

ORDINANCE NUMBER 19601-03-2011

AN ORDINANCE AMENDING THE FORT WORTH BUILDING CODE, BY ADOPTING THE 2009 INTERNATIONAL BUILDING CODE, WITH LOCAL AMENDMENTS; AMENDING SECTIONS 7-46, 7-47, 7-48, AND 7-49 OF THE CODE OF THE CITY OF FORT WORTH (1986); REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, DESIGN, QUALITY OF MATERIALS, USE , HEIGHT, AREA, REHABILITATION AND MAINTENANCE OF BUILDINGS AND STRUCTURES IN THE CITY OF FORT WORTH; DEFINING CERTAIN TERMS; PROVIDING FOR THE ISSUANCE OF PERMITS AND THE COLLECTION OF FEES THEREOF; PROVIDING FOR THE INSPECTION OF BUILDINGS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

SECTION 1.

Section 7-46 of the Code of the City of Fort Worth (1986) is amended to read as follows:

Sec. 7-46. THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE ADOPTED.

(a) The Building Code of the City of Fort Worth is hereby revised and amended to conform, with certain exceptions as specified below, to the 2009 edition of the International Building Code of the International Code Council (ICC), and the same as amended is hereby adopted as the City's Building Code.

(b) The following provisions of the Appendix to the 2009 International Building Code is hereby specifically adopted as amended as part of the Building Code of the City of Fort Worth:

Appendix Chapter L, Sound Insulation Requirements for Noise Sensitive Uses near Airports (local amendment)

(c) The provisions of the Residential Code, as adopted elsewhere, shall be used for buildings and structures applicable to that code except as provided for in that code.

(d) One (1) copy of the 2009 edition of the International Building Code, marked Exhibit “A”, is incorporated herein by reference and shall be filed in the office of the City Secretary for permanent record and inspection.

(e) Any Errata corrections published by the International Code Council for the 2009 International Building Code, as they are discovered, are considered as part of this code.

SECTION 2.

That Section 7-47 of the Code of the City of Fort Worth (1986) is amended to read as follows:

Sec. 7-47. Amendments

The 2009 edition of the International Building Code is hereby amended to read as follows:

IBC CHAPTER 1

*IBC Chapter 1; Chapter 1, “Part I – Scope and Application” and “Part 2 – Administration and Enforcement” is deleted and replaced with the following:

Chapter 1 SCOPE AND ADMINISTRATION

PART I – SCOPE AND APPLICATION

SECTION 101 - GENERAL

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

101.2 Scope. The provisions of this code shall apply to the construction, *alteration*, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures. The provisions shall also apply to usage of the surrounding site and access to and from the building, structure or site, as necessary to achieve the purpose of this code, and to obtain compliance with other codes and ordinances of this jurisdiction.

Exception: Detached one- and two-family *dwellings* and multiple single-family *dwellings (townhouses)* not more than three *stories* above *grade plain* in height with a separate *means of egress* and their accessory structures shall comply with the

International Residential Code, except as provided for in that code. For application of this code to such uses under the Residential Code, they shall be considered to be Group R-3 residential uses with Group U accessory uses, unless a more appropriate occupancy group is assigned by the building official.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted. The following Appendix is specifically adopted.

- Appendix L – Sound Insulation Requirements for Noise Sensitive Uses near Airports

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, *means of egress* facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through ~~101.4.6~~ 101.4.10 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Any such reference to other codes shall mean “as adopted by this city.”

101.4.1 Gas. The provisions of the *International Fuel Gas Code* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. 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.

101.4.2 Mechanical. The provisions of the *International 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.

101.4.3 Plumbing. The provisions of the *International Plumbing Code* shall apply to the installation, *alteration*, repair 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 provisions of the *International Private Sewage Disposal Code* shall apply to private sewage disposal systems.

101.4.4 Property Maintenance. The provisions of the *International Property Maintenance Code* shall mean the provisions of this code, the Fire Code and the Minimum Building Standards Code that apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and

structures.

101.4.5 Fire prevention. The provisions of the *International Fire Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, *alteration* or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 Energy. The provisions of the *International Energy Conservation Code* shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.7 Residential. Any reference to the *International Residential Code* shall mean the Residential Code as adopted. When uses are permitted to be constructed in accordance with the *International Residential Code*, such uses must comply with the provisions of this code for that specific occupancy before exercising the option of using the *International Residential Code*.

101.4.8 Electrical. Any reference to NFPA 70 or Appendix K shall mean the Electrical Code as adopted.

101.4.9 State Law. Amendments based on State Law may be placed in this ordinance as a tool for information and enforcement purposes and will be identified with its corresponding State Law house bill or senate bill number (SL – HB # or SB #). Unless State Law allows, local variances to such provisions are not permitted.

101.4.10 Elevator Code. While the Elevator Code is an adopted standard, amendments based on extracts from the ASME A17.1 Elevator Code may be placed in this ordinance as a tool for information and enforcement purposes and will be identified with (ASME A17.1 – ???????). Final interpretation and appeals shall fall under the authority of Texas Department of License and Regulation.)

101.4.11 Rehabilitation Code. Chapter 34 of this code shall be considered as the Fort Worth Rehab Code. Any code amendment designed to provide assistance in the rehabilitation of buildings shall be designated as (RH).

SECTION 102 - APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any

provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

102.4.1 Amendments. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well.

102.5 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Property Maintenance Code* or the *International Fire Code*, or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

102.6.1 Annexation. Upon annexation, all existing structures and buildings are subject to inspection for compliance with the provisions of Chapter 34 or as an unsafe building of Section 116, of this code, the Minimum Building Standards Code and the Fire Code, except as specifically deleted by such annexation ordinance.

PART 2 – ADMINISTRATION AND ENFORCEMENT

SECTION 103 – DEPARTMENT OF BUILDING SAFETY PLANNING AND DEVELOPMENT

103.1 Creation of enforcement agency. The Department of Planning and Development Building Safety is hereby created as specified in the City Code and shall be referred to as “the department.” and the official in charge thereof shall be known as the building official. Any reference to the “Department of Building Safety” shall mean the Department of Planning and Development.

Primary enforcement of the provisions of this code shall rest with the Department of Planning and Development as specified under the duties and powers of the *building official*.

The provisions of this code may be enforced by other code enforcement divisions of this city but interpretation authority shall be retained by the *building official*.

103.2 Appointment. The *building official* shall be appointed as specified in the City Code by the chief appointing authority of the jurisdiction.

103.3. Deputies. In accordance with prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *building official* shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the *building official*. For the maintenance of existing properties, see the *International Property Maintenance Code*.

SECTION 104 – DUTIES AND POWERS OF BUILDING OFFICIAL

104.1 General. The *building official* is hereby authorized and directed to enforce the provisions of this code. The *building official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

104.1.1 Other interpretations. Any provision or local amendment marked in this code as [F] shall be under the primary interpretation authority of the Fire Chief. Any provisions marked in the Fire Code or local amendment as [B], [E], [EB], [FG], [M] or [P] shall be under the primary interpretation authority of the *building official*.

104.2 Applications and permits. The *building official* shall receive applications, review *construction documents* and issue *permits* for the erection, and *alteration*, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.3 Notices and orders. The *building official* shall issue all necessary notices or orders to ensure compliance with this code.

