

ORDINANCE NO. 51-1998

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, 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, 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 4. 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 5. 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 24 day of September, A.D., 1998.

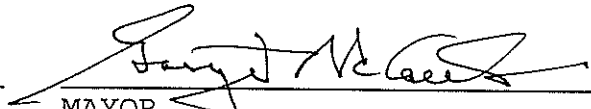
After passage on first reading, a notice of the time and place said ordinance would be given a public hearing and consideration for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene. The same being more than 24 hours prior to the 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 8 day of October, A.D., 1998.

ATTEST:



CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

EXHIBIT "A"

ABILENE CODE

DIVISION 2. BUILDING CODE

Replace Sec. 8-481 & 482 as follows:

Sec. 8-481. Adopted.

The Uniform Building Code, 1997 Edition, Volumes 1, 2 and 3 thereof, published by the International Conference of Building Officials, at least two (2) 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



**TO BE USED IN CONJUNCTION WITH THE
1997 UNIFORM BUILDING CODE**

This booklet is to be used in conjunction with the 1997 Uniform Building Code. Volume I and II, published by the International Conference of Building Officials. This pamphlet and the 1997 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 October 8, '98, Ordinance No. 51-1998 of the Municipal Code.

TELEPHONE

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

BUILDING INSPECTIONS
555 Walnut, Room 204
Abilene, Texas 79601

The following Chapters of the *1997 Uniform Building Code*, Volume 1, are adopted in their entirety:

Chapters 14, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34 and 35

Appendix Chapter 29, 31-Div.I & Div.II

The following Chapters and Appendix Chapters of the *1997 Uniform Building Code*, Volume 1, are adopted, subject to the amendments in this booklet:

Chapters 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 18, 29, 30, 31, 32

Appendix Chapters 1, 3-Div.II, 15, 30, 33, 34-Div.II

The following Chapters of the *1997 Uniform Building Code*, Volume I are deleted in their entirety:

Appendix Chapters 3-Div.I & Div.II, 4, 9, 10, 11, 12, 16, 18, 19, 21, 23, 31-Div.III, 34-Div.I & Div. III

The following Chapters of the *1997 Uniform Building Code*, Volume II, are adopted in their entirety:

Chapters 16, 17, 19, 20, 21, 22, 23, and excerpts from 35

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**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 Powers and Duties of Building Official

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

106.2 Work Exempt from Permit.

1. *{Add the following:}* . . . and not connected to electrical or plumbing.
2. *{Amend as follows:}* Fences over 7 feet high.

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 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.

106.4 Permits Issuance.

106.4.1 Issuance. ~~{Between the first and second sentences, add a sentence which reads:}~~

The structural plans may be accepted and approved without detailed plan review when affixed with the seal of a Texas State Licensed Professional Engineer.

106.4.2 Retention of Plans. ~~{Amend first sentence to read as follows:}~~ 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.

~~{Add the following Sub-Sections:}~~

106.4.6 Bonds. 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), 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 three (3) years, the bond shall increase to the penal sum of Twenty-Five Thousand Dollars (\$25,000.00).

106.4.7 Contractor's Registration Required. All contractors shall first file with the Code 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 107 - FEES

107.2 Permit Fees. ~~{Delete and insert the following:}~~ Fees for building permits are set by Abilene

City Council Resolution. Appendix A-1-A references approved fees at the time of adoption of this Code. Fees published in this document are subject to change by Council action.

107.3 Plan Review Fees. *{Delete in its entirety.}*

SECTION 108 - INSPECTIONS

108.2 Inspection Record Card. *{Add the following paragraph and exception:}*

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.

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

{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.

SECTION 109 - CERTIFICATE OF OCCUPANCY

109.4 Temporary Certificate. *{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.

TABLE 1-A - BUILDING PERMIT FEES *{Delete in its entirety.}*

**Chapter 2
DEFINITIONS AND ABBREVIATIONS**

SECTION 202 - A

ALLEY - *{Delete in its entirety and insert the following:}*

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

SECTION 214 - M

MECHANICAL CODE - {Amend to read as follows:}

Is the *International Mechanical Code* promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.

