall be provided in accordance with the Zoning Ordinance, and located on an impervious surface, and comply with the Storm Water Management Ordinance.
5. Electrical connections shall be in compliance with the Electrical Code, adopted by the City of Abilene. When direct electrical connections are used in lieu of a meter on a separate power pole, the building shall be tied down against wind loads.
6. Temporary buildings in excess of 200 square feet shall provide toilet room facilities on site. This may be met by a written agreement of access to toilet facilities with another business on same lot, or adjacent lot. Portable toilet facilities are not acceptable except for facilities used for non-profit organizations, for the exclusive use of obtaining donated items, when there is not a toilet facility on the same lot.
7. Food or beverage uses shall obtain a Health Permit from the Health Department.
8. It is the responsibility of the permit applicant to move the temporary building within the time frames identified by the ordinance. Failure to remove a structure at the end of 6 months will be treated as a Class C misdemeanor and further

requests for temporary permits to that applicant will be issued upon the submission of a \$1,000 bond guaranteeing removal upon expiration of the stated time period.

Section 108 Fees

108.2 Schedule of permit fees. *{Add the following at end of paragraph.}*

Fees for building permits are set by Abilene City Council Resolution. Appendix A references approved fees at the time of adoption of this Code. Fees published in this document are subject to change by Council action.

108.4 Work commencing before permit issuance. *{Add following at end of paragraph.}*

The investigation fee for work done without a permit shall be equal to the amount of permit fee required by this Code; however, subsequent work commenced without obtaining a permit within 12 months of the previous violation shall be assessed a ten times fee for re-roofing, plumbing, mechanical, electrical and irrigation work.

108.6 Refunds. *{Delete in its entirety and insert the following.}* The building official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

Section 110 Certificate of Occupancy

110.4 Temporary occupancy. *{Add the following at the end of the paragraph.}*

Fees as set by City Council resolution for temporary occupancy certificates shall be paid prior to the inspection. The contractor or owner shall submit a letter identifying any outstanding items to be completed and designating the date of completion.

Section 112 Board of Appeals

{Delete in its entirety and add the following.}

112.1 General. The “Board of Building Standards”, as established in Chapter 8, Sec. 8-361, et seq., of the City Code of the City of Abilene, 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 113
Violations**

113.3 Prosecution of violation. *{Amend to read as follows.}* If the notice of violation is not complied with promptly, the building official, or his/her deputy, is authorized to issue citations, or to request the legal counsel ...*{The remainder of paragraph remains the same.}*

113.4 Violation penalties. *{Add at the end of the paragraph.}*

Any such violation shall be a misdemeanor and upon conviction thereof, shall be punishable by a fine, not to exceed \$2,000. 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 114
Stop Work Order**

{Add the following Sub-Section.}

114.2.1 Construction debris. 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 105.7, the building official or his representative may order the work stopped.

**CHAPTER 4
SPECIAL DETAILED REQUIREMENTS BASED
ON USE AND OCCUPANCY**

**Section 411
Special Amusement Buildings**

411.1 General. *{Add the following Exception.}*

Exception:

2. Temporary Amusement Buildings shall comply with provisions of Sec. 411.9.

{Add the following Sub-Section:}

411.9 Temporary Amusement Buildings. Temporary Amusement Buildings are not required to be fire sprinklered if the area does not exceed 5000 square feet and the maximum travel distance from any point in the area does not exceed 75 feet to a lighted exit way and does not exceed 150 feet to an exterior exit. The areas are required to be protected throughout with single station smoke detectors and meet the exit width and door requirements in Chapter 10 of this code. A permit for a place of assembly is required from the Fire Department.

**CHAPTER 6
TYPES OF CONSTRUCTION**

**Section 603
Combustible Material in Type I and II Construction**

{Amend to read as follows.}

603.1.3 **Electrical.** The use of electrical wiring methods with combustible insulation, tubing, raceways, and related components shall be permitted when installed in accordance with the limitations of the Electrical Code, as adopted by the City of Abilene.