104.4 Inspections. The *building official* shall make all of the required inspections, or the *building official* shall have the authority to accept reports of inspection by *approved agencies* or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such *approved agency* or by the responsible individual. The *building official* is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.5 Identification. The *building official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the *building official* has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the *building official* or designee is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises be unoccupied, the *building official* shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the *building official* shall have recourse to the remedies provided by law to secure entry.

An application for a permit shall be considered as permission from an authorized representative to inspect the premises.

When the code official shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner, occupant, or person having charge, care or control of any building or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the code official for the purpose of inspection and examination pursuant to this code.

It shall be unlawful for any person to hinder or interfere with the code official, deputy or any of the plumbing inspectors in the discharge of their duties under this code.

104.7 Department records. The *building official* department shall keep official records of applications received, *permits* and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

104.8 Liability. The *building official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The *building official* or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code. Any judgment resulting therefrom shall be assumed by this jurisdiction.

104.8.1 The liability exemption and defense protection provided in this section are not extended to Third Party Companies, or their employees, agents or assignees.

104.8.2 This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

104.9 Approved materials and equipment. Materials, equipment and devices *approved* by the *building official* shall be constructed and installed in accordance with such approval.

104.9.1 Used materials and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless *approved* by the *building official*.

104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the *building official* shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the *building official* shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of any action granting modifications shall be recorded and entered in the files of the department of ~~building safety~~.

104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *building official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, *fire resistance*, durability and safety.

104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *building official* shall have the authority to require tests as evidence of compliance to be made at no expense to this jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *building official* shall approve the testing procedures.

Tests shall be performed by an *approved agency*. Reports of such tests shall be retained by the *building official* for the period required for retention of public records.

104.12 Cooperation of other officials and officers. The *building official* may request, and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code or other pertinent law or ordinance.

SECTION 105 - PERMITS

105.1 Required. Any owner, individual, contractor or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the *building official* and obtain the required *permit*.

A separate permit shall be obtained for each building or structure unless otherwise authorized by the building official.

105.1.1 Annual permit. Blasting. Blasting or the use of explosives shall be permitted only in special circumstances. Such work will require an additional special blasting permit, issued by the Fire Chief with the approval of the *building official*.

105.1.2 Annual permit records. Bars, grilles, grates. Bars, grilles, grates or similar devices installed on windows, doors or window wells shall require a permit. (See Fire Code Section 1030.7.)

105.1.3 Glass replacement. Replacement of glass in existing frame shall comply with Section 3407.1. Replacement of a window frame or sash shall require a permit and comply with the applicable provisions of the Energy Code, the Minimum Building Standards Code and this code.

105.2 Work exempt from permit. Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. *Permits* shall not be required for the following:

1. (deleted)
2. Fences not over 6 feet (1829 mm) high and open wire fences without slats up to 8 feet (2438 mm) high. In addition, both heights may have barbed wire, when installed in accordance with City Code, added above the 6 and 8 feet dimension.
3. Oil derricks.

4. Retaining walls that are not over 4 feet (1219 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 III-A liquids. (Retaining walls placed in succession shall be considered one wall if, upon drawing a line from the bottom of the footing of the lower wall at a 45 degree angle up and towards the higher wall, the line intersects the higher wall or any material retained by the wall at any point.)
5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. ~~Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade;~~ Platforms, walks and decks not more than 6 inches above grade and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets replacement, counter tops replacement, and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a single Group R-3 occupancy that ~~are less than 24 inches (610mm) deep~~, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. (deleted)
11. Swings and other playground equipment accessory to a detached one- and two-family *dwelling*s.
12. Window *awnings* supported by an *exterior wall* that do not project more than 54 inches (1372 mm) from the *exterior wall* and do not require additional support of Groups R-3 and U occupancies.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
14. Roof repairs on Group R-3 and their accessory structures. For the purpose of this section, roof repairs shall include the repair and replacement of the material above, but not including, the decking material, lathing boards or sheathing boards.
15. Demolition of a structure by the State of Texas for highway widening purposes.
16. Flammable liquid tanks when a Fire Department permit has been issued; except that foundations for said tanks shall require a building permit.
17. Freestanding satellite dishes not exceeding one meter in diameter that do not exceed 12 feet in height.

Unless otherwise exempted, separate electrical, mechanical and plumbing permits will be required for the above-exempted items.

Exception: When an umbrella Building Permit is issued for new construction or addition to one- and two-family dwellings and townhomes, under the Residential Code, or as an R-3 under this code, and which contain a fireplace under that Building Permit, separate fireplace permits shall not be required.

Electrical:

Gas:

Mechanical:

Plumbing:

105.2.1 Emergency repairs.

105.2.2 Repairs. Application or notice to the *building official* is not required for ordinary repairs to structures, replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required *means of egress*, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include *addition* to, *alteration* of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

105.2.3 Public service agencies. A *permit* shall not be required for ~~the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment~~ work located primarily in a public way, public utility towers and poles, and hydraulic floor control structures that is under the ownership and control of public service agencies or government agency by established right and not specifically regulated in this code.

105.3 Application for Permit. To obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the department of ~~building safety~~ for that purpose. Such application shall:

1. Identify and describe the work to be covered by the *permit* for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by *construction documents* and other information as required in Section 107.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the *building official*.

When permits are restricted to licensed and/or registered individuals as required by this or other codes and ordinances, permits shall only be issued to those such individuals as specified in this code and those other codes or ordinances.

105.3.1 Action on application. The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the

requirements of pertinent laws, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable.

105.3.2 Time limitation of application.

Expiration of plan review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and *construction documents* and other data submitted for review may thereafter be returned to the applicant or destroyed by the *building official*.

If the applicant submits a request for extension before the expiration date, showing that circumstances beyond the control of the applicant have prevented action from being taken, the *building official* may extend the time for a period not exceeding 180 days. No application shall be extended more than once.

If the applicant submits a request for extension after but within 90 days of the expiration date, the applicant shall resubmit plans and pay a new plan review fee. The application shall be subject to any new adopted laws, ordinances and regulations that became effective since the original application date.

105.3.3 Group R, Division 3 and accessory structures. Permits for the remodel or addition to Group R, Division 3 Occupancies or their accessory structures, shall only be issued to individuals or contractors registered in accordance with Section 118 of this code.

Exception: The property owner, where the work that requires a permit is being performed by the owner only, need not be registered.

105.4 Validity of permit. The issuance or granting of a *permit* shall not be construed to be a *permit* for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. *Permits* presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a *permit* based on *construction documents* and other data shall not prevent the *building official* from requiring the correction of errors in the *construction documents* and other data. The *building official* is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction. See Section 114.2.

105.5 Expiration. Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. ~~The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The~~

~~extension shall be requested in writing and justifiable cause demonstrated.~~

When work has commenced but has been suspended or abandoned for more than 180 days, before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year.

When work has not commenced, any permittee holding an unexpired permit may apply for an extension of the time. The *building official* may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee and comply with all codes and ordinances applicable at that time.

Exception: Demolition permits, moving permits and Ordinance Permits shall expire at 60 days. (See City Code, Section 7-217.)

105.6 Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

105.7 Placement of permit.

Responsibility. It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this code is applicable, to comply with this code.

