

PROPOSED IBC 2024 CODE V1, DRAFT SUBJECT TO ADDITIONAL CHANGES

AN ORDINANCE REPEALING AND REPLACING DIVISION 1 OF ARTICLE 1 OF CITY CODE CHAPTER 25-12 RELATING TO THE INTERNATIONAL BUILDING CODE; REPEALING AND REPLACING ARTICLE 10 OF CITY CODE CHAPTER 25-12 RELATING TO THE INTERNATIONAL EXISTING BUILDING CODE; AND CREATING OFFENSES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. City Code Chapter 25-12 (Technical Codes) is amended to repeal and replace Division 1 of Article 1 (Building Code) to read:

DIVISION 1. INTERNATIONAL BUILDING CODE AND LOCAL AMENDMENTS

§ 25-12-1 INTERNATIONAL BUILDING CODE.

(A) The International Building Code, ~~2021-2024~~ Edition, published by the International Code Council ("~~2021-2024~~ International Building Code") is adopted and incorporated by reference into this section with the deletions in Subsection (B) and the amendments in Section 25-12-3 (*Local Amendments to the International Building Code*).

(B) The following provisions of the ~~2021~~ International Building Code are deleted.

101.4.1	414.1.3 305.2.3	1612 plus subsections 427.6	1108.6.4.2
101.4.2	503.1.4 plus subsections 308.2.3	2901.1 503.1.4	1301.1
101.4.3	Chapter 9 308.2.4	3102.5 Chapter 9	1507.8 plus subsections
103 plus subsections	Table 1004.5 308.3	3201.1 1008.2.1	1507.9 plus subsections
104. 32 .1	1010.1.2 308.3.1.1	3202.1 1009.3	1607.8.2
105.1.1	1010.3.3 308.3.2	3202.3.4 1010.1.2	1612 plus subsections
105.2	1102.1 308.5	1010.2.7	2901.1
105.5	1204 plus subsections 308.5.1	1010.3.3	2902.2
107.2.6	1301.1 308.5.3	1101.2 1102.1	2902.6
110.3	1507.8 plus subsections 308.5.4	1108.6.1.2	3102.5
112.3	1507.9 plus subsections 310.2	1108.6.2.2.2	3201.1
113 plus subsections	1607.8.2 310.4.1	1108.6.2.3.2	3202.1
305.2	406.4.3	1108.6.3	Table 2901.1 Footnote (e)

305.2.2	414.1.3		
Table 1004.5			

~~(C) The following definition is deleted from Section 202.2.1 (General Definitions) of the 2021 International Building Code:~~

~~FOSTER CARE FACILITIES.~~

~~(B)~~ (C) The city clerk shall file a copy of the 202~~41~~ International Building Code with the official ordinances of the City.

§ 25-12-2 CITATIONS TO THE BUILDING CODE.

In the City Code, "Building Code" means the 202~~41~~ International Building Code adopted in Section 25-12-1 (International Building Code) as amended by Section 25-12-3 (Local Amendments to the International Building Code). In this article, "this code" means the Building Code.

§ 25-12-3 LOCAL AMENDMENTS TO THE INTERNATIONAL BUILDING CODE.

Each provision in this section is a substitute for the identically numbered provision deleted in Section 25-12-1(B) (*International Building Code*) or is an addition to the 202~~41~~ International Building Code.

[A] 101.4.1 Gas. The provisions of the International Fuel Gas Code and the Plumbing Code shall apply to the installation of gas piping from the point of delivery, gas appliances, and related accessories as covered in this code. The Plumbing Code supersedes the International Fuel Gas Code to the extent of conflict. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

[A] 101.4.2 Mechanical. The provisions of the International Mechanical Code and the Mechanical Code shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings, and/or appurtenances, including ventilating, heating, cooling, air conditioning, and refrigeration systems, incinerators, and other energy related systems. The Mechanical Code supersedes the International Mechanical Code to the extent of conflict.

[A] 101.4.3 Plumbing. The provisions of the International Plumbing Code and the Plumbing Code shall apply to the installation, alteration, repairs, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The Plumbing Code supersedes the International Plumbing Code to the extent of conflict. The provisions of the International Private Sewage Disposal Code and the Plumbing Code shall apply to private sewage disposal systems. The Plumbing Code supersedes the International Private Sewage Code to the extent of conflict.

101.4.8 Wildland-Urban Interface. The provisions of the International Wildland-Urban Interface Code shall apply to matters governing the construction, alteration, movement, repair, ~~maintenance~~~~maintenance~~, and use of any building, ~~structure~~~~structure~~, or premises within the wildland-urban interface areas in this jurisdiction.

101.4.9 Building Criteria Manual. Additional information on procedures and rules for administration of this code are available in the Building Criteria Manual.

SECTION 103 BUILDING OFFICIAL

103.1 Building Official. The building official administers, enforces, and interprets this code. The building official may designate one or more deputy building officials.

[A] 104.~~32~~.1 Determination of Substantially Improved or Substantially Damaged Existing Buildings and Structures in Flood Hazard Areas. For applications for reconstruction, rehabilitation, repair, alteration, addition or

other improvement of existing buildings or structures located in flood hazard areas, the building official shall examine or cause to be examined the construction documents and shall prepare a finding with regard to the value of the proposed work. If the work is a substantial improvement as defined in Section 25-12-52 (*Definitions*), the proposed work shall comply with Article 3 (*Flood Hazard Areas*).

[A] 105.1.1 Annual Permit. Instead of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, and minor building alterations and repairs, the building official is authorized to issue an annual permit upon application to any person, firm or corporation regularly employing one or more qualified trade persons in the building, structure or on the premises owned or operated by the applicant for the permit. The facility shall maintain records on all work performed under the annual permit in accordance with Section 105.1.2 (*Annual Permit Records*).

105.1.1.1 Authorized Scope of Work. See Building Criteria Manual, Section 1.1.2 (*Building Inspection Processes*) for scope of work authorized under the annual permit.