CHAPTER 9 FIRE PROTECTOIN SYSTEMS

[F]Section 903 Automatic Sprinkler Systems

903.3.1.1.1 **Exempt locations.** *{Delete No. 4 in its entirety.}*

[F] Section 907 Fire Alarm and Detection Systems

907.2.10.2 **Power source.** *{Add Exception 2.}*

Exceptions:

2. Smoke alarms are permitted to be solely battery operated in existing buildings, buildings not served from a commercial power source and in existing areas where alterations or repairs do not result in the removal of interior wall or ceiling finishes.

CHAPTER 10 MEANS OF EGRESS

Section 1008 Doors, Gate and Turnstiles

1008.1.6 **Thresholds.**

Exception: *{Amend to read as follows.}* The threshold height shall be limited to 7 7/8 inches where the occupancy is Group R-2 or R-3 as applicable in Section 101.2, the door is an exterior door that is not a component of the required means of egress and the doorway is not on an accessible route.

1008.1.8.3 **Locks and latches.**

3. *{Add the following sentence to end of this paragraph.}* This provision is not applicable when 2.2 of this section is applied, provided the manually operated flush bolts are openable or released without the use of a key or tool. A sign as stated in 2.2 shall be placed on both active and inactive doors.

1008.1.8.4 **Bolt locks**

Exceptions: *{Add Exception 3 as follows:*

3. In occupancy Group A having an occupant load of 300 or less, Groups B, F, M, and S and in churches, where egress doors are used in pairs and the active door leaf(s) that is keyed or has panic hardware, exceeds the requirements stated in the code for required exit width and/or number of required exits for that building, then manually operated edge or surface-mounted bolts are permitted on the inactive leaf.

**Section 1016
Corridors**

1016.1 Construction. *{Add Exception 5.}*

Exceptions: 5. In Group B Office building, corridor walls and ceilings need not be of fire-resistive construction within office spaces of a single tenant when the space is equipped with an approved automatic smoke-detection system within the corridor. The actuation of any detector shall activate alarms audible in all areas served by the corridor. The smoke-detection system shall be connected to the building's fire alarm system where such a system is provided.

Chapter 11 – Accessibility *{Delete in its entirety and add the following.}*

**CHAPTER 11
ACCESSIBILITY**

**Section 1101
Scope**

1101.1 General. Buildings or portions of buildings shall be accessible to persons with disabilities as required by this chapter.

1101.2 Standards of Quality and Accessible Design. The Texas Accessibility Standards (TAS) of the Architectural Barriers Act, Article 9102, Texas Civil Statutes dated September 1, 1999, shall be the design standards for all areas of newly constructed buildings and facilities, and additions and alterations of existing facilities required to be accessible. These standards, as further amended by this chapter, are the accessibility requirements for the City of Abilene. Plan review and inspection by the City does not imply compliance with the State of Texas Architectural Barriers Section of the Texas Department of Licensing and Regulation.

1101.3 State of Texas Architectural Barriers Registration. Construction documents for projects with an estimated construction cost of \$50,000 or more, publicly funded buildings or buildings on public lands, buildings receiving tax abatements or other incentives, and buildings leased or rented to the state are required by state law to be submitted to the Texas Department of Licensing and Regulation, Architectural Barriers Section for review. *Reference Administrative Rules, Chapter 68 of the Architectural Barriers Act (dated 12/1/00).*

EXCEPTION: Buildings or facilities owned or operated by the Federal Government.

1101.4 Design. Buildings designed to meet the State of Texas, or Federal ADAAG Standards shall be deemed to be in compliance with this Chapter.

1102 Amendments to Standards. TAS is amended as follows and numbering is the same as the Texas Accessibility Standards (TAS) of the Architectural Barriers Act, Article 9102, Texas Civil Statutes.

1. Purpose, Authority, and Application

1.1 Purpose. *{Delete in its entirety.}*

1.2 Authority. *{Delete in its entirety.}*

1.3.3 Alternative Standards. *{Delete in its entirety.}*

2. General.

2.1.2 Mixed Use Buildings and Facilities. *{Delete last sentence and insert as follows:}*
Proposals based on specific use of mixed groups may be submitted to the Building Official for approval.