105.8 Preliminary inspection. Before issuing a *permit*, the *building official* is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

SECTION 106 – FLOOR AND ROOF DESIGN LOADS

~~106.1 Live loads posted.~~

~~106.2 Issuance of certificate of occupancy.~~

106.3 Restrictions on loading. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by this code.

SECTION 107 - SUBMITTAL DOCUMENTS

107.1 General. Submittal documents consisting of *construction documents*, statement of *special inspections*, geotechnical report and other data shall be submitted in two or more sets with each *permit* application. The *construction documents* shall be prepared by a *registered design professional* where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a *registered design professional*.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

The *building official* may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the State of Texas to practice as such even if not required by state law.

Retaining walls for which a permit is required shall require the submittal of plans that are prepared by an engineer licensed by the State of Texas to practice as such.

[SL – HB 264/2009] Buildings regulated under the Residential Code that contain a new or existing residential component must provide engineered foundation plans as follows:

1. All new construction, when containing a residential component;
2. Any new outward addition exceeding 500 sq.ft. in foundation area, when the existing or the new area contains a residential component; and,
3. Any new upward additions, such as adding or expanding a 2nd floor, when the existing or new area contains a residential component and the foundation is to be, or is required to be, upgraded. If the existing foundation is adequate, an engineer review is not required.

Residential component will include living quarters, sleeping quarters, etc. as might occur in a “mother-in-law” accessory building. A non-residential addition, such as a garage, that ties into the residential dwelling would need to comply if over 500 sq.ft. Such plans shall be designed by a professional engineer registered in the State of Texas.

107.1.1 Lake Worth docks, piers or boathouses. The following provisions apply for permit submittal for docks, piers or boathouses on Lake Worth. See also Chapter 36.

- (a) Persons seeking to construct a Dock, Pier or Boathouse or Walkway must submit two (2) complete sets of the project plans for the Structure, which shall include but not limited to the anchoring system, and any Walkways or Bridges that will attach to the proposed Structure.

- (b) When an existing Structure will be used as part of the newly proposed Structure the project plans must include a complete description of the existing Structure.
- (c) The project plans must include a description of the site that shows the location of the primary lot, the extension of property lines out into the water area and a key plan, either included on the site plan or on a separate sheet, to show the location on or to the body of water.
- (d) If the prescriptive methods described in Section 3606 are not followed or an engineered design is required by the building official, then the project plans must be signed and sealed by an RPE and contain a statement that the proposed Structure complies with the specifications set forth in this code.
- (e) Each project plan set must also include a copy of the manufacturer's certified plans for any components that will be part of the structure, such as lifts, decking, railing, or awning systems.
- (f) The project plans and manufacturer's certified plans must be based upon the actual conditions at the site of the proposed Structure.

107.2 Construction documents. *Construction documents* shall be in accordance with Section 107.2.1 through 107.2.5.

107.2.1 Information on construction documents. *Construction documents* shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when *approved* by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*.

Plans and specifications shall be drawn to scale.

107.2.2 ~~Fire protection system shop drawings.~~

107.2.3 Means of egress. The *construction documents* shall show in sufficient detail the location, construction, size and character of all portions of the *means of egress* in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the *construction documents* shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

107.2.4 Exterior wall envelope. *Construction documents* for all buildings shall describe the *exterior wall envelope* in sufficient detail to determine compliance with this code. The *construction documents* shall provide details of the *exterior wall envelope* as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive

membrane and details around openings.

The *construction documents* shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the *construction documents* maintain the weather resistance of the *exterior wall envelope*. The supporting documentation shall fully describe the *exterior wall* system which was tested, where applicable, as well as the test procedure used.

107.2.5 Site plans. 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. 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.

107.2.5.1 Design flood elevations. Where *design flood* elevations are not specified, they shall be established in accordance with Section 1612.3.1.

107.2.6 Braced wall lines. Any structure regulated by the Residential Code, or is permitted to be built by the Residential Code, shall submit a Braced Wall Line plan in accordance with the adopted policy.

- Exceptions:**
1. Structures not exceeding 500 sq.ft.
 2. Structures that are designed by an engineer licensed to practice in the State of Texas where the plans include the framing (wall, floor and ceiling joists, and roof rafters), as well as, wall bracing method.

107.2.7 Sill Height/Window fall protection. The method for compliance with the window sill/fall protection requirements of Sections 1029 and 1405.13.2 shall be noted on the plans.

107.2.8 Daylight Zones. A duplicate lighting floor plan shall be provided which identifies the various daylight zones required under Section 505.2.2.3 of the Energy Code. Such plan shall identify the lights designated for each zone and how they will be grouped or independently switched.

107.2.9 Manufacturer's installation instruction. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.

107.3 Examination of documents. The *building official* shall examine or cause to be

examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the *building official* finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and other pertinent laws and ordinances, and that the fees specified in Section 109 have been paid, the *building official* shall issue a permit therefor to the applicant.

Exception: When plan review is performed by a Third Party Organization as specified in Section 117, the *building official*, at his discretion, may only review what he deems necessary to insure a quality control of the review already performed.

107.3.1 Approval of construction documents. When the *building official* issues a *permit*, the *construction documents* shall be *approved*, in writing or by stamp, as “APPROVED ~~“Reviewed for Code Compliance.”~~ One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the *building official* or a duly authorized representative.

107.3.2 Previous approvals. This code shall not require changes in the *construction documents*, construction or designated occupancy of a structure for which a lawful *permit* has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

107.3.3 Phased approval. The *building official* is authorized to issue a *permit* for the construction of foundations or any other part of a building or structure before the *construction documents* for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such *permit* for the foundation or other parts of a building or structure shall proceed at the holder’s own risk with the building operation and without assurance that a *permit* for the entire structure will be granted.

107.3.4 Design professional in responsible charge.

107.3.4.1 General. When it is required that documents be prepared by a *registered design professional*, the *building official* shall be authorized to require the owner to engage and designate on the building *permit* application a *registered design professional* who shall act as the *registered design professional in responsible charge*. If the circumstances require, the owner shall designate a substitute *registered design professional in responsible charge* who shall perform the duties required of the original

registered design professional in responsible charge. The *building official* shall be notified in writing by the owner if the *registered design professional in responsible charge* is changed or is unable to continue to perform the duties.

The *registered design professional in responsible charge* shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

107.3.4.2 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the *building official* within a specified period.

Deferral of any submittal items shall have the prior approval of the *building official*. The *registered design professional in responsible charge* shall list the deferred submittals on the *construction documents* for review by the *building official*.

Documents for deferred submittal items shall be submitted to the *registered design professional in responsible charge* who shall review them and forward them to the *building official* with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal item shall not be installed until the deferred submittal documents have been *approved* by the *building official*.

107.4 Amended construction documents. Work shall be installed in accordance with the *approved construction documents*, and any changes made during construction that are not in compliance with the *approved construction documents* shall be resubmitted for approval as an amended set of *construction documents*.

107.5 Retention of construction documents. One set of *approved construction documents* shall be retained by the *building official* for a period of not less than 90 ~~180~~ days from date of completion of the permitted work, or as required by state or local laws.

107.6 Residential master plans. All Master Plans on file with the department will be considered obsolete with the adoption of this code. Unless picked up by the owner within 90 days after the effective date of this code, those plans may be disposed of. Home builders may submit new master plans in preparation of the effective date of this code.

When Master Plans are registered with the *building official* for use with an expedited permit issuance program, the applicant shall pay a nonrefundable registration fee per plan as specified in Section 119, Table No. 1-B.