[A] 105.2 Work Exempt from Permit. A permit is not required for the work described in this provision. Work exempt from a permit shall still comply with this code and all other applicable laws and City Code requirements.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, shade cloth structures constructed for outdoor covered areas that are not A2 or E occupancies, and similar uses, provided the floor area is not greater than 120 square feet (11 m²); provided they are not located within a flood hazard area.
2. Fences not over 7 feet (2,134 mm) high; provided they are not located within a flood hazard area.
3. Oil derricks; provided they are not located within a flood hazard area.
4. Retaining walls that are not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids; provided they are not located within a flood hazard area.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1; provided they are not located within a flood hazard area.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route; provided they are not located within a flood hazard area.
7. Painting, papering, tiling, carpeting, cabinets, ~~counter tops~~ countertops, and similar finish work.
8. Temporary motion picture, television, and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground; provided they are not located within a flood hazard area.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems; provided they are not located within a flood hazard area.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings; provided they are not located within a flood hazard area.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.
13. Non-fixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1,753 mm) in height.
14. Repair and replacement to gypsum board and backer board that are not part of a fire-resistance-rated wall, a shear assembly, or wet areas if it is limited to a maximum of 96 square feet.

15. Emergency removal of water damaged material such as, but not limited to gypsum board, insulation, wood paneling, etc., in order to avoid health hazard issues; a permit is required for the repairs.
16. Repair to exterior siding that is not part of a fire-rated assembly wall or shear assembly if it is limited to a maximum of 96 square feet.
17. Other work as determined by the building official.

Electrical:

- ~~1. ——— Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.~~
- ~~2. ——— Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.~~
- ~~3. ——— Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.~~
- ~~4. ——— Electrical work exempt from permit within the Electrical Code.~~

1. Exemptions authorized in the National Electrical Code

- ~~2.5.~~ Other work as determined by the building official.

Mechanical:

1. Exemptions authorized in the Mechanical Code.
2. Other work as determined by the building official.

Plumbing:

1. Exemptions authorized in the Plumbing Code.
2. Other work as determined by the building official.

105.5 Time Limits. Article 13 (*Administration of Technical Codes*) of this chapter establishes permit application time limits and requirements applicable to permit expiration and reactivation, including a review fee for expired permits.

[A] 107.2.6 Site Plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades, and as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. For a building or structure involving below-grade construction, the site plan shall show the location of proposed earth retention system components allowed under Section 3202.1.4 (*Earth Retention System Components*). The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

108.5 Temporary Earth Retention Systems. Temporary earth retention system components used to facilitate below-grade construction of a building or structure shall conform to Sections 1811 (*Earth Retention Systems*) and Section 3202.1.4 (*Earth retention system components*).

109.7 Plan Review Fees. An applicant shall pay a plan review fee, adopted by separate ordinance, when plans and specifications are submitted for review under Section 107 (*Submittal Construction Documents*). The building official shall charge an additional plan review fee if plans are incomplete or changed so as to require additional plan review. The plan review fees referenced in this section are in addition to the permit fees referenced in Section 109.1 (*Payment of fees*).

110.3 Required inspections. The building official, upon notification, shall make inspections set forth in Sections 110.3.1 through 110.3.12.1 and the Building Criteria Manual.

112.3 Authority to Disconnect Service Utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property, where one or more circumstances listed in Section 15-9-101(A)(2) (*Basis for Termination of Service*) exist, or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The building official shall provide notice in accordance with Section 15-9-106 (*Notice of Service Disconnection*) of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter in accordance with Section 15-9-106 (*Notice of Service Disconnection*).

113 Building and Fire Code Board of Appeals. Regulations regarding the Building and Fire Code Board of Appeals are found in Chapter 2-1 (*City Boards*).

Section 202 Definitions.

202.1 Supplemental definitions. The definitions in this subsection apply throughout this code and supplement the definitions in Section 202 (*General Definitions*) in the 2024~~1~~ International Building Code.

BED AND BREAKFAST. A private residence having a limited number of sleeping rooms which are available for transient guests who have paid for accommodations. For the different classifications of bed and breakfast structures refer to Section 25-2-781 (*Bed and Breakfast Residential Use Structures Classified*).

START OF CONSTRUCTION. The date a permit is issued for new construction or substantial improvements to existing structures if construction, repair, reconstruction, rehabilitation, addition, placement or other improvement starts within 180 days from the date the permit is issued. Construction starts when permanent construction of a building (including a manufactured home) is first placed and includes pouring a slab or footing, installing pilings, or constructing columns. Permanent construction does not include preparing land (clearing, excavating, grading, or filing); installing streets or walkways; excavating for a basement, footing, pier, or foundation; or erecting temporary forms or installing accessory buildings not occupied as dwelling units or not part of the main building. For a substantial improvement, construction starts when a wall, ceiling, floor, or other structural part of a building is altered even if the alteration does not affect the external dimensions of the building.

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its before-damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

~~**305.2 Group E, Day Care Facilities.** This group includes buildings and structures, or portions thereof occupied by more than six children older than 2½ years of age who receive educational, supervision, or personal care services for fewer than 24 hours per day.~~

~~**305.2.2 Six or Fewer Children.** A facility having six or fewer children receiving such day care shall be classified as part of the primary occupancy.~~

~~**305.2.3 Six or Fewer Children in a Dwelling Unit.** A facility such as the above within a dwelling unit and having six or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the Residential Code.~~

~~**308.2.3 Seven to 16 Persons Receiving Custodial Care.** A facility housing not fewer than seven and not more than 16 persons receiving custodial care shall be classified as Group R-4.~~

~~**308.2.4 Six or Fewer Persons Receiving Custodial Care.** A facility with six or fewer persons receiving custodial care shall be classified as Group R-3 or shall comply with the Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the Residential Code.~~

~~**308.3 Institutional Group I-2.** Institutional I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than six persons who are incapable of self-preservation. This group shall include, but not be limited to, the following: detoxification facilities; hospitals; nursing homes; and psychiatric hospitals.~~