2.2 Equivalent Facilitation. *{Delete in its entirety and insert the following:}*
Departures from specific technical and scoping requirements of this standard by using other nationally recognized standards **may** be permitted where the alternative designs and technologies used will provide equivalent or greater access to and usability of the facility.

3. Miscellaneous Instructions and Definitions.

3.5.15 Commissioner. *{Delete in its entirety and insert the following:}*

3.5.15 Building Official. The officer or other designated authority charged with the administration and enforcement of this Code.

3.5.59 Structurally Impractical. *{Delete the word “commissioner” and insert:}*
“Building Official”.

3.5.61 Technically infeasible. *{Delete the word “commissioner” and insert:}*
“Building Official”.

4. Accessible Elements and Spaces: Scope and Technical Requirements.

4.1.3 Accessible Buildings: New Construction. *{Under Paragraph (5), EXCEPTIONS 1 and 4, delete the word “commissioner” and insert:}* “Building Official”.

4.1.6 Accessible Buildings: Alterations.

(2) Alterations to an Area Containing a Primary Function: *{Delete reference to “commissioner” and “the State” and insert “Building Official” and insert the following sentence:}* The Board of Building Standards may approve variances.

EXCEPTIONS: *{Add Exception 2, which reads as follows:}*

2. Buildings or facilities not required to be submitted to TAS as identified in 1101.3 shall comply with these standards to the maximum extent technically feasible; however, elements, essential features, and spaces *not being altered* under the scope of the project are not required by local regulations to be made accessible as long as the alterations shall not reduce or have the effect of reducing accessibility or usability of a building, portion of a building, or facility.

4.29.2 Detectable Warnings on Walking Surfaces. *{Delete in its entirety and add the following:}* Where required, detectable warnings shall be standard within a building, facility, site, or complex of buildings and may consist of truncated domes, grooved concrete, textured surfaces detectable from the other walking areas.

CHAPTER 12 INTERIOR ENVIRONMENT

Section 1210 Surrounding Materials

{Amend to read as follows.}

1210.1 Floors. In other dwelling units, toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least 4 inches.

CHAPTER 14 EXTERIOR WALLS

Section 1403 Performance Requirements

1403.3 Vapor retarder. *{Amend to read as follows.}* In all framed walls, floors and roof/ceilings comprising elements of the building thermal envelope, a vapor retarder, when installed, shall be installed in a manner so as to not trap moisture.

Section 1405 Installation of Wall Coverings

1405.10.4 Grounding. *{Amend to read as follows.}*

Grounding of metal veneers on buildings shall comply with the requirements of Chapter 27 and the Electrical Code adopted by the City of Abilene.

CHAPTER 16 STRUCTURAL DESIGN

Section 1603 Construction Documents

{Delete and insert the following.}

1603.3 Live loads posted. Live loads for each floor or portion of a commercial or industrial building shall have the design live loads conspicuously posted in that part of each story in which they apply, using durable signs, when required by the Building Official. It shall be unlawful to remove or deface such notices.

1603.4 Occupancy permits for changed loads. *{Delete this in its entirety.}*

Section 1612 Flood Loads

DESIGN FLOOD. *{Add the following}*

3. Areas prone to flood either by elevation or because of defined localized problem.

FLOOD HAZARD AREA. {Add the following}

3. Areas prone to flood either by elevation or because of defined localized problem.

**CHAPTER 18
SOILS AND FOUNDATIONS**

**Section 1801
General**

{Insert the following subsection.}

1801.3 Minimum footing and foundation design. Footings and foundations shall be built in accordance with “**Figure 18-1.E**” for structures not required to be designed by professional engineers and not exceeding 2 stories in height with a Plastic Index (P.I.) not to exceed 25 unless designed by a profession engineer, licensed with the State of Texas.