SECTION 108 – TEMPORARY STRUCTURES AND USES

108.1 General. The *building official* is authorized to issue a *permit* for temporary structures and temporary uses. Such *permit* shall be limited as to time of service, but shall not be permitted for more than 180 days. The *building official* is authorized to grant extensions for demonstrated cause.

Exceptions: 1. A Temporary certificate of occupancy for a period up to but not to exceed 24 months may be issued by the *building official* for a structure under this section, provided:

- a. The location and utilities meet all other ordinances of the city.
- b. The area of the structure does not exceed 2,500 square feet.
- c. The Temporary certificate of occupancy is issued to a specific applicant and is not transferable.

Upon a separate application, the Construction and Fire Prevention Board of Appeals may extend the Temporary certificate of occupancy originally granted beyond the 24-month period of time, not exceeding a time period of 12 months, provided the *building official* has certified that the structure is being maintained as approved under the original conditions of the Temporary certificate of occupancy.

2. A Temporary certificate of occupancy for a longer period of time may be issued when authorized by the Zoning Code or Zoning Board of Adjustment. The *building official* shall be authorized to require compliance with this code as well.

3. A Temporary certificate of occupancy for a specific event in any building may be issued by the *building official*, in concurrence with the Fire Chief, when deemed to be in compliance with Section 108.2.

108.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, *means of egress*, accessibility, light, ventilation, energy and sanitary requirements of this code, as deemed appropriate by the *building official* and Fire Chief, as necessary to ensure the public health, safety and general welfare.

108.3 Temporary power. The *building official* is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

108.4 Termination of approval. The *building official* is authorized to terminate such *permit* for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 109 - FEES

109.1 Payment of fees. A *permit* shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a *permit* be released until the additional fee, if any, has been paid.

109.2 Schedule of permit fees.

Schedule of permit fees. Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by the jurisdiction.

109.2.1 Building Permit Fees. The fee for each permit shall be as follows:

1. For Remodel Work, and for new construction of items that do not have a square footage (fences, swimming pools, retaining walls, etc.), the fee shall be as set forth in Section 119, Table No. 1-A;
2. For New Construction or New Addition, the fee shall be as set forth in Section 119, Tables No. 1-C-1 through 1-C-4 dependent upon the Use Group involved. Buildings with multiple use groups shall be divided and charged the applicable fee per use group. Shell buildings shall be charged a fee based upon the expected use group of the building with no reduction for being a shell.
3. When work involves both remodel and new construction/addition, the fee for the remodel will be based upon the remodel value and the fee for the new construction/addition shall be based upon square footage.
4. Other fees shall be as specified in Section 119, Table No. 1-B. At the time of application, along with any other fees required, a non-refundable permit application fee as specified in Section 119, Table No. 1-B shall be required.

Exceptions: 1. Buildings or structures owned and occupied by a Federal, State, or County entity on property owned by the Federal, State, or County entity shall be exempt from the permit fees. This exception does not apply to public school districts or county community colleges.

2. Work by non-City personnel on property under the control of the City of Fort Worth shall be exempt from the permit fees only if the work is for action under a contract that will be or has been approved by City Council with notes in the contract packages stating the fee is waived.

3. Work by City personnel on property under the control of the City of Fort Worth shall be exempt from the permit fees only if the application is accompanied by a copy of the work order for the project.

4. When the project is to be plan reviewed or inspected by an approved third party organization as described in Section 117, the fee shall be reduced as follows:

- a. Residential projects (one- and two-family dwellings, and townhouses regulated by the IRC, and their accessory structures):
 - i. When plan review and field inspections are performed by Third

- Party, the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

b. Commercial projects (those not included in item a above):

- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

However, an additional 10% deposit of the building permit fee for new construction and additions with plumbing work shall be required to cover third party plumbing inspections, except that for new one- and two-family dwellings inspected by third party, a flat deposit of eighty dollars (\$80.00) shall be collected. Such deposit shall be used to pay, through a billing process established by the Planning and Development Department, for the plumbing inspection services performed.

Exemption or reduction of the permit fees under this section shall not waive the requirements to pay a full investigation fee for doing work without a permit as required under Section 109.4.2.

109.2.2 Demolition and moving permit fees. Movement and demolition of buildings and structures shall comply with Chapter 7, Article VII of the City Code and

with the provisions of this code. (See also Sections 3303 and 3410.) Before a moving permit is issued, the following steps must be completed:

1. Obtain an Ordinance Inspection on the structure to be moved. (See City Code Section 7-244)

Exception: Independent School Districts do not need the Ordinance Inspection for portable classroom buildings within their existing stock when being moved from one ISD property to another ISD property for ISD use.

2. Obtain a Building Permit for installation of the structure at its proposed final site location.

The fee for each Demolition or Moving permits shall be based upon the gross square footage as set forth in Section 119, Table No. 1-B. At the time of application, along with any other fees required, a permit application fee as specified in Section 119, Table No. 1-B shall be required.

Exceptions: 1. The fees for demolition will not be required for buildings ordered demolished by the City of Fort Worth.

2. The fees for moving will not be required for those applicants meeting exceptions 2 or 3 of Section 109.2.1.

3. The fees for demolition will not be required for those applicants meeting exceptions 1, 2 or 3 of Section 109.2.1.

109.2.2.1 Registration. When registration is required by City Code Section 7-226, a registration fee shall be paid as specified in Section 119, Table 1-D. The holder of a registration who fails to pay the annual fee due for such registration within thirty (30) days of the expiration date shall also be required to pay a late fee as specified in Section 119, Table 1-D.

109.2.3 Change of occupancy. A special building permit shall be required for a Change of Occupancy as specified in Section 3408. The fee shall be as set forth in Section 119, Table No. 1-B and shall cover all plan review deemed necessary by the *building official*. At the time of application, along with any other fees required, a permit application fee as specified in Section 119, Table No. 1-B shall be required. If it is determined that repairs requiring a standard building permit are necessary to comply with the occupancy change, this same permit may be used as the building permit. The fees will be adjusted to the appropriate amount for a building permit except that the original Change of Occupancy fee shall not be reduced.

Exception: The permit fees will not be required for those applicants meeting exceptions 1, 2 or 3 of Section 109.2.1.

109.2.4 Ordinance inspection. An Ordinance Inspection shall be required in which a billing or meter change occurs for gas, water or electrical services.

Exception: Individually metered dwellings and dwelling units.

Ordinance Inspections may be used for any miscellaneous inspection whether required by other codes and ordinances or desired by individuals.

The fee for an Ordinance Inspection shall be that as specified in Section 119, Table No. 1-B dependent upon which type of inspector is required because of the nature of the existing equipment or proposed use to be made.

Exception: The fee will not be required for those applicants meeting exceptions 1, 2 or 3 of Section 109.2.1.

An Ordinance Inspection, whether passed or failed, in which no action, including but not limited to obtaining a certificate of occupancy, repairing, or changing the billing, is taken within 60 days, shall be considered expired and a new Ordinance Inspection with the appropriate fees will be required to continue any action.

109.2.4.1 Sidewalk Cafes. Sidewalk Cafes shall comply with this code and City Code, Chapter 20, Article IX, "Sidewalk Cafes." Application for a sidewalk café permit shall be made in accordance with the provisions specified by the department. The permit fee shall be as specified in Section 119, Table No. 1-B, and such permit shall be valid for one (1) year from date of issuance.

109.2.5 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the *building official*.