~~**308.3.1.1 Condition 1.** This occupancy condition shall include facilities that provide nursing and medical care but do not provide emergency care, surgery, obstetrics or in-patient stabilization units for psychiatric or detoxification, including but not limited to nursing homes.~~

~~**308.3.2 Six or Fewer Persons Receiving Medical Care.** A facility with six or fewer persons receiving medical care shall be classified as Group R-3 or shall comply with the Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the Residential Code.~~

~~**308.5 Institutional Group I-4, Day Care Facilities.** Institutional Group I-4 shall include buildings and structures occupied by more than six persons of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians, relatives by blood, marriage, or adoption, and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following: adult day care and child day care.~~

~~**308.5.1 Classification as Group E.** A child care facility that provides care for more than six but no more than 100 children 2½ years or less of age, where the rooms in which the children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.~~

~~**308.5.3 Six or Fewer Persons Receiving Care.** A facility having six or fewer persons receiving custodial care shall be classified as part of the primary occupancy.~~

~~**308.5.4 Six or Fewer Persons Receiving Care in a Dwelling Unit.** A facility such as the above within a dwelling unit and having six or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code, provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 (NFPA 13D sprinkler systems) or with Section P2904 of the Residential Code.~~

310.2 Residential Group R-1. Residential occupancies containing sleeping units where the occupants are primarily transient in nature including: boarding houses (transient) with more than 10 occupants, congregate living facilities (transient) with more than 10 occupants, hotels (transient), motels (transient), and bed and breakfast establishments.

Exceptions: Compliance with Section 903.2.8 (Group R) is not required for a single structure Group R-1 Bed and Breakfast occupancy described in Section 25-2-781 (Bed and Breakfast Residential Use Structures Classified) when the owner resides within the Bed and Breakfast occupancy and provided that:

1. The structure is a detached single-family home that was legally constructed and occupied as a single-family residence prior to January 1, 2006;
2. The total number of sleeping rooms did not increase after January 1, 2006;
3. The residence is protected by a monitored residential-style fire/security system with an appropriate automatic smoke detection system installed throughout the residence with occupant notification devices in accordance with Section 907.5 (Occupant notification systems); and
4. The residential-style fire/security system shall be inspected, tested and maintained in accordance with Section 907.8 (Inspection, testing and maintenance).

310.4.1 Care Facilities within a Dwelling. Care facilities for six or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the Residential Code, provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 (NFPA 13D sprinkler systems) or with Section P2904 of the Residential Code.

Exception: Compliance with Section 903.3.1.3 (NFPA 13D sprinkler systems) is not required for adult care and child care facilities that are within the proprietor's single-family home; provided that the home was permitted prior to October 1, 2010.

~~406.4.3 Ramps.~~ The minimum width and depth of parking spaces and vehicle circulation aisles shall be in accordance with the Austin Transportation Criteria Manual, Table 9-1 or Table 9-2 (*residential and low-use garages only*). Vehicle ramps shall not be considered as required exits unless pedestrian facilities are provided. Vehicle ramps that are utilized for vertical circulation as well as for parking shall not exceed a slope of 1 unit vertical in 15 unit's horizontal (6.67 percent slope).

~~414.1.3 Information Required.~~ Separate floor plans shall be submitted for buildings and structures with an occupancy in Group H, identifying the locations of anticipated contents and processes, to reflect the nature of each occupied portion of every building and structure. The floor plan shall identify the hazards associated with the contents and processes. A report identifying hazardous materials including, but not limited to, materials representing hazards that are classified in Group H to be stored or used, shall be submitted and the methods of protection from such hazards shall be indicated on the construction documents. The building official or fire marshal may also require a technical opinion that addresses the adequacy of the protective measures provided. The opinion and report shall be prepared by a qualified individual, firm or corporation approved by the building official and fire ~~marshal, and marshal and~~ shall be provided without charge to the City.

~~420.12 Single Exit Stairway in Certain R-2 applications.~~

~~Occupancy Classification, Residential Group R-2: Apartment Houses are permitted to be served by a single exit under the following conditions:~~

- ~~1. The building has not more than 5 stories above grade plane, and~~
- ~~2. The building shall not qualify as a high rise as defined in the IBC.~~
- ~~3. The building shall contain no more than four dwelling units on any floor.~~
- ~~4. The building shall be of Type 1, Type 2A, or Type 4 Construction and shall also be equipped throughout with an automatic sprinkler system in accordance with NFPA 13.~~
- ~~5. There shall be no more than two single exit stairway conditions on the same property. Each single exit building shall be separated by a fire separation distance of a min. 10 feet.~~
- ~~6. An exterior stairway or interior exit stairway shall be provided. The interior exit stairway, including any related exit passageway, shall be pressurized in accordance with subsection 909.20. Doors in the stairway shall swing into the interior exit stairway regardless of the occupant load served, provided that doors from the interior exit stairway to the building exterior are permitted to swing in the direction of exit travel.~~
- ~~7. A corridor shall separate each dwelling unit entry/exit door from the door to an interior exit stairway, including any related exit passageway, on each floor. Dwelling unit doors shall not open directly into an interior exit stairway. Dwelling unit doors are permitted to open directly into an exterior stairway.~~
- ~~8. There shall be no more than 20 feet (6096 mm) of travel distance to the exit stairway from the entry/exit door of any dwelling unit.~~
- ~~9. The exit access travel distance measured in accordance with IBC section 1017 shall not exceed 125 feet (38100 mm).~~
- ~~10. The exit shall not terminate in an egress court where the court depth exceeds the court width unless it is possible to exit in either direction to the public way.~~
- ~~11. Elevators shall be pressurized in accordance with section 909.21 or shall open into elevator lobbies that comply with section 713.14.~~

~~12.. Elevators shall be occupant evacuation elevators as per section 3008. The elevator shall be identified by the international symbol for emergency medical services (star of life) per section 3002.4.~~