{Amend and Re-title Section 1803 as follows.}

**Section 1803
Excavation, Grading, Fill and Finish Floor Elevation**

{Add the following sub-section.}

1803.7 Finish Floor Requirements. All structures shall be constructed in such a manner that the finish floor elevation meets the requirements of the Storm Water Ordinance provisions for the City of Abilene. Structures that lie outside of the flood plain or floodway shall have a finish floor elevation that is 18” above the highest point of the gutter, perpendicular to the footprint of the structure.

**Section 1805
Footings and Foundations**

1805.1 General *{Amend the first sentence to read as follows.}* Footings and foundations shall be designed and constructed in accordance with Sections 1805.1 through 1805.9 or Section 1801.3.

1807.1 Where required. *{Amend second paragraph to read as follows.}* Ventilation for crawl spaces shall comply with Section 1203.3.

**CHAPTER 27
ELECTRICAL**

**Section 2701
General**

2701.1 Scope. *{Amend the last sentence to read as follows.}*

Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the Electrical Code adopted by the City of Abilene.

**CHAPTER 31
SPECIAL CONSTRUCTION**

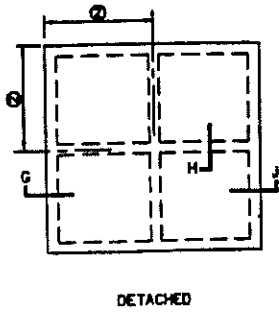
{Delete this Section in its entirety and add the following.}

3103. Temporary structures. Reference Section 107 of this Code.

**CHAPTER 34
EXISTING STRUCTURES**

{Delete this Chapter in its entirety and refer to the 2003 International Existing Building Code, adopted by the City of Abilene.}