**Chapter 3
USE OR OCCUPANCY**

SECTION 302 - MIXED USE OR OCCUPANCY

302.4 Fire Ratings for Occupancy Separations.

EXCEPTIONS:

{Change Exception 3 as follows:}

3. In the one-hour occupancy separation between Group R, Division 3 and Group U Occupancies, the separation may be limited to the installation of not less than one-half inch gypsum board, or materials approved for one-hour fire-resistive construction of the garage side; and a solid tight fitting door 1-3/8 inches (35mm) minimum thickness, or a tight fitting door having a fire-protection rating of not less than 20 minutes when tested in accordance with Part II of UBC Standard 7-2, which is part of this code. Attic access openings penetrating the ceiling of the garage shall be either fire-treated pull down stairs or an equivalent fire resistive attic access....***{Remainder of Exception unchanged.}***

SECTION 305 - REQUIREMENTS FOR GROUP E OCCUPANCIES

{Add the following Sub-Section:}

305.10 Smoke Detectors. Division 3 occupancies shall require inter-connected smoke detectors in rooms occupied by children for day care.

SECTION 308 - REQUIREMENTS FOR GROUP I OCCUPANCIES

308.10 Smoke Detectors.

EXCEPTIONS: *{Add the following Exception:}*

2. Smoke detectors are not required in sleeping rooms of hospitals or nursing homes, when constructed with an approved alarm system and sprinklered throughout.

SECTION 312 - REQUIREMENTS FOR GROUP U OCCUPANCIES

312.2.2 Special area provisions.

{Add the following Paragraph:}

3. An occupancy separation is not required when the provisions in Items 1 or 2 are met.

**TABLE 3-B - REQUIRED SEPARATION IN BUILDINGS OF MIXED OCCUPANCY'
(HOURS)**

{Amend as follows:}

TABLE 3-B—REQUIRED SEPARATION IN BUILDINGS OF MIXED OCCUPANCY¹ (HOURS)

	A-1	A-2	A-2.1	A-3	A-4	B	E	F-1	F-2	H-2	H-3	H-4,5	H-6,7 ²	I	M	R-1	R-3	S-1	S-2	S-3	S-5	U-1
A-1		N	N	N	N	3	N	3	3	4	4	4	4	3	3	1	1	3	3	4	3	1
A-2			N	N	N	1	N	1	1	4	4	4	4	3	1	1	1	1	1	3	1	1
A-2.1				N	N	1	N	1	1	4	4	4	4	3	1	1	1	1	1	3	1	1
A-3					N	N	N	N	N	4	4	4	3	2	N	1	1	1 ⁴	1 ⁴	3	1	1
A-4						1	N	1	1	4	4	4	4	3	1	1	1	1	1	3	1	1
B							1	N ⁵	N	2	1	1	1	2	N	1	1	1 ⁴	1 ⁴	1	1	1
E								1	1	4	4	4	3	1	1	1	1	1	1	3	1	1
F-1									1	2	1	1	1	3	N ⁵	1	1	1 ⁴	1 ⁴	1	1	1
F-2										2	1	1	1	2	1	1	1	1 ⁴	1 ⁴	1	1	1
H-1	NOT PERMITTED IN MIXED OCCUPANCIES. SEE SECTION 307.2.9																					
H-2										1	1	2	4	2	4	4	2	2	2	2	2	1
H-3												1	1	4	1	3	3	1	1	1	1	1
H-4,5													1	4	1	3	3	1	1	1	1	1
H-6,7 ²														4	1	4	4	1	1	1	1	3
I															2	1	1	2	2	4	3	1
M																1	1	1 ⁴	1 ⁴	1	1	1
R-1																	N	3	1	3	1	1
R-3																		1	1	1	1	1
S-1																			1	1	1	1
S-2																				1	1	1
S-3																					1	N
S-4	OPEN PARKING GARAGES ARE EXCLUDED EXCEPT AS PROVIDED IN SECTION 311.2																					
S-5																					1	1

N—No requirements for fire resistance.

¹For detailed requirements and exceptions, see Section 302.4.

²For special provisions on highly toxic materials, see the Fire Code.

³For agricultural buildings, see also Appendix Chapter 3.

⁴See Section 309.2.2 for exception.

⁵For Group F, Division 1 woodworking establishments with more than 2,500 square feet (232.3 m²), the occupancy separation shall be one hour.