To obtain a reinspection, the applicant shall file an application therefor in writing on a form furnished for that purpose and pay the reinspection fee in accordance with Section 119, Table 1-B or as set forth in the fee schedule adopted by the jurisdiction.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

Exception: The fee will not be required for those applicants meeting exception 3 of Section 109.2.1.

109.2.6 Change of record. Any request for a record change, or any mistake made by an applicant that requires a record change, including but not limited to name or address changes, whether computer or paper record, must be requested in writing with a fee as specified in Section 119, Table No 1-B.

Exceptions: 1. For record changes that affect the permit fee, such as adding equipment, fixtures or square footage, the *building official* may require a separate permit for the extra items with the appropriate fee.

2. The fee will not be required for those applicants meeting exception 3 of Section 109.2.1.

109.2.7 Temporary vendors. Temporary vendors required to obtain a Vendor certificate of occupancy as determined by the Zoning Ordinance shall pay the fee as specified in Section 119, Table 1-B. The payment of the fee shall be as follows:

1. The fee shall cover the inspection process to approve a new vendor application except as listed below.
2. The Vendor certificate of occupancy must be renewed annually. The fee specified in Section 119, Table 1-B shall be required for each renewal of the Vendor certificate of occupancy to cover the cost of re-inspection.
3. The Vendor certificate of occupancy is only valid for the vendor listed. Any change in vendors will require a new application, a new Vendor certificate of occupancy and the payment of a new fee.
4. A separate permit and associated permit fee as specified in the appropriate code for the installation of an electrical service or a water service shall be obtained and paid by the applicant with any vendor application that includes such service. The payment of these required fees is in addition to the Vendor certificate of occupancy fee specified in Section 119, Table No. 1-B.

109.2.8 Plan review fees. When a plan or other data are submitted for review, a non-refundable plan review deposit shall be paid at the time of application. Said plan review deposit shall be as specified in Section 119, Table No. 1-B.

Exceptions: 1. The deposit will not be required for those applicants meeting exceptions 1, 2 or 3 of Section 109.2.1.

2. The deposit will not be required for additions and remodels to existing Group R-3 Occupancies, and for additions, remodels or new construction of their accessory structures. It shall be required for new construction of Group R-3 Occupancies.

3. When the project is to be plan reviewed by an approved third party organization as described in Section 117, the plan review deposit shall be reduced as noted on Section 119, Table No. 1-B.

The original plan review deposit paid will be credited to the cost of the building permit fee at the time the building permit is issued and the remaining fee is paid. If the permit fee is less than the required deposit, the required deposit shall be the minimum permit fee.

Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Section 119, Table No. 1-B. The fee, including the minimum, shall be charged at each request for additional review.

Exceptions: 1. The fee will not be required for those applicants meeting exceptions 1, 2 or 3 of Section 109.2.1.

2. The fee will not be required for additions and remodels to existing Group R-3 Occupancies, and for additions, remodels or new construction of their accessory structures. It shall be required for new construction of Group R-3 Occupancies.

3. When the original plan review was performed under the third party option, only a \$15.00 filing fee shall be charged for each separate submittal. This filing fee shall only be applicable to the Building, Electrical, Mechanical, Plumbing and Energy submittals. Changes in other plans, e.g. site, landscaping, fire, civil, water service, etc. will be charged the fee as shown in Section 119, Table No. 1-B.

When trade permits are issued under an umbrella permit, the additional plan review fee shall apply to all plans including those for other trades.

109.3 Building permit valuations. The applicant for a *permit* shall provide an estimated *permit* value at time of application. *Permit* valuations shall include total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the *building official*, the valuation is underestimated on the application, the *permit* shall be denied, unless the applicant can show detailed estimates to meet the approval of the *building official*. Final building *permit* valuation shall be set by the *building official*.

Exception: When other than new construction or addition, individual permit fees shall be required per trade. The building *permit* fee will be based upon the valuation as determined by the *building official* for that work only. The fee for other trade permits will be subject to the appropriate codes.

109.4 ~~Work commencing before permit issuance.~~

Investigation fees: Work without a permit.

109.4.1 Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

109.4.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

Use of the third party plan review or inspection option, will not reduce or lower the investigation fee required by this section.

The applicant may appeal the amount of an investigation fee to the city council by filing a written appeal showing the reasons why the fee should be lowered. The city council may, upon a finding that the investigation fee is unreasonable based upon the facts presented, reduce the investigation fee, but in no case may the fee be reduced to less than the actual investigation costs incurred by the city.

109.5 Related fees. The payment of the fee for the construction, *alteration*, removal or demolition for work done in connection to or concurrently with the work authorized by a building *permit* shall not relieve the applicant or holder of the *permit* from the payment of other fees that are prescribed by law.

109.6 Fee refunds. The *building official* is authorized to establish a refund policy. *The building official* may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The *building official* may authorize the refunding of not more than 95 percent of any permit fee required by this code when no work has taken place provided the request for refund is in writing from the applicant, accompanied with the original receipt and request is made not later than 180 days after the date of application or permit issuance.

Exceptions: 1. The 180 day time frame may be extended by the *building official* to coincide with any extension authorized under Sections 105.3.2 or 105.5.

2. When the investigation fee of Section 109.4.2 has been collected, it shall not be refunded unless paid by another party nor shall it be considered when calculating the 95 percent or the minimum of Exception 4.

3. No refund will be given for the application fee or the plan review deposit.

4. The *building official* shall retain the application fee **plus** the largest of the amounts listed in Section 119, Table 1-G.

109.7 Administrative Hold. Any administrative discrepancy including but not limited to, delinquency in payments, returned checks, failure to pay for reinspection, investigation or registration fees, and failure to keep registration, insurance or bond up-to-date, may result in a hold being placed on issuance of permits and performance of inspections of existing permits until the administrative discrepancy is corrected. For the purpose of this section, the term “up-to-date” shall mean that whenever any of these items are required by this or any

other ordinance to obtain a permit covered by this code, it shall be maintained current and in effect until the permit is finalized.

SECTION 110 - INSPECTIONS

110.1 General. Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain accessible and exposed for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *permit* applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Exception: When approved by the *building official*, the inspection process as required by this code may be performed by an approved Third Party Organization as specified in Section 117.

A survey of the lot may be required by the *building official* to verify that the structure is located in accordance with the approved plans.

110.1.1 Inspection Record Card. Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the *building official* to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until final approval has been granted by the *building official*.

110.2 Preliminary inspection. Before issuing a *permit*, the *building official* is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

110.3 Required Inspections. The *building official*, upon notification, shall make the inspections set forth in Sections 110.3.1 through 110.3.10.

110.3.1 Footing, pier and foundation inspection. Footing, pier and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

110.3.1.1 Termite protection and drainage slope. In conjunction with the inspection of Section 110.3.1, the foundation height shall be evaluated to insure

compliance with the provisions of Sections 2304.11.6, 1804.3 and Figure 1804.3. If the foundation height is not sufficient to provide compliance with the required edge exposure, or high enough to allow the proper of finish grade to meet the drainage provisions, it shall be turned down.

110.3.2 Concrete slab or under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

110.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the *building official*.

110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, *fireblocking* and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are *approved*.

110.3.4.1 Emergency escape and window sill height/fall protection. The framing inspection shall include confirming compliance with the window sill height and fall protection provisions of Sections 1029 and 1405.13.2.

~~110.3.5 Lath and gypsum board inspection.~~

110.3.6 Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies, *smoke barriers* and smoke partitions shall not be concealed from view until inspected and *approved*.