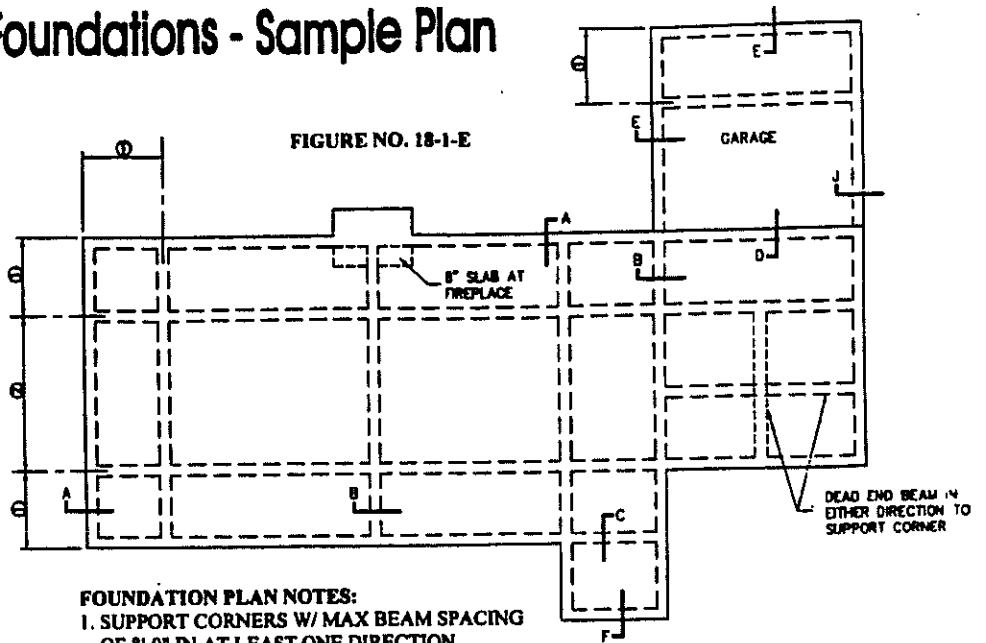
Concrete Foundations - Sample Plan



FOUNDATION PLAN NTS

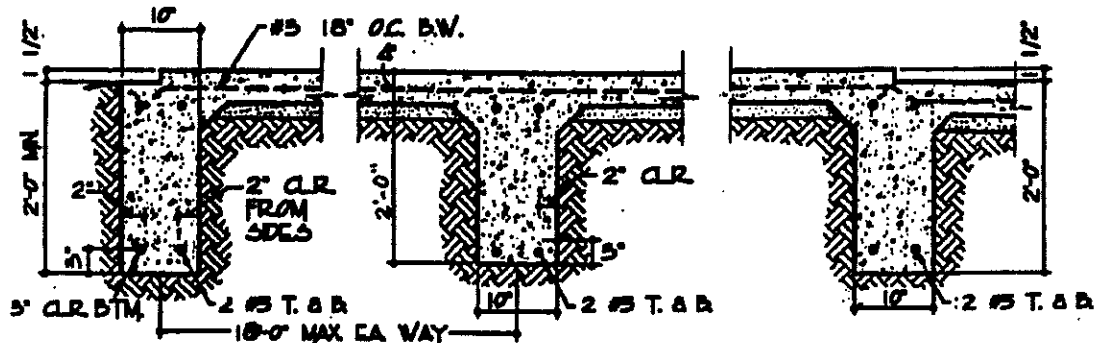
FOR ONE STORY CONSTRUCTION
WITH SOILS OF EXPANSION OF 25 P.I. MAX

FIGURE NO. 18-1-E



FOUNDATION PLAN NOTES:

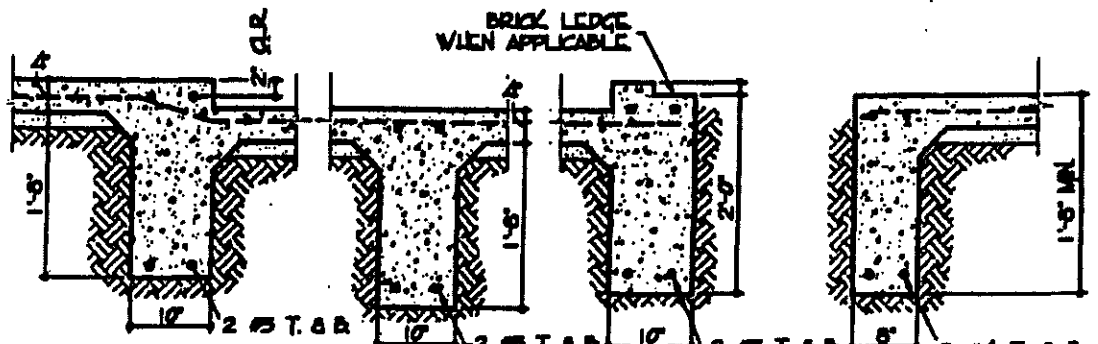
1. SUPPORT CORNERS W/ MAX BEAM SPACING OF 8'-0" IN AT LEAST ONE DIRECTION.
2. MAXIMUM BEAM SPACING TO BE 18'-0"



A - EXTERIOR BEAM

B - INTERIOR BEAM

C - HOUSE PORCH BEAM

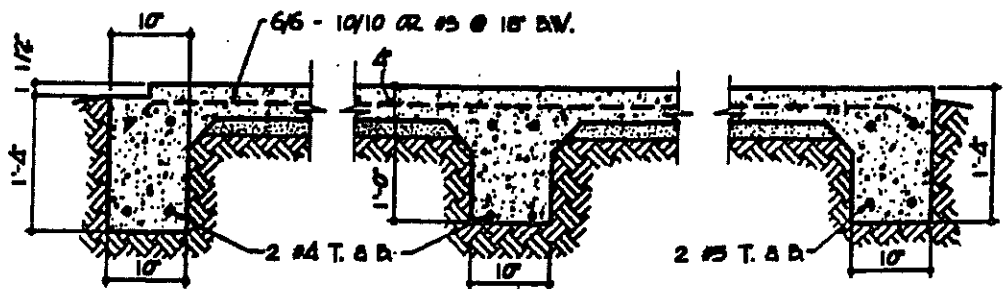


D - HOUSE GARAGE BEAM

GARAGE INTERIOR BEAM

E - GARAGE EXTERIOR BEAM

F - PORCH BEAM



G - EXTERIOR BEAM
• DETACHED BLDG.