⁶Storage areas in connection with the primary occupancy may omit the one-hour occupancy separation provided one of the following conditions exist:

1. The storage area does not exceed 1,000 square feet.
2. The storage area is sprinklered and does not exceed 3,000 square feet, or
3. The building is provided with an approved automatic sprinkler system throughout.

Chapter 4 SPECIAL USE AND OCCUPANCY

SECTION 408 - AMUSEMENT BUILDINGS

408.1 General.

EXCEPTIONS: *{Add the following Exception:}*

2. Temporary Amusement Buildings shall comply with provisions of Section 408.6.

{Add the following Sub-Section:}

408.6 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 5
GENERAL BUILDING LIMITATIONS

SECTION 503 - LOCATION ON PROPERTY

503.4.8 Group U, Division 1 Occupancies.

{Add the following Exception:}

EXCEPTION: When carports are constructed of non-combustible materials or if the structural members are protected with one-hour fire-resistive construction, then open carport structures associated with one- and two-family dwellings may be constructed within one (1) foot of the property line without fire-resistive or opening protection requirements. The edge of the roof may not be any closer than one (1) foot to the property line or in violation of other City ordinances.

{Add the following Section:}

SECTION 510 - 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 provision for the City of Abilene. Structures that lie outside of the flood plain or flood way shall have a finish floor elevation that is a minimum 18" above the gutter at the center of the lot.

EXCEPTION: For structures outside of a special flood hazard on a sloping lot, the 18" above gutter requirement may be waived by submittal and acceptance of a grading plan which demonstrates that the residence is at no greater danger of flooding than if elevated to 18" above gutter.

Chapter 6
TYPES OF CONSTRUCTION

SECTION 603 - TYPE II BUILDINGS

603.1 Definition. *{Amend the sixth paragraph under this sub-section to read as follows:}*

Walls and permanent partitions of Type II-N buildings shall be of non-combustible materials, except that fire-retardant wood within a wall assembly may be used for blocking, and that fire-retardant and/or untreated studs may be used for stabilizing door and window frames.

Chapter 7
FIRE-RESISTANT MATERIALS AND CONSTRUCTION

SECTION 713 - FIRE-RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS

713.11 Fire Dampers.

{Amend Exception under 2. to read as follows:}

EXCEPTION: Openings for steel ducts penetrating the required fire-resistive construction of corridors are not required to have fire dampers...*{Remainder of Exception unchanged.}*

Chapter 8 INTERIOR FINISHES

SECTION 807 - SANITATION

807.1.1 Floors *{Delete "5 inches" and insert "4 inches" to make paragraph read as follows:}*

In other than dwelling units, toilet room floors shall have a smooth, hard nonabsorbent surface such as Portland cement, concrete, ceramic tile or other approved material that extends upward onto the walls at least 4 inches (101.6mm).

Chapter 9 FIRE-PROTECTION SYSTEMS

SECTION 904 - FIRE-EXTINGUISHING SYSTEMS

904.2.3.6 Amusement Buildings.

{Amend the Exception to read as follows:}

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 meets Section 408.6.

Chapter 10 MEANS OF EGRESS

SECTION 1003 - GENERAL

1003.3.1.3 Width and height. *{Delete the last sentence in this paragraph, which reads: "In computing the exit width as required by Section 1003.2.3, the net dimension of the doorway shall be used."}*

1003.3.3.6 Handrails. *{Amend the last sentence of the second paragraph (bottom of Page 1-109) to read as follows:}*

... Ends shall be returned or shall have rounded terminations or bends in accordance with 1003-A (a or b).

