

**AGENDA**



**Recommendation for Council Action**

Austin City Council	<b>Item ID</b>	24658	<b>Agenda Number</b>	111.
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<b>Meeting Date:</b>	5/23/2013	<b>Department:</b>	Planning and Development Review
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**Subject**

Conduct a public hearing and consider an ordinance repealing and replacing Article 1 of City Code Chapter 25-12 to adopt the 2012 International Building Code and local amendments. Related to Item # 110.

**Amount and Source of Funding**

**Fiscal Note**

<b>Purchasing Language:</b>	
<b>Prior Council Action:</b>	June 24, 2010 – Council adopted the 2009 International Building Code with locate amendments. January 12, 2012 – Council adopted a code amendment related to Bed & Breakfasts.
<b>For More Information:</b>	Dan McNabb, 974-2752; Leon Barba, 974-7254.
<b>Boards and Commission Action:</b>	February 7, 2013 – Unanimously approved by the Building and Fire Code Board of Appeals on a 5-0 vote.
<b>MBE / WBE:</b>	
<b>Related Items:</b>	

**Additional Backup Information**

The International Building Code provides a national standard for building construction for commercial structures. The proposed ordinance establishes local amendments to address particular installations and establishes minimum construction standards for commercial buildings.

#### Key Changes to the 2012 Published Code:

##### Nonstructural

- Classifications for a variety of health-care related facilities have been clarified.
- Covered- and open-mall provisions revised to fully address the construction of open malls.
- Clarified provisions for incidental-use rooms and spaces.
- Modified provisions addressing exterior wall projections.
- Reformatted requirements for protection of vertical openings through floors.
- Automatic sprinkler systems required where furniture and mattresses are manufactured or stored.
- Increased capacity for stairways and other egress components in buildings with sprinklers and an emergency communication system.
- Clarification of when unenclosed stairways can be used as a part of the means of egress system, including how travel distance is measured.
- In three- and four-exit buildings, some exits are now permitted to serve a portion of a story rather than an entire story.

##### Structural

- Wind design requirements extensively revised.
- Wind load maps are now based on ultimate design wind speeds.
- New terminology for wind speeds.
- Updated seismic ground motion maps.
- The term "occupancy category" changed to "risk category."
- Special inspection requirements for structural steel and masonry construction are now based on referenced standards.
- Penetration firestop and fire-resistant joint systems in high-rise buildings and in Risk Category III or IV structures require special inspection.
- Modifications to the seismic provisions of ACI 318 Appendix D.

##### Highlights of the 2012 Local Amendments:

- Section 105.2 – Added an exception for small repairs of wallboard, limited to 32 sq. ft. when not part of a fire assembly, shear wall or shower/tub surround.
- Section 110.3.1.1 Lowest floor elevation will be required before placement of concrete on flood zones.
- Section 110.3.5 – No inspection required for small repairs of wallboard, limited to 32 sq. ft. when not part of a fire assembly, shear wall or shower/tub surround.
- Sections 305.2.3, 308.3.1, 308.4.1 and 309.6.4– Allowance for R-3 Occupancies that provide care for six or fewer people, to comply with the requirements of the IRC as long as they are provided with an automatic sprinkler system.
- Section 714.4.1.1.2 Through-penetration firestop system - added an exception to allow penetrations of non-ferrous conduits or pipes up to 4" in diameter, as long as they are enclosed in a fire-rated wall or fire rated floor/ceiling assembly.
- Sections 1005.3.1 Stairways and 1005.3.2 Other egress components – deleted the exception on both sections that will allow for a reduced width of stairs and other egress components.
- Section 1018.4 Dead ends – Language for Exception # 2 was changed to reflect the published code and allows of dead ends up to 50 feet In occupancies in Groups B, E, F, I-1, M, R-1, R-2,R-4, S and U.
- Chapter 11, back to published language to match the new TAS.
- Section 1107 – Type B units requirements will start when the structure has three or more dwelling units, instead of four, for Group R occupancies.