H - INTERIOR BEAM
• DETACHED BLDG.

I - GARAGE EXTERIOR BEAM
AT ENTRANCE

FOUNDATION DETAILS NTS

General Notes:

- Use fill with P.I. (Plastic Index) not to exceed 20: except in areas where water table is encountered, use gravel, crushed stone or comparable material.
- Exterior beams shall be 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 be of a design mix to have a 28-day compressive strength of 3,000 p.s.i.
- Dead end beams not allowed except for corner support beams.
- All beam and slab reinforcing shall maintain minimum clearance of 2" from exterior forms on sides.
All beam and slab reinforcing shall maintain minimum clearance of 3" from bottom of beam.
- Beam reinforcing shall be tied and supported every 4'-0" minimum.
- Corner reinforcing steel (bars) are required at all perimeter beams top and bottom (T. & B.).
- LAP splices shall be in accordance with the following:
LAP #3 reinforcing steel (3/8" diameter bars) minimum 15"
LAP #4 reinforcing steel (1/2" diameter bars) minimum 20"
LAP #5 reinforcing steel (5/8" diameter bars) minimum 25"
LAP other reinforcing steel minimum 40 diameters
- Anchor bolts - spacing 6'-0" O.C. (on center) maximum, 12" from corners, 1/2"x8" minimum size bolts.
- Provide chairs or other suitable supports for slab and beam reinforcing.
- All reinforcing except #3 reinforcing steel shall conform to ASTM grade 60-type steel. #3 reinforcing steel may be grade 40.
- Minimum slab thickness to be 4" and minimum reinforcing to be #3 bars at 18" both ways (B.W.).
- Beam sizes, spacing and reinforcing steel (bars) 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: 18'-0".
 - C. Typical detached slab
Beam Size: 10"x16"
Beam Reinforcing: 4 " #4 bars with 2 bars in top and 2 bars in bottom.
Slab reinforcing: 6"x6"x10x10 WWF (welded wire reinforcing) or #3 bars at 18" both ways (B.W.).
- Foundations for structures resting on soils with an expansion index greater than 25 as determined by UBC Standard 18-2, shall require special design consideration. Refer to 1994 UBC Section 1803.2
- A Foundation Plan will be required for all construction.
- Two Story Construction:
Exterior and Interior Foundation Beams shall be a minimum of 10" wide x 28" deep.
Concrete shall be thickened under bearing walls 18" wide x 8" deep if not within two (2) ft of a concrete beam, for all two story construction.

Staff Contacts: Building Inspection (325) 676-6275 or (325) 676-6353

10/29/01

APPENDIX A

CITY OF ABILENE BUILDING PERMIT FEES

| | |
|---|------------|
| Minimum Permit Fee | 30.00 |
| Reinspection Fee | 30.00 |
| Temporary Buildings | 50.00 |
| Demolition (Residential) | 25.00 |
| Demolition (1-Story Commercial Structures) | 100.00 |
| Demolition (Multi-Story Commercial Structures) | 500.00 |
| Residential New Construction & Additions (Enclosed Area) | .10 sq.ft. |
| Residential Carports & Storage Buildings (Under 800 sq. ft.) | .04 sq.ft. |
| Residential Garage Enclosures | .05 sq.ft. |
| Foundation Only | 50.00 |
| Mobile Home Permit | 50.00 |
| Swimming Pool or Spa (Per \$1,000 Worth of Valuation) | 3.00 |
| Certificate of Occupancy Inspection (Not Associated with Other Building Permit) | 50.00 |
| Address Fee Change | 100.00 |
| Plan Review Fee – 25% of the assessed permit fee payable upon submittal. 25% to be credited upon issuance of Building Permit | |

Building Permit Fees by Valuation

Table A is used to assess fees for new commercial, commercial add-ons and alterations, residential alterations, apartments and buildings with four or more dwelling units per building, and satellite dishes and towers.