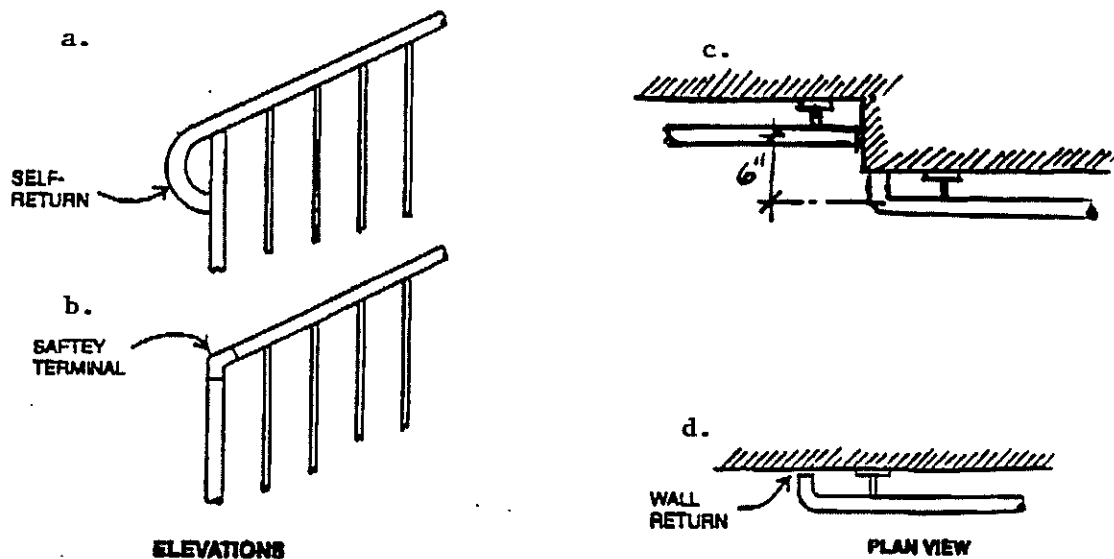


FIGURE NO. 1003-A

EXCEPTIONS: *{Add the following Exception (top of Page 1-110):}*

3. When an off set occurs, the handrail may terminate at a wall; the offset of the continuing handrail shall not exceed a distance of 6" from center of handrail to center of handrail. Ref. 1003-A (c or d).

{Add the following Exception to last paragraph:}

EXCEPTION: Single family residential stairway handrails shall provide an area for sufficient graspability with a minimum graspable finger recess area of 5/16 inches on each side of the profile. The graspable finger recesses shall be located with a minimum distance of ¼ inches and a maximum distance of 2 inches measured vertically from the tallest portion of the profile. The width of the rail above the recess shall be a minimum of 1 ¼ inches and a maximum of 2 ¾ inches.

SECTION 1004 - THE EXIT ACCESS

1004.3.4.3 Construction.

EXCEPTION: *{Delete Exception 5 and add the following:}*

5. No fire resistive rating is required for corridor walls and ceilings, provided the building is fully sprinklered and the corridor walls and ceilings are constructed to limit the transfer of smoke.

1004.3.4.3.2.1 Doors. *{Amend the last sentence in the first paragraph to read as follows:}*

... Smoke- and draft-control door assemblies may be provided with a gasket installed so as to provide a seal where the door meets the stop on both sides and across the top.

Chapter 11
ACCESSIBILITY

{Delete this chapter in its entirety, and adopt the following:}

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 April 1, 1994, 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 or the Americans with Disabilities Act (ADA).

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.*

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 1203 - LIGHT AND VENTILATION IN GROUP R OCCUPANCIES

1203.2 Light.

EXCEPTIONS: *{Add the following Exception:}*

2. A habitable space provided with artificial light, and with no direct opening into a closet, bathroom, or similar space, may reduce the natural light by means of exterior glazed openings to not less than one twentieth of the floor area of such room with a minimum of ten square feet.

Chapter 15 ROOFING AND ROOF STRUCTURES

Table 15-B-2--Wood Shingle or Shake Application

1. Deck requirement *{Delete first sentence and insert:}* Shingles and shakes shall be applied to roofs with solid sheathing. Sheathing shall conform to Sections 2312.2 and 2320.12.9.

Excerpts from Chapter 18 FOUNDATIONS AND RETAINING WALLS Division I-General

SECTION 1806 - FOOTINGS

1806.1 General, 1806.2 Footing Design, and 1806.3 Bearing Walls
{In all cases, add the option to comply with Figure 18-1-E.}

1806.6 Foundation Plates or Sills. *{In the fourth sentence, delete 7 inches (178 mm) and insert 6 inches so the sentence will read as follows:}* . . . Bolts shall be embedded at least 6 inches into the concrete or masonry and shall be spaced not more than 6 feet (1829 mm) apart. . . .