110.3.7 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation *R*- and *U*-values, fenestration *U*-value, duct system *R*-value, and HVAC and water-heating equipment efficiency.

110.3.8 Other inspections. In addition to the inspections specified above, the *building official* is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of ~~building safety~~.

110.3.9 Special Inspections. For *special inspections*, see Section 1704.

110.3.10 Final inspection. The final inspection shall be made after all work required by the building *permit* is completed.

After approval of a final inspection, the applicant or tenant shall have 60 days in which to obtain a certificate of occupancy. Where no such action to obtain a certificate of occupancy is taken within 60 days, an Ordinance Inspection with the appropriate fees will be required to continue any action.

110.4 Inspection agencies. The *building official* is authorized to accept reports of *approved* inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

110.5 Inspection requests. It shall be the duty of the holder of the building *permit* or their duly authorized agent to notify the *building official* when work is ready for inspection. It shall be the duty of the *permit* holder to provide access to and means for inspections of such work that are required by code. The person doing the work authorized by the permit shall make sure that the work will stand tests prescribed elsewhere in this code, before giving the above notification.

When the work is within a residence where access is dependent upon the occupant being home, it shall be the duty of the person doing the work to make arrangements for inspections. Failure to make arrangements within a timely manner or the inability for the inspector to do the inspections at the arranged times will result in reinspection fees being assessed to the person doing the work.

Exception: If the reinspection fee was for a “Final Inspection” for a residence where access is dependent upon the occupant, after the fee has been paid by the person doing the work additional arrangements for the final inspection and penalties for not receiving such inspection shall fall on the occupant.

This shall not relieve the person doing the work from having to correct improper work and such accompanying penalties should the work fail reinspection.

110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the *permit* holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*.

110.6.1 Covered work. Any work covered or concealed without inspection shall be considered to constitute an unsafe structure and subject to the corrective provisions of Section 116. Such consideration as an unsafe structure shall exist every day until the work is inspected and approved as being in compliance with this code. Inspections will not be performed until a valid active permit is obtained in accordance with this code.

SECTION 111 - CERTIFICATE OF OCCUPANCY

111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Exceptions: 1. Certificates of occupancy are not required for work exempt from permits under Section 105.2

2. One- and Two-family dwellings and townhouses regulated by the Residential Code and their associated accessory buildings or structures.

3. Community Homes, as defined in the Zoning Code.

111.2 Certificate Issued. After the *building official* inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, and clearances have been obtained from all other applicable agencies, the *building official* shall issue a certificate of occupancy that contains the following:

1. The building *permit* number.
2. The address, legal description and zoning of the ~~structure~~ location.
3. The name and address of the business or property owner.
4. A description of that portion of the structure or property for which the certificate is issued.
5. A statement that the described portion of the structure or property has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the *building official* and the issuing individual.
7. ~~The edition of the code under which the permit was issued.~~
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design *occupant load*.
11. ~~If an automatic sprinkler system is provided, whether the sprinkler system is required.~~
12. Any special stipulations and conditions of the building *permit*.

For existing uses required to obtain a certificate of occupancy to comply with Section 4607, the *building official* may issue a certificate where evidence is provided showing the building complied with the ordinances in effect at the time of construction or last occupancy. The *building official*, at his discretion, may accept documents, including but not limited to, old permits, old certificate of occupancies, affidavits, tax records and business records as

evidence.

111.3 Temporary occupancy. The *building official* is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary certificate of occupancy is valid.

111.4 Revocation. The *building official* is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code, or other applicable provision, wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building, ~~or~~ structure or property or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

In addition, where any unsafe condition results from the use of any utilities in noncompliance with said certificate of occupancy or this code, the *building official* may order, in writing, that such utilities be disconnected.

The certificate of occupancy shall remain the property of the City of Fort Worth and shall be surrendered upon request.

111.5 Posting. The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the *building official*.

SECTION 112 – SERVICE UTILITIES

112.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until released by the *building official*.

112.2 Temporary connection. The *building official* shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

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 set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by Section 112.1 or 112.2. The *building official* shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 113
BOARD OF APPEALS

SECTION 113 - CONSTRUCTION AND FIRE PREVENTION BOARD OF APPEALS

113.1 General. The City Council finds that there is a need to provide the citizens of the City of Fort Worth, Texas, with safe, affordable, and well constructed housing, commercial buildings and other structures in which these citizens can work, play and live. It is the specific intent of the City Council that standards for construction and fire prevention be used for the welfare and safety of the City's citizens. The City Council finds that construction and fire prevention standards change from time to time and that these standards should stay current with modern practices of construction and fire safety.

In carrying out these purposes, it is the intent of the City Council that such construction and fire prevention standards be adopted as outlined herein and that a Construction and Fire Prevention Board of Appeals be given cognizance over matters pertaining thereto.

It is the intent of the City Council that compliance with the construction and fire prevention standards contained herein is the responsibility of the citizens and business to which they apply; and that neither the Construction and Fire Prevention Board of Appeals nor the City of Fort Worth, its officers, agents and employees, shall be liable or responsible for any errors or omissions arising out of the enforcement or failure to enforce these standards.

113.2 Creation of board. The City Council hereby establishes a Construction and Fire Prevention Board of Appeals (the Board) for the purpose of determining the acceptability and adequacy of materials, equipment, and methods of construction, hearing appeals of interpretations by designated officials, consideration of variance requests, and other designated authority as listed herein or elsewhere in the City Code. The City Council shall adopt construction and fire prevention standards which will be applicable throughout the City. Construction and fire prevention standards shall include but not be limited to the Building Codes (Building, Energy, Residential, Electrical, Mechanical and Plumbing Codes), the Minimum Building Standards Code, the Sign Code, and the Fire Code as may be adopted by the City Council and amended from time to time.

113.3 Composition of board; Appointment of members. The Board shall consist of nine (9) members, with two (2) alternate members, to be appointed in the following manner:

- Place 1. Architect – Nominated by the Fort Worth Chapter of the American Institute of Architects

- Place 2. Engineer (with Mech/Elec/Plum, or structural background) – Nominated by the Fort Worth Branch of the Texas Society of Professional Engineers

- Place 3. Fire Protection Engineer or Fire Protection Professional – Nominated by the City Manager
- Place 4. Building Owner or Manager – Nominated by the Building Owners and Managers Association of Fort Worth
- Place 5. General Contractor – Nominated by the Fort Worth Chapter of the Associated General Contractors
- Place 6. Master Electrician – Nominated by the City Manager¹
- Place 7. Master Plumber – Nominated by the City Manager²
- Place 8. HVAC contractor – Nominated by the City Manager³
- Place 9. Home Builder – Nominated by the Fort Worth Home Builder’s Association

At-large Alternates

- Place 10. Engineer (with Mech/Elec/Plum, or structural background) – Nominated by the Fort Worth Branch of the Texas Society of Professional Engineers

If unable to fill with these qualifications, may also be a Fire Protection Engineer or professional, preferably with Hazardous Materials experience, nominated by the City Manager

- Place 11. Architect – Nominated by the Fort Worth Chapter of the American Institute of Architects

¹ Before forwarding recommendation to City Council, the City Manager shall allow for comments from the local chapters of National Electrical Contractors Association and Independent Electrical Contractors Association concerning any objections to the recommendation.