~~13.. Other occupancies are permitted in the same building, provided the building is of either type 1A or podium construction and complies with all the requirements of this code. Other occupancies shall not communicate with the Group R occupancy portion of the building or with the single exit stairway. Exception: parking garages and occupied roofs accessory to the Group R occupancy are permitted to communicate with the exit stairway.~~

~~14.. The exit serving the Group R occupancy shall not discharge through any other occupancy, including an accessory parking garage.~~

~~15.. Other than required exit doors with a one-hour fire-resistance rating, there shall be no openings within 10 feet (3048 mm) of unprotected exterior openings into the stairway.~~

~~16.. Single exit stairway width shall be double the required stair width per IBC section 1011.2.~~

~~17.. Roof top occupancy shall not exceed 49 occupants.~~

~~18.. Each dwelling unit shall have a minimum of one operable Emergency Escape and Rescue Opening per section 1031.3.3~~

~~**503.1.4 Occupied Roofs.** A roof level or portion thereof shall be permitted to be used as an occupied roof provided the occupancy of the roof is an occupancy that is permitted by Table 504.4 for the story immediately below the roof. The area of the occupied roofs shall not be included in the building area as regulated by Section 506. An occupied roof shall not be included in the building height or number of stories as regulated by Section 504, provided that the penthouses and other enclosed rooftop structures comply with Section 1511.~~

~~**Exceptions:**~~

- ~~1. The occupancy located on an occupied roof shall not be limited to the occupancies allowed on the story immediately below the roof where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and occupant notification in accordance with Sections 907.5.2.1 and 907.5.2.3 is provided in the area of the occupied roof. Emergency voice/alarm communication system notification per Section 907.5.2.2 shall also be provided in the area of the occupied roof where such system is required elsewhere in the building.~~
- ~~2. Assembly occupancies shall be permitted on roofs of open parking spaces of Type I or Type II construction, in accordance with the exception to Section 903.2.1.6.~~

~~**503.1.4 Occupiable roofs.** A roof level or portion thereof shall not be used as an occupiable roof unless the occupancy of the roof is an occupancy that is permitted by Table 504.4 for the story immediately below the roof. The area of the occupiable roofs shall not be included in the building area as regulated by Section 506. An occupiable roof shall not be included in the building height or number of stories as regulated by Section 504, provided that the penthouses and other enclosed rooftop structures comply with Section 1511.~~

~~**Exceptions:**~~

- ~~1. The occupancy located on an occupiable roof shall not be limited to the occupancies allowed on the story immediately below the roof where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and occupant notification in accordance with Sections 907.5.2.1 and 907.5.2.3 is provided in the area of the occupiable roof. Emergency voice/alarm communication system notification per Section 907.5.2.2 shall also be provided in the area of the occupiable roof where such a system is required elsewhere in the building.~~
- ~~2. Assembly occupancies shall be permitted on roofs of open parking spaces of Type I or Type II~~

construction, in accordance with the exception to Section 903.2.1.6.

3. An open noncombustible trellis or similar overhead shading device complying with the structural requirements of this code shall not be considered an enclosure, as a covering or roof provided that the trellis or shade has an evenly distributed net free area of 50 percent or greater.

503.1.4.1 Enclosures over occupiable roof areas. Elements or structures enclosing the occupiable roof areas shall not extend more than 48 inches (1220 mm) above the surface of the occupiable roof.

Exceptions:

1. Penthouses constructed in accordance with Section 1511.2 and towers, domes, spires, and cupolas constructed in accordance with Section 1511.5.
2. Elements or structures enclosing the occupiable roof areas where the roof deck is located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access.

~~503.1.4.2 Interstitial Spaces Beneath Rooftop Occupancies. When decks or other walking surfaces are constructed above a roof to facilitate rooftop occupancy, the space between the roof surface and the deck or walking surface shall be constructed in a manner that precludes the accumulation of material between the roof surface and the deck or walking surface and that prevents the introduction of ignition sources to the space and allows for proper roof drainage.~~

CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS.

901.1 Scope. The provisions of this chapter shall specify where fire protection and life safety systems are required and shall apply to the design, installation and operation of fire protection and life safety systems. For those requirements, see Chapter 25-12, Article 7 (*Fire Code*).

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

Function of Space	Occupant Load Factor^a
Accessory storage areas, mechanical equipment room	300 gross
Agricultural building	300 gross
Aircraft hangars	500 gross
Airport terminal	
Baggage claim	20 gross
Baggage handling	300 gross
Concourse	100 gross
Waiting areas	15 gross
Assembly	
Gaming floors (keno, slots, etc.)	11 gross
Exhibit Gallery and Museum	30 net
Assembly with fixed seats	See Section -1004.6
Assembly without fixed seats	
Concentrated (chairs only- not fixed)	7 net
Standing space or queuing space	5-7 net
Unconcentrated (tables and chairs)	15 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas	100 gross <u>150 gross</u>
Concentrated business use areas	See Section 1004.8
Courtrooms—other than fixed seating areas	40 net
Day care	35 net

Dormitories	50 gross
Educational	
Classroom area	20 net
Shops and other vocational room areas	50 net
Exercise rooms	50 gross
Group H-5 Fabrication and manufacturing areas	200 gross
Industrial areas	100 gross
<u>Information technology equipment facilities</u>	<u>300 gross</u>
Institutional areas	
Inpatient treatment areas	240 gross
Outpatient areas	100 gross
Sleeping areas	120 gross
Kitchens, commercial	200 gross
Library	
Reading rooms	50 net
Stack area	100 gross
Locker rooms	50 gross
Mall buildings—covered and open	See Section 402.8.2
Mercantile	60 gross
Storage, stock, shipping areas	300 gross
Parking garages	200 gross
Residential	200 gross
Skating rinks, swimming pools	
Rink and pool	50 gross
Decks	15 gross
Stages and platforms	15 net
Warehouses	500 gross
For SI: 1 square foot = 0.0929 m ² .	
a. Floor area in square feet per occupant.	

1008.2.1 Illumination Level Under Normal Power. The means of egress illumination level shall be not less than 1 foot candle (11 lux) at the walking surface.