Chapter 29 PLUMBING SYSTEMS

SECTION 2902 - NUMBER OF FIXTURES

2902.3 Groups B, F, H, M and S Occupancies. *{Add the following sentence to the end of the first paragraph:}* Toilet facilities shall be required, based on the occupant of the building in accordance

with Appendix Chapter 29, Table A-29-A.

SECTION 2903 - ALTERNATE NUMBER OF FIXTURES. *{Delete the last sentence in this paragraph.}*

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

SECTION 3001 - SCOPE
{Add the following exception:}

EXCEPTION: Except in individual dwelling units.

**Chapter 31
SPECIAL CONSTRUCTION**

SECTION 3102 - CHIMNEYS, FIREPLACES AND BARBECUES

3102.7.12 Hearth extensions. *{Add the following exception:}*

EXCEPTION: Non-combustible flooring is not required to be readily distinguishable.

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

SECTION 3201 - GENERAL *{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 to City property shall be created by such alteration.

SECTION 3202 - PROJECTION INTO ALLEYS *{Add the following:}*

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

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

APPENDIX

Appendix Chapter 1 PERMITS AND INSPECTIONS FOR EMERGENCY-DISASTER CONDITIONS

{Adopt the following from the 1994 Amendments:}

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 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; or
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 3 USE OR OCCUPANCY

Division II-AGRICULTURAL BUILDINGS

SECTION 330 - MEANS OF EGRESS

EXCEPTIONS: *{In Exception 3, delete "2 feet 6 inches" and insert "3 feet", so this exception will read as follows:}*

3. Exit and exit-access openings shall not be less than 3 feet by 6 feet 8 inches (762 mm by 2032 mm).

**Appendix Chapter 15
REROOFING**

SECTION 1518 - METAL ROOF COVERING *{Add the following provision:}*
Installation details and specification shall be provided, prior to issuance of permit.

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

SECTION 3011 - PERMITS - CERTIFICATES OF INSPECTION

3011.2 Certificates of Inspection Requires. *{Deleteby the “building official” in the first sentence, and insert:}* ...by the State of Texas Elevator Law.

{Delete Sections 3011.3, 3011.4, 3011.5.}

**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 Exemption:}*

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 the section, add the words:}* “When required by the Building Official ...”

3309.4 Engineered Grading Requirements. *{At the end of the first sentence, insert the following:}* “...when required by the Building Official”.

SECTION 3310 - GRADING FEES

3310.3 Grading Permit Fees. *{Delete in its entirety and add the following:}*
Fees to be assessed according to City Council Resolution.

Table No. A-33-A. *{Delete in its entirety.}*

Table No. A-33-B. *{Delete in its entirety.}*

**Appendix Chapter 34
EXISTING STRUCTURES**

**Division II-LIFE-SAFETY REQUIREMENTS FOR
EXISTING 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 construed in conformance with previously adopted codes.

SECTION 3415 - COMPLIANCE DATE *{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 with 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 (3) year period:

3418.1.1; 3418.1.10; 3418.1.12; and 3418.1.13.

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 corrections with the building official.

SECTION 3416 - AUTHORITY OF THE BUILDING OFFICIAL

2. *{Delete in its entirety and add 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 “,or” after the word “location” in Item 1.}*

3418.1.15 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 to 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 not be more than 30 inches above the floor and landing.

3418.1.17 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 - OCCUPANCY CLASSIFICATION AND USE *{Delete in its entirety.}*

-THE END-

APPENDIX A-1-A

BUILDING PERMIT FEES

The permit and inspection fees, herein provided, shall be paid to the City before the issuance of a permit and before any work is started.

Minimum Permit	\$20.00
Reinspection Fee	20.00
Demolition (Value of property less than \$10,000)	25.00
Demolition (Value of property is \$10,000 or greater)	50.00
New Construction and Addition (Enclosed Area)	.10/sq. ft.
Carports and Storage Buildings (Under 800 sq. ft.)	.04/sq. ft.
Interior Development of Shell/garage enclosures	.05/sq. ft.
Alterations (per \$1,000.00 worth of valuation).	3.00
Foundation Only	50.00
Mobile Home	20.00
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 Change Fee	100.00

HOUSE MOVING PERMITS FEES

House Moving Permit	\$25.00
If passing under a Traffic Control Device	50.00
If a Traffic Control Device must be moved	150.00