² Before forwarding recommendation to City Council, the City Manager shall allow for comments from the local chapter of Plumbing-Heating-Cooling Contractors Association concerning any objections to the recommendation.

³ Before forwarding recommendation to City Council, the City Manager shall allow for comments from the local chapters of Air Conditioning Contractors of America and Refrigeration Service Engineers Society concerning any objections to the recommendation.

The City Manager shall appoint members, or alternate members, to the Board from time to time subject to the consent of the City Council. If nominations are not received from nominating organizations within 45 days of the date when requested, the City Manager may entertain nominations from other sources.

Whenever any reference to the Building Code Board of Appeals, the Electrical Board, the Mechanical Board, or the Plumbing Board is made in any ordinance adopted prior to this

ordinance, such reference shall be deemed to refer to the Construction and Fire Prevention Board of Appeals as created herein.

All members, upon being sworn in, shall become officers of the City of Fort Worth. Members must be citizens of the City of Fort Worth.

113.4 Terms of members. Members, and alternate members, shall serve two year terms. Members, and alternate members, appointed to odd numbered places shall serve terms which expire October 1 of odd numbered years. Members, and alternate members, appointed to the even numbered places shall serve terms which expire October 1 of even numbered years. No member, or alternate member, shall serve more than a total of three consecutive two-year terms. After a break in service of at least two years, a member or alternate member may again be eligible to serve. Members, and alternate members, shall serve until their successors are appointed.

113.5 Successors; Removal from office. Should any member, or alternate member, of the Board die, become unable to act for any reason, resign or be removed for cause, as hereinafter provided, the City Manager shall appoint a successor to fill the unexpired term or to serve until a new member, or alternate member, can be duly appointed. An alternate member shall automatically move to fill a vacant member position of the same category, provided he has not exceeded the totally number of years allowed to serve.

The City Council may remove any member, or alternate member, of the Board during the term of which he may be appointed. The action of the City Council in such matters shall be final.

113.6 Compensation of members. All members, and alternate members, shall serve without compensation, except for reimbursement for authorized expenses attendant to the performance of their duties.

113.7 Ex-Officio members. The *building official* and the Fire Chief or their designated representatives shall be ex-officio members of the Board. The *building official* shall serve as the Secretary of the Board. The Secretary will submit a report by October 31 of each year which shall contain an overview of the past fiscal year's operation.

113.8 Meetings; Quorum. All meetings of the Board shall be open to the public as provided by law. The Board shall hold meetings as regularly scheduled, unless canceled, and at such time and place as called by the Chairman or one lawfully acting in that capacity.

Six (6) members of said Board shall constitute a quorum to transact business. Every matter before the Board for vote shall require for final passage the affirmative vote of a majority of the members present and voting; except that variances shall require the affirmative vote of five (5) members to grant a variance. Members present, including the Chair, shall vote unless required to abstain due to conflict of interest.

As At-large alternates, alternate members may fill in for any absent member or vacant position. When only one alternate is needed, the Chair may determine which alternate may substitute at any particular meeting, giving fair rotation between alternate members. The chosen alternate shall serve for the entire meeting.

Alternate members may participate in discussions, but may not vote or be counted as part of the quorum; except that when filling in for a vacant position, in the absence of any other member or when any other member is required to abstain, the designated alternate member may be counted and allowed to vote in that members place.

Ex-officio members may not vote and do not count toward a quorum.

113.9 Hearing. The Board shall fix a reasonable time for the hearing of an appeal and shall give notice of said hearing in writing to the parties in interest. Parties may appear before the Board in person, by agent or by attorney. The Board may require additional data and tests necessary for adequate decision of the appeal. The Board shall notify the appellant of its decision.

113.10 Bylaws. The Board shall hold an organizational meeting in October of each year, or as soon as possible thereafter, at which time it shall elect a Chairman and Vice-Chairman before proceeding to other matters of business. Alternate members may not serve as Chairman or Vice-Chairman. The Board shall establish its own rules of procedure and shall amend them from time to time as it deems necessary.

113.11 Agenda and records. The agenda for the Board shall be prepared by the Secretary and shall be posted as required by law. All records and evidence pertinent to any appeal shall be transmitted to the Board prior to the hearing by delivery to the Secretary. Records of all appeals shall be kept in the office of the *building official*. The *building official* shall transmit copies of appeal records to the Fire Chief.

113.12 Right of appeal. Any person, firm, company or corporation aggrieved by a decision or order of the designated code official or Fire Chief may appeal such decision or order to the Board if it falls within the Board's authority. Every appeal must be filed in writing on the form provided by staff with the Secretary within thirty (30) days from the date of the decision or order appealed from. The Board shall not consider any appeal that is filed after the thirty (30) day period. Such appeal shall contain appropriate reference to the decision or order appealed from, as well as the grounds for the appeal. At the time of filing an appeal, the appellant shall pay a non-refundable appeal fee as set forth in Table No. 1-B.

Exception: The fee will not be required for those applicants meeting exceptions 1, 2 or 3 of Section 109.2.1.

113.13 Authority and power. The Board shall have no authority relative to the administrative provisions of any of the codes under its purview.

The Board shall have the authority and power to:

1. Hear appeals on interpretations by the *building official* on the Building Codes (Building, Energy, Residential, Electrical, Mechanical and Plumbing Codes). The Board may modify in whole or in part or may affirm the interpretation of the designated official. No interpretation shall be heard by the Board until the designated official has rendered a written interpretation. It shall be incumbent upon the designated official to render a written interpretation within thirty (30) days of receipt of written request.

2. Hear appeals on interpretations by the Fire Chief on the Fire Code. The Board may modify in whole or in part or may affirm the interpretation of the Fire Chief. No interpretation shall be heard by the Board until the Fire Chief has rendered a written interpretation. It shall be incumbent upon the Fire Chief to render a written interpretation within thirty (30) days of receipt of written request.

3. Approve alternate methods of construction and fire prevention where it is impractical to meet the adopted construction and fire prevention standards, provided that the Board finds the same degree of suitability, strength, effectiveness, fire resistance, durability, sanitation and safety exists in the alternate method as intended by the standards.

4. Approve new methods of construction and fire prevention not covered by the construction and fire prevention standards, provided that the Board finds the same degree of suitability, strength, effectiveness, fire resistance, durability, sanitation and safety exists in the new methods as intended by the standards. The Board, in approving new materials and processes, shall rely upon recognized standards or practices.

5. Determine the acceptability and adequacy of materials, equipment and methods of construction of signs. Hear appeals on interpretations by the *building official* on the Sign Code of the City of Fort Worth. The Board may modify in whole or in part or may affirm the interpretation of the *building official*. No interpretation shall be heard by the Board until the *building official* has rendered a written interpretation. It shall be incumbent upon the *building official* to render a written interpretation within thirty (30) days of receipt of written request.

6. At the request of staff or the Board, review all technical amendments to the Minimum Building Standards Code of the City of Fort Worth. Hear appeals on interpretations by the designated official on sections of the Minimum Building Standards Code that are designated as Building, Residential, Electrical, Mechanical, Plumbing or Fire Code related. The Board may modify in whole or in part or may affirm the interpretation of the designated official. No interpretation shall be heard by the Board until the designated official has rendered a written interpretation. It shall be incumbent upon the designated official to render a written interpretation within thirty (30) days of receipt of written request.