TABLE A

| Total Valuation | Fee |
|----------------------|--|
| < \$2,000 | \$30.00 |
| \$2,001 - \$50,000 | \$30.00 for the first \$2,000 plus \$4.50 for each additional \$1,000, or fraction thereof, to and including \$50,000 |
| \$50,001 - \$500,000 | \$246.00 for the first \$50,000 plus \$3.50 for each additional \$1,000, or fraction thereof, to and including \$500,000 |
| \$500,001 and up | \$1,821 for the first \$500,000 plus \$2.00 for each additional \$1,000, or fraction thereof |

HOUSE MOVING PERMIT FEES

| | | |
|---|--------|--------|
| House Moving Permit | 100.00 | 100.00 |
| If passing under a Traffic Control Device | 50.00 | 50.00 |
| If a Traffic Control Device must be Moved | 150.00 | 150.00 |

ROOFING PERMIT FEES

| | |
|---|------------------|
| Over Five (5) squares - \$.25 Per Square plus \$10.00 | minimum of 30.00 |
| Five (5) Squares or under | No Charge |

TOWERS AND SATELLITE DISHES

| | |
|--|-------------------|
| Refer to Commercial Structures in Table A, Based on Fee by Value | minimum of 250.00 |
|--|-------------------|

FENCES

| | |
|--|------------------|
| Over 7' high (\$3.00 per \$1,000 Worth of Valuation) | minimum of 30.00 |
|--|------------------|

FIREPLACES

| | |
|---------------------------------------|------------------|
| \$3.00 Per \$1,000 Worth of Valuation | minimum of 30.00 |
|---------------------------------------|------------------|

GRADING PERMIT FEES

| | |
|------------------------------|---------|
| 50 Cubic Yards or Less _____ | \$20.00 |
| 51 to 100 Cubic Yards _____ | \$22.50 |

101 to 1,000 Cubic Yards-\$22.50 for the first 100 yards, plus \$10.50 for each additional 100 cubic yards or fraction thereof.

1,001 to 10,000 cubic yards-\$117.00 for the first 1,000 cubic yards, plus \$9.00 for each additional 1,000 cubic yards, or fraction thereof.

10,001 to 1000,000 cubic yards-\$198.00 for the first 10,000 cubic yards, plus \$40.50 for each additional 10,000 cubic yards or fraction thereof.

SWIMMING POOL CONTRACTOR FEES

| | |
|---|----------|
| License Fee for Swimming Pool | \$100.00 |
| Annual Renewal Fee for Swimming Pool Contractor | 75.00 |
| License Fee for Above Ground Pools & Spas Contractors | 50.00 |
| Annual Renewal Fee for Above Ground Pools & Spas Contractors | 25.00 |
| Annual Renewal Fee for Inactive Swimming Pool Contractor | 25.00 |
| Swimming Pool Construction Permit Fees (per \$1,000 worth of valuation) | 3.00 |
| Minimum Swimming Pool Construction Permit Fee | 30.00 |

OTHER INSPECTIONS AND FEES

| | |
|--|--------|
| Inspections outside of normal business hours (Minimum Charge-one hour) | 50.00 |
| Special Request Inspections (Minimum Charge-one hour) | 50.00 |
| Board of Building Standards and Mechanical, Plumbing, Electrical, and Swimming Pool Board of Appeals request for hearing for alternate methods and materials | 50.00 |
| Contractor's Registration (annually, due by December 31 of each year) | 50.00 |
| Temporary Certificate of Occupancy | 100.00 |
| Extension Request for Temporary Certificate of Occupancy (per extension) | 500.00 |

ORDINANCE NO. 40-2005

EXHIBIT "B"

ABILENE CODE

**ARTICLE VI. CODES AND OTHER REGULATIONS
DIVISION 4. PLUMBING CODE**

Replace Sec. 8-511 as follows:

Sec. 8-511. Adopted.

The International Plumbing Code, 2003 Edition, published by the International Code Council, Inc., together with a plumbing code pamphlet amending and supplementing that code, are hereby enacted and adopted by reference, as the plumbing code for the City of Abilene, and is hereby incorporated herein. The plumbing code pamphlet, along with the International Plumbing Code, are on file in the Building Official's and City Secretary's Offices.