ROOFING PERMITS FEES

Over Five (5) Squares	.25 Per Square <u>Plus</u> Permit Issuance Fee of \$10.00
Under Five (5) Squares	No charge

SATELLITE DISHES

Minimum Fee	20.00
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FENCES

Over 7' high (\$3.00 per \$1,000 worth of valuation)	minimum \$20.00
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FIREPLACES

\$3.00 per \$1,000.00 worth of valuation	minimum \$20.00
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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, or second requests for hearing by owner or purchaser for condemnation cases	50.00
Contractor's Registration (annually, due by December 31 of each year)	25.00
Temporary Certificate of Occupancy	100.00
Extension request for Temporary Certificate of Occupancy (per extension)	500.00

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.

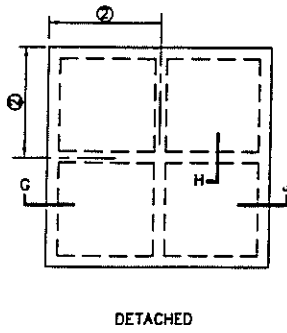
1,001 to 10,000 cubic yards-**\$117.00** for the first 1,000 cubic
yards, plus **\$9.00** for each additional 100 cubic
yards, or fraction thereof.

10,001 to 100,000 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'S FEES

License Fee for Swimming Pool Contractor	\$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
Swimming Pool Construction Permit Fees (per \$1,000 worth of valuation)	\$3.00
Minimum Swimming Pool Construction Permit Fee	20.00