Exceptions: For auditoriums, theaters, concert or opera halls and similar assembly occupancies, the illumination at the walking surface is permitted to be reduced during performances by one of the following methods provided that the required illumination is automatically restored upon activation of a premises' fire alarm system:

1. Externally illuminated walking surfaces shall be permitted to be illuminated to not less than 0.2 foot candle (2.15 lux).
2. Steps, landings and the sides of ramps shall be permitted to be marked with self luminous materials in accordance with Sections 1025.2.1, 1025.2.2 and 1025.2.4 by systems listed in accordance with UL 1994; or in accordance with Section 1025.6.

1009.3 Stairways. In order to be considered part of an accessible means of egress, a stairway between stories shall have a clear width of 48 inches (1,219 mm) minimum between handrails and shall either incorporate an area of refuge within an enlarged floor level landing or shall be accessed from an area of refuge complying with Section 1009.6 (*Areas of Refuge*). Exit access stairways that connect levels in the same story are not permitted as part of an accessible means of egress.

Exceptions:

1. ~~Exit access stairways providing means of egress from mezzanines are permitted as part of an accessible means of egress.~~
2. ~~Except for a building governed by Section 403 (High-Rise Buildings), the clear width of 48 inches (1,219 mm) between handrails is not required in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 (NFPA 13 sprinkler systems) or 903.3.1.2 (NFPA 13R sprinkler systems).~~
3. ~~Areas of refuge are not required at exit access stairways where two-way communication is provided at the elevator landing in accordance with Section 1009.8 (Two-way communication).~~
4. ~~Except for a building governed by Section 403 (High-Rise Buildings), the areas of refuge are not required at stairways in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 (NFPA 13 sprinkler systems) or 903.3.1.2 (NFPA 13R sprinkler systems).~~
5. ~~Areas of refuge are not required at stairways serving open parking garages.~~
6. ~~Areas of refuge are not required for smoke-protected assembly seating areas complying with Section 1030.6.2 (Smoke-protected assembly seating).~~
7. ~~Areas of refuge are not required for stairways accessed from a refuge area in conjunction with a horizontal exit.~~

1010.1.2 Door Swing. ~~Egress doors shall be of the pivoted or side-hinged swinging type.~~ **Egress door types.** Egress doors shall be of the side-hinged swinging door, pivoted door, or *balanced door* types.

Exceptions:

1. Private garages, office areas, factory and storage areas with an occupant load of 10 or less.
2. Group I-3 occupancies used as a place of detention.
3. Critical or intensive care patient rooms within suites of health care facilities.
4. Doors within or serving a single dwelling unit in Groups R-2 and R-3.
5. In other than Group H occupancies, revolving doors complying with Section 1010.3.1 (*Revolving doors*).
6. In other than Group H-1, H-2, H-3, and H-4 occupancies, special purpose horizontal sliding, accordion or folding door assemblies complying with Section 1010.3.3. (Special Purpose Horizontal Sliding, Accordion or Folding Doors)
7. Power-operated doors in accordance with Section 1010.3.2 (*Power-operated doors*).
8. Doors serving a bathroom within an individual dwelling unit or sleeping unit in Group R-1.
9. In other than Group H occupancies, manually operated horizontal sliding doors are permitted in a means of egress from spaces with an occupant load of 10 or less.

~~**1010.2.7 1010.2.6 Stairway Doors.** Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.~~

Exceptions:

1. ~~Stairway discharge doors shall be openable from the egress side and shall only be locked from the opposite side.~~
2. ~~This section shall not apply to doors arranged in accordance with Section 403.5.3 (Stairway door operation).~~
3. ~~In stairways serving two stories or greater in a building not classified as a high-rise by Section 403 (High-Rise Buildings), doors are permitted to be locked from the side opposite the egress side, provided they are openable from the egress side. The exit doors shall be capable of being unlocked simultaneously without~~

~~unlatching upon a signal from an approved fire department key switch. The key switch shall be located at the exterior opening of the stair or at the main entrance to the building.~~

- ~~4. Stairway exit doors shall be openable from the egress side and shall only be locked from the opposite side in Group B, F, M and S occupancies where the only interior access to the tenant space is from a single exit stairway where permitted in Section 1006.3.4 (Single exits).~~
- ~~5. Stairway exit doors shall be openable from the egress side and shall only be locked from the opposite side in Group R-2 occupancies where the only interior access to the dwelling unit is from a single exit stairway where permitted in Section 1006.3.4 (Single exits).~~

1010.3.3 Special Purpose Horizontal Sliding, Accordion or Folding Doors. In other than Group H-1, H-2, H3 and H-4 occupancies, special purpose horizontal sliding, accordion or folding door assemblies permitted to be a component of a means of egress in accordance with Exception 6 to Section 1010.1.2 (~~Door swing~~) shall comply with all of the following criteria:

1. The doors shall be power operated and shall be capable of being operated manually in the event of power failure.
2. The doors shall be openable by a simple method without special knowledge or effort from the egress side or sides.
3. The force required to operate the door shall not exceed 30 pounds (133 N) to set the door in motion and 15 pounds (67 N) to close or open the door to the minimum required width.
4. The door shall be openable with a force not to exceed 15 pounds (67 N) when a force of 250 pounds (1100 N) is applied perpendicular to the door adjacent to the operating device.
5. The door assembly shall comply with the applicable fire protection rating and, where rated, shall be self-closing or automatic closing by smoke detection in accordance with Section 716.2.6.6 (*Smoke-activated doors*), shall be installed in accordance with NFPA 80 and shall comply with Section 716 (~~Door-closing~~*Opening Protectives*).
6. The door assembly shall have an integrated standby power supply.
7. The door assembly power supply shall be electrically supervised.
8. The door shall open to the minimum required width within 10 seconds after activation of the operating device.

1025.6 Active Egress Path Illumination System. An active egress path illumination system shall be in accordance with Sections 1025.6.1 (*Luminaires*) through 1025.6.6.3 (*Instrumentation and Annunciation*). Designs complying with this section are equivalent to the requirements in Sections 1025.1 (*General*) through 1025.5 (*Illumination*). 1

The level of the egress illumination shall be in accordance with Section 1008 (*Means of Egress Illumination*).