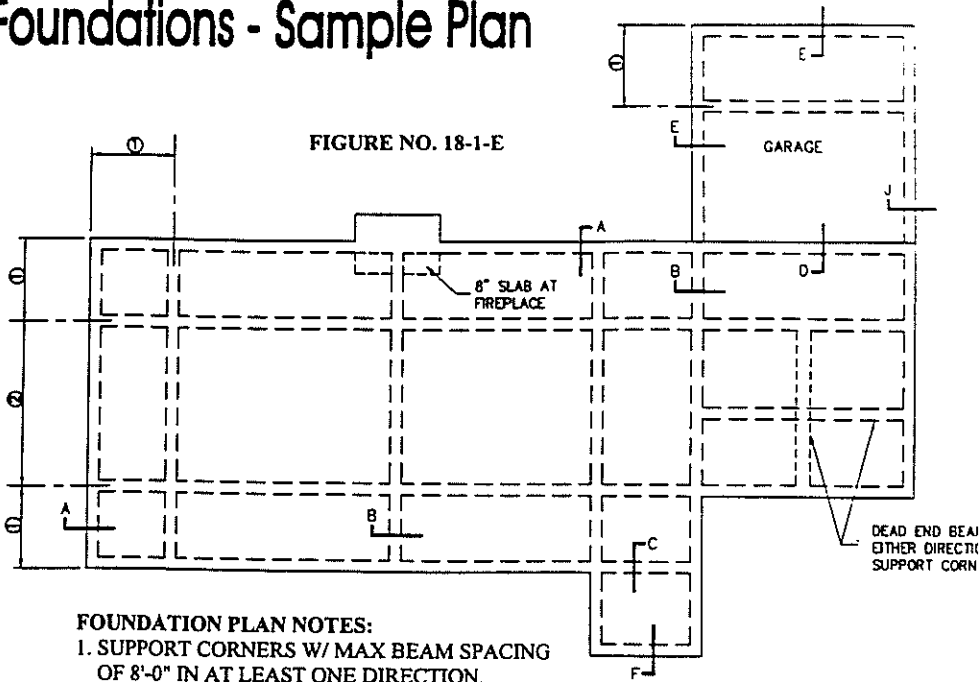
Concrete Foundations - Sample Plan



FOUNDATION PLAN

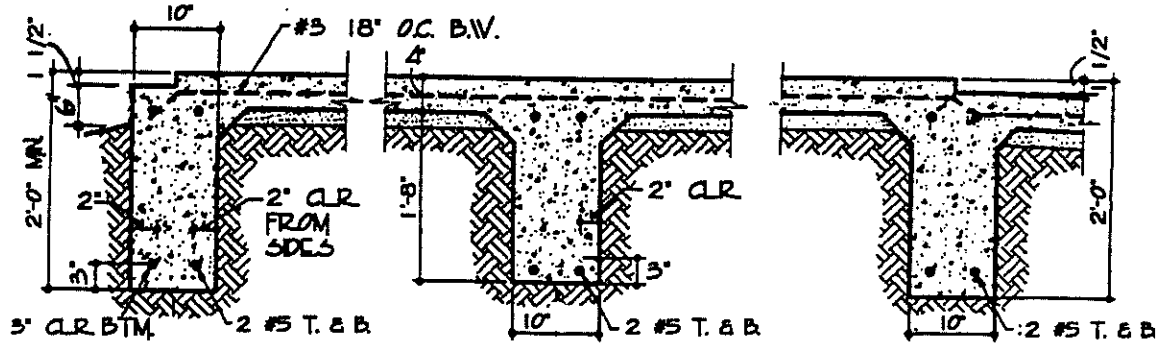
NTS

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



FOUNDATION PLAN NOTES:

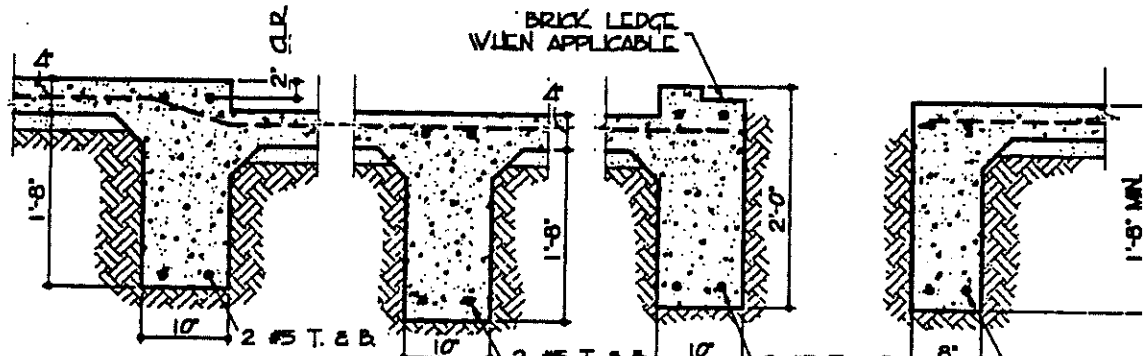
1. SUPPORT CORNERS W/ MAX BEAM SPACING OF 8'-0" IN AT LEAST ONE DIRECTION.
2. MAXIMUM BEAM SPACING TO BE 18'-0"



A - EXTERIOR BEAM

B - INTERIOR BEAM

C - HOUSE PORCH BEAM

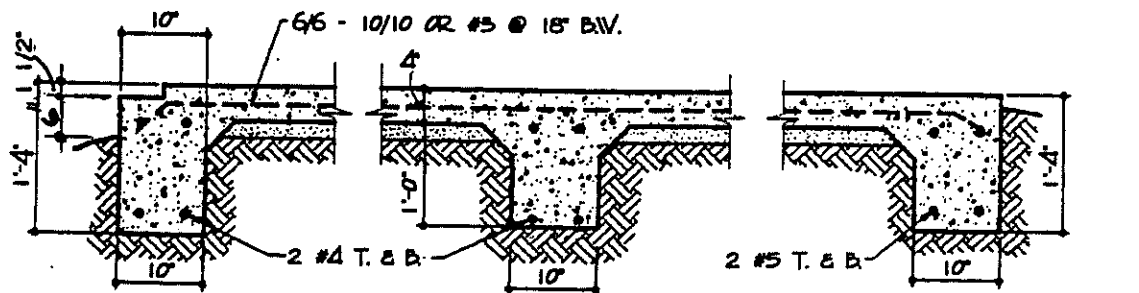


D - HOUSE GARAGE BEAM

GARAGE INTERIOR BEAM

E - GARAGE EXTERIOR BEAM

F - PORCH BEAM



G - EXTERIOR BEAM
• DETACHED BLDG.

H - INTERIOR BEAM
• DETACHED BLDG.

J - 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 (915) 676-6270 or (915) 676-6273

9/15/98