1025.6.1 Luminaires. Luminaires shall be listed for emergency illumination and contain a lamp with an integral battery, battery charger and manual test switch and comply with Article 700 of the Electrical Code. The unit equipment shall be housed in a rated fixture for indoor wet locations. Luminaire batteries shall be listed for use as a secondary power supply in accordance with UL 924. Luminaires shall not be equipped with an occupancy sensor. Every luminaire shall have a test switch to confirm the lamp's availability for service when operating on primary or emergency power.

Exception: The integral battery and battery charger is not required when luminaires are connected to a Stored Energy Emergency Power Supply System (SEPSS) complying with Section 1025.6.5 (*Stored Energy Emergency Power Supply System*).

1025.6.2 Primary and Secondary Electrical Power. A primary and secondary power source shall be provided for each luminaire. Primary power shall be a dedicated electrical branch circuit supplied from utility power. Secondary power shall be a branch circuit connected to an Emergency Power system complying with the International Fire

Code Section 1203.2.15 (*Means of Egress illumination*). The primary and emergency source for each luminaire shall be connected to a dedicated primary and emergency power branch circuit.

1025.6.3 Location. Luminaires for the active egress path illumination system shall be located at each intermediate landing and stair landing within each interior exit stairway.

1025.6.4 Functional Test and Records. The luminaires shall be tested in accordance with Fire Code Section 1032.10 (*Emergency Lighting Equipment Inspection and Testing*) except that the frequency of activation tests shall be weekly. Documentation records for the location of each luminaire and the results of the weekly activation and annual power tests shall be in accordance with Fire Code Section 1032.10 (*Emergency Lighting Equipment Inspection and Testing*). Records shall be available to the fire code official upon request. Operational testing and maintenance reports produced by the SEPSS are permitted provided they comply with NFPA 110 Chapter 8.

1025.6.5 Lamp Failure. Luminaire lamps that do not operate because of a test or an incident shall be replaced. Any battery that cannot operate a lamp for a minimum of 90 minutes shall be replaced.

1025.6.6 Stored Energy Emergency Power Supply System (SEPSS). When provided, the SEPSS with an integral alternating current - to - direct current inverter shall comply with International Fire Code Section 1203.1.3 (*Installation*) and be listed in accordance with UL 924. The SEPSS shall be designed as Level 1 system in accordance with NFPA 111.

The SEPSS shall be located in a room separated from the remainder of the building by a minimum 1-hour fire-resistance rated construction and required opening protectives in accordance with this code. The design temperature and humidity of the room housing the SEPSS shall be in accordance the manufacture installation instructions.

SEPSS is prohibited inside a Fire Command Center.

1025.6.6.1 Load Carrying Capacity. Battery systems complying with NFPA 111 shall be used to supply the emergency power to luminaires serving the active egress path illumination system. Batteries shall be rated for a minimum 90-minute discharge time and sized based on the total combined load of luminaires connected to the SEPSS.

1025.6.6.2 Required SEPSS. In buildings where the highest occupied floor is less than or equal to 120 feet above the lowest level of fire department access, one SEPSS shall be provided that complies with Section 1025.6.6 (*Stored Energy Emergency Power Supply System*) for all required interior exit stairways. A SEPSS shall be provided for each required interior exit stairway that serves floors greater than 120 feet above the lowest level of fire department access.

1025.6.6.3 Instrumentation and Annunciation. Instrumentation and annunciation shall be in accordance with NFPA 111. A remote annunciator displaying the status of the SEPSS shall be provided in the Fire Command Center. The SEPSS and its annunciator shall display the following information and its function shall be identified in the Fire Command Center:

1. Electrical load on utility power;
2. Electrical load on emergency power;
3. Output circuit breaker open;
4. Output overload or overcurrent;
5. High temperature;
6. Emergency conversion equipment is bypassed;
7. Low battery capacity; and
8. Any major or minor alarms prescribed by the SEPSS manufacturer.

1101.2-1102.1 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1.

Exception: Components of projects designed in accordance with and regulated by the Architectural Barriers Division of the Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter, provided the scope of accessible features complies with the building code.

~~1108.6.1.2 Type B Units.~~ In structures with three or more dwelling units or sleeping units intended to be occupied as a residence, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.

~~Exception:~~ The number of Type B units is permitted to be reduced in accordance with Section 1108.7 (General exceptions).

~~1108.6.2.2.2 Type B Units.~~ Where there are three or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.

~~Exception:~~ The number of Type B units is permitted to be reduced in accordance with Section 1108.7 (General exceptions).

~~1108.6.2.3.2 Type B Units.~~ Where there are three or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and every sleeping unit intended to be occupied as a residence shall be a Type B unit.

~~Exception:~~ The number of Type B units is permitted to be reduced in accordance with Section 1108.7 (General exceptions).

~~1108.6.3 Group R-3.~~ In Group R-3 occupancies where there are three or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit. Bedrooms within congregate living facilities shall be counted as sleeping units for the purpose of determining the number of units.

~~Exception:~~ The number of Type B units is permitted to be reduced in accordance with Section 1108.7 (General exceptions).

~~1108.6.4.2 Type B Units.~~ In structures with three or more dwelling units or sleeping units intended to be occupied as a residence, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.

~~Exception:~~ The number of Type B units is permitted to be reduced in accordance with Section 1108.7 (General exceptions).

1203.1.12 (1) Required Air conditioning.

- (A) An owner shall:
- (i) provide, and maintain, in operating condition, refrigerated air equipment capable of maintaining a room temperature of at least 15 degrees cooler than the outside temperature, but in no event higher than 85° F. in each habitable room;
 - (ii) maintain all fixed air conditioning systems, including air conditioning unit covers, panels, conduits, and disconnects, in operating condition, properly attached; and

- (B) The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall .

SECTION 1204 Lighting

1204.1 General. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1204.2 and shall be provided with artificial light in accordance with Section 1204.3. Exterior glazed openings shall open directly onto a public way or onto a yard or court in accordance with Section 1205.

Exceptions:

1. Any room or space that is not within a dwelling unit or sleeping unit shall not be required to provide natural light in accordance with Section 1204.2.
2. Any room or space with an area of 70 square feet, or less and is not a sleeping room shall not be required to provide natural light in accordance with Section 1204.2.
3. Sleeping rooms within an existing dwelling unit shall not be required to provide natural light in accordance with Section 1204.2 when alterations do not increase the total number of sleeping rooms within the dwelling unit.

1204.2 Natural Light. The minimum net exterior glazed opening area shall be not less than 8 percent of the floor area of the room(s) served.

1204.2.1 Adjoining Spaces. For the purpose of natural lighting, any room is permitted to be considered as a portion of an adjoining room where the common wall provides an opening of not less than one-tenth of the floor area of the interior room or 24 square feet, whichever is greater. Openings required for natural light in common walls can be windows and glazed doors.

Exception: Openings required for natural light shall be permitted to open into a sunroom with thermal isolation or a patio cover where the common wall provides a glazed area of not less than one-tenth of the floor area of the interior room.

1204.2.2 Exterior Openings. Exterior openings required by Section 1204.2 for natural light shall open directly onto a public way, yard, or court, as set forth in Section 1205.

Exceptions:

1. Required exterior openings are permitted to open into a roofed porch where the porch meets all of the following criteria:
 - 1.1 Abuts a public way, yard, or court
 - 1.2 Has a ceiling height of not less than 7 feet.
 - 1.3 Has a longer side at least 65 percent open and unobstructed.
2. Skylights are not required to open directly onto a public way, yard, or court.

1204.3 Artificial light. Artificial light shall be provided that is adequate to provide an average illumination of 10 footcandles (107 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

1204.4 Stairway illumination. Stairways within dwelling units and exterior stairways serving a dwelling unit shall have an illumination level on tread runs of not less than 1 footcandle (11 lux). Stairways in other occupancies shall be governed by Chapter 10.

1204.4.1 Controls. The control for activation of the required stairway lighting shall be in accordance with NFPA 70.

1204.5 Emergency egress lighting. The means of egress shall be illuminated in accordance with Section 1008.1.

1301.1 Energy Efficiency. Buildings shall be designed and constructed in accordance with the Energy Code.

~~**1607.8.2 Fire Truck and Emergency Vehicles.** Where a structure or portions of a structure are accessed and loaded by fire department access vehicles and other similar emergency vehicles, the structure shall be designed as specified in the Fire Code Section 503.2.6 (Bridges and elevated surfaces).~~ **1607.8.2 Fire truck and emergency**

vehicles. Where a structure or portions of a structure are accessed by fire department vehicles and other similar emergency vehicles, those portions of the structure subject to such loads shall be designed for the greater of the following loads:

1. As specified in the International Fire Code Section 503.2.6 (Bridges and elevated surfaces)
2. The live loading specified in Section 1607.8.1.

Emergency vehicle loads need not be assumed to act concurrently with other uniform live loads.

SECTION 1612 FLOOD LOADS.

1612.1 General. A building or structure in a flood hazard area shall be designed and constructed according to Article 3 (*Flood Hazard Areas*).

1612.2 Design and Construction. A building or structure in a flood hazard area shall be designed in accordance with Article 3 (*Flood Hazard Areas*).

1612.3 Establishment of Flood Hazard Areas. Flood hazard areas are established in Article 3 (*Flood Hazard Areas*).

1612.4 Flood Hazard Documentation. Article 3 (*Flood Hazard Areas*) describes the documentation necessary for a building or structure located in a flood hazard area.

SECTION 1811 EARTH RETENTION SYSTEMS

1811.1 Tieback Anchors and Soil and Rock Nails. Tieback anchors and soil and rock nails that are allowed in the public right-of-way as components of earth retention systems as provided in Section 3202.1.4 (*Earth retention system components*) shall comply with Sections 1811.1.1 (*Depth of tiebacks anchors and soil and rock nails*) through 1811.1.3 (*Length of tiebacks anchors and soil and rock nails*).

1811.1.1 Depth of Tieback Anchors and Soil and Rock Nails. At the right-of-way line, tieback anchors and soil and rock anchors shall be at least 6 feet (1,829 mm) below the elevation of the adjacent street curb.

1811.1.2 Separation Distance from Buried Utilities. Tieback anchors and soil and rock nails shall be below and at least five feet (1,524 mm) away from the nearest outside surface of any existing or planned buried utility in the public right-of-way.

1811.1.3 Length of Tieback Anchors and Soil and Rock Nails. Tieback anchors and soil and rock nails that extend beyond the center of the public right-of-way are prohibited.

~~2108.4 ACI 530/ASCE 5/TMS402~~

~~**Section 3.1.7.2.2. In Plane Bending.** For masonry subjected to in-plane loads, the modulus of rupture, f_r , normal and parallel to the bed joints shall be taken from Table 3.1.7.2.1. For grouted stack bond masonry, tension parallel to the bed joints shall be assumed to be resisted only by the continuous horizontal grout section.~~

2901.1 Scope. The provisions of this chapter and the Plumbing Code shall govern the design, construction, erection and installation of plumbing components, appliances, ~~equipment~~equipment, and systems used in buildings and structures covered by this code.

~~**Table 2902.1, Column Header 4.** Reference to Section 424.2 of the International Plumbing Code shall be replaced with the following: In each bathroom or toilet room, urinals shall not be substituted for more than 67 percent of the required water closets in assembly and educational occupancies. Urinals shall not be substituted for more than 50 percent of the required water closets in all other occupancies.~~

~~**Table 2902.1, Column Header 7.** Reference to Section 410 of the International Plumbing Code shall be replaced with Section 415 of the Plumbing Code.~~

~~**2902.2 Separate Facilities.** Where plumbing fixtures are required, separate facilities shall be provided for each sex.~~

Exceptions:

- ~~1. Separate facilities shall not be required for dwelling units and sleeping units.~~
- ~~2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.~~
- ~~3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.~~
- ~~4. Separate facilities shall not be required in business occupancies when the maximum occupant load is 50 or fewer.~~
- ~~5. Separate facilities shall not be required to be designated by sex where single-user toilets rooms are provided in accordance with Section 2902.1.2.~~
- ~~6. Separate facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by both sexes and privacy for water closets are installed in accordance with Section 405.3.4 of the International Plumbing Code. Urinals shall be located in an area visually separated from the remainder of the facility or each urinal that is provided shall be located in a stall.~~

~~**2902.6 Small Occupancies.** Drinking fountains shall not be required for an occupant load of 30 or fewer. For a business or a mercantile occupancy where the occupancy load is 30 or fewer, service sinks shall not be required.~~

~~**3103.5 Portable Classrooms.** Portable classroom buildings may be moved into or within this jurisdiction or within a public school district without conforming to the adopted Energy Code.~~

3201.1 Encroachments Scope. The provisions of this chapter shall govern the encroachment of structures into the public right-of-way, including components of earth retention systems used to facilitate below-grade construction of a building or structure.

3202.1 Encroachments Below Grade. Encroachments below grade shall comply with Sections 3202.1.1 (*Structural support*) through 3202.1.4 (*Earth retention system components*).

3202.1.4 Earth Retention System Components. Components of earth retention systems that are required for structural support of a building or structure are prohibited in the public right-of-way. Components of earth retention systems that are needed only during construction of the below-grade portion of a building or structure are subject to the following conditions:

- Approval of the Director of the Public Works Department is required before construction of earth retention system components in public right-of-way commences.
- All components of an earth retention system are prohibited in the public right-of-way except for (1) tieback anchors that are part of a soldier pile and lagging system; (2) tieback anchors that are part of a diaphragm or slurry wall system; (3) tieback anchors that are part of a sheet pile wall system; (4) tieback anchors that are part of a secant wall system; and (5) soil or rock nails that are part of a nail wall.
- Tieback anchors or soil or rock nails that are necessary as functional components of the earth retention system for longer than 12 months are prohibited in the public right-of-way.
- Tieback anchors and soil and rock nails allowed in the public right-of-way shall be designed according to the criteria in Section 1811 (*Earth Retention Systems*).

3202.3.4 Pedestrian Walkways. An approved encroachment agreement that complies with Chapter 14-11 (*Use of Right-of-Way*) is required prior to the installation of a pedestrian walkway and all associated utilities over a public right-of-way. The vertical clearance from the public right-of-way to the lowest part of a pedestrian walkway shall be not less than 16 feet 6 inches over roadway and alley subject to truck traffic, and not less than 15 feet over other areas in the right-of-way.

ARTICLE 10. EXISTING BUILDING CODE

§ 25-12-231 INTERNATIONAL EXISTING BUILDING CODE.

- (A) The International Existing Building Code, 202~~41~~ Edition, published by the International Code Council ("202~~41~~ International Existing Building Code") is adopted and incorporated by reference into this section with the deletions in Subsection (B) and the amendments in Section 25-12-233 (*Local Amendments to the International Existing Building Code*).
- (B) The following provisions of the 202~~41~~ International Existing Building Code are deleted.

103 plus subsections	105.1.1	105.5	106.2.6	111.3	112 plus subsections
<u>105.2</u>					

- (C) The city clerk shall file a copy of the 202~~41~~ International Existing Building Code with the official ordinances of the City.

§ 25-12-232 CITATIONS TO THE EXISTING BUILDING CODE.

In the City Code, "Existing Building Code" means the 202~~41~~ International Existing Building Code adopted in Section 25-12-231 (*International Existing Building Code*) as amended by Section 25-12-233 (*Local Amendments to the International Existing Building Code*). In this article, "this code" means the Existing Building Code.

§ 25-12-233 LOCAL AMENDMENTS TO THE INTERNATIONAL EXISTING BUILDING CODE.

Each provision in this section is a substitute for the identically numbered provision deleted in Section 25-12-231 (B) (*International Existing Building Code*) or is an addition to the 202~~41~~ International Existing Building Code.

SECTION 103 Code Compliance Agency~~BUILDING OFFICIAL~~

[A] 103.1 Authority. The building official administers, enforces, and interprets this code. The building official may designate one or more deputy building officials.

105.1.1 Annual permit. Instead of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, and minor building alterations and repairs, the building official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified trade persons in the building, structure or on the premises owned or operated by the applicant for the permit. The facility shall maintain records on all work performed under the annual permit in accordance with Section 105.1.2 (*Annual Permit Records*).

105.1.1.1 Authorized Scope of Work. See Building Criteria Manual, Section 1.1.2 (*Building Inspection Processes*) for authorized work under the annual permit.

105.5 Time Limits. Article 13 (*Administration of Technical Codes*) of this chapter establishes permit application time limits and requirements applicable to permit expiration and reactivation, including a review fee for expired permits.

106.2.6 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line

survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. For a building or structure involving below-grade construction, the site plan shall show the location of proposed earth retention system components allowed under Section 3202.1.4 (*Earth Retention System Components*) of the Building Code. The building official is authorized to waive or modify the requirement of the site plan when the application for permit is for alteration, repair or change of occupancy when otherwise warranted.

111.3 Authority to Disconnect Service Utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property, where one or more circumstances listed in Section 15-9-101(A)(2) (*Basis for Termination of Service*) exist, or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The building official shall provide notice in accordance with Section 15-9-106 (*Notice of Service Disconnection*) of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter in accordance with Section 15-9-106 (*Notice of Service Disconnection*).

SECTION 112 BUILDING AND FIRE CODE BOARD OF APPEALS. The Building and Fire Code Board of Appeals shall comply with Chapter 2-1 (*Boards and Commissions*).

PROPOSED IBC 2024 CODE REDLINE V1, DRAFT SUBJECT TO ADDITIONAL CHANGES