7. Grant variances to the non-administrative provisions of the Building Codes (Building, Residential (except Chapter 11, "Energy Efficiency"), Electrical, Mechanical and Plumbing

Codes); sections of the Minimum Building Standards Code that are designated as Building, Residential, Electrical, Mechanical, Plumbing or Fire Code related; the Fire Code; and the Sign Code, when in the opinion of the Board, and based upon the presentation of valid data, the applicable provisions are unreasonable and/or unrealistic to a particular site, building or structure.

The Board may grant variances to non-administrative provisions of the Energy Code and Chapter 11, “Energy Efficiency”, of the Residential Code, when in the opinion of the Board, and based upon the presentation of valid data, the applicable provisions are unreasonable and/or unrealistic to a particular site, building or structure, except that no variance can be granted that might violate State Law. The *building official* shall be the deciding individual as to whether a variance to the Energy Code would place the city in violation of State Law.

The Board shall use its good judgment in granting such variances, balancing the code requirement to protect life, health, structural safety and the reasonableness of the requirement. It shall take the affirmative vote of five (5) members to grant a variance.

8. Grant extensions of certificates of occupancy for Temporary Buildings, as specified in Section 108.

9. The Board may review from time to time the provisions of the respective codes and recommend any necessary changes and/or improvements to the City Council. This review shall include consideration of suggestions from industry or the public at large which shall be obtained by means of open hearing as well as through the regular channels. The Board may make recommendations to the City Council for amendments to standards as needed throughout the year.

10. Hear appeals for revocation or denial of licenses or registrations.

11. Review the qualification and testing standards of alternate examining Agencies and make advisory recommendations to the Building Official as authorized in the Electrical Code.

12. Establish and review criteria for electrical license reciprocal agreements with other cities. Approve, reject or discontinue such agreements in accordance with the Electrical Code.

13. Hears appeals to the Water Department provisions of Chapter 36, Docks, Piers and Boathouses, designated as **(WD)** but only after a release is obtained from the Director of the Water Department.

113.14 Enforcement. The *building official* and Fire Chief shall enforce and execute all legal decisions and orders of the Board for which they are respectively responsible.

113.15 Stay of proceedings. An appeal to the Board shall stay all proceedings in

connection with the decision or order appealed from, unless and until the *building official* or Fire Chief shall have certified to the Board after notice of appeal has been filed that a stay would cause hazard to life or property. Any work done contrary to the order of the *building official* or Fire Chief after filing an appeal hereunder, pending the determination of such appeal, shall be subject to nullification should the order be affirmed and may not be considered by the Board as mitigating or extenuating circumstance.

113.16 Court review. A person, firm, company or corporation aggrieved by a decision or order of the Board may present to a District Court a petition, duly verified, setting fourth that such decision is illegal, in whole or in part, specifying the grounds of illegality. Such petition shall be presented to the Court within ten (10) calendar days after the date of the decision of the board.

SECTION 114 - VIOLATIONS

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

114.1.1 Unsafe buildings. Failure to correct an unsafe building as provided for in Sections 110.6.1 or 116 shall constitute a violation of this code.

114.1.2 Occupancy violations. Whenever any site, building, structure or equipment therein regulated by this code or any other code is being used contrary to the provisions of this code or any other code, the *building official* may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued.

Such person shall discontinue the use within the time prescribed by the *building official* after receipt of such notice to make the site, building, structure, or portion thereof, or equipment comply with the requirements of this code.

114.1.3 Failure to comply with notice. Failure to comply with a notice shall be considered a violation of this code.

114.2 Notice of violation. The *building official* is authorized to serve a notice of violation or order on the person responsible for the erection, construction, *alteration*, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a *permit* or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Exception: Citations for violations of this code may be issued without requiring the issuance of a notice. When a notice is issued, it is not necessary to reissue a notice prior

to issuance of any further citations for the same violation, at the same or at different locations.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the *building official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceedings at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant hereto.

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

Each day or any portion thereof during which any violation of this ordinance occurs or continues shall be deemed a separate offense and upon conviction thereof shall be punishable as prescribed by law.

SECTION 115 – STOP WORK ORDER

115.1 Authority. Whenever the *building official* finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the *building official* is authorized to issue a stop work order.

115.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 116 - UNSAFE STRUCTURES AND EQUIPMENT

116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or to the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section.

A vacant structure that is not secured against entry shall be deemed unsafe. Materials

used to secure a structure, which deteriorate or increase in susceptibility to fire hazard over time, shall be replaced or treated to eliminate the increase of the hazard.

116.1.1 Unsafe buildings. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members that are supported by, attached to, or a part of a building and that are in deteriorated condition or otherwise unable to sustain the design loads that are specified in this code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in this code or such alternate procedures as may have been or as may be adopted by this jurisdiction. As an alternative, the *building official*, or other employee or official of this jurisdiction as designated by the governing body, may institute any other appropriate action to prevent, restrain, correct or abate the violation.

116.1.2 Covered work. Any work covered or concealed without inspection shall be considered to constitute an unsafe structure. Such consideration as an unsafe structure shall exist every day until the work is inspected and approved as being in compliance with this code. Inspections will not be performed until a valid active permit is obtained in accordance with this code.

116.1.3 Dangerous Demolition. The *building official* may order the cessation of the wrecking or demolition of any building or structure within the City when the same is being accomplished in a reckless or careless manner or in such a manner so as to endanger life and property. When such work has been ordered stopped by the *building official*, same shall not be resumed until said official is satisfied that adequate precautions have been or will be taken for protection for life and property. To continue such work without the expressed approval of the *building official* shall constitute a violation of this ordinance, and each day that such work continues shall constitute a separate offense. (See also Section 3303.)

116.1.4 Dangerous excavation, embankment or fill. See Section 1801.3.

116.2 Record. The *building official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

116.3 Notice. If an unsafe condition is found, the *building official* shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specified the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a

stipulated time. ~~Such notice shall require the person thus notified to declare immediately to the *building official* acceptance or rejection of the terms of the order.~~

116.4 Method of service.

Method of service. Such notice shall be deemed properly served if delivered in accordance with the standard method accepted by the jurisdiction.

116.5 Restoration. The structure or equipment determined to be unsafe by the *building official* is permitted to be restored to a safe condition. To the extent that repairs, *alterations* or *additions* are made or a change of occupancy occurs during the restoration of the structure, such repairs, *alterations*, *additions* or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 34.

SECTION 117 - THIRD PARTY PLAN REVIEW AND INSPECTION

117.1 When approved by the *building official*, Third Party Organizations may be permitted to perform the plan review and/or field inspection provisions of this code. When authorized to perform services, the Third Party Organization shall comply with the provisions of this section.

117.2 Plan review.

117.2.1 Performance of plan review by a Third Party Organization shall not exempt or otherwise relieve the owner and/or other parties from the submittal for a permit with the appropriate plans as prescribed in this code.

117.2.2 Along with the submittal of plans, documents as required by the *building official* shall also be submitted with the following information:

1. Name of the Third Party Organization and all individuals involved in the plan review.
2. Listing of the plan review results including but not limited to the construction type, occupancy group, occupant load, area calculations, story calculations, height measurements, and exiting calculations.
3. Other information as required by the *building official*.

117.3 Field inspections.

117.3.1 Whenever the owner, builder or authorized agent wishes to use a Third Party Organization for field inspection, he shall submit the appropriate forms to the *building official* for approval before inspections commence. The *building official* shall review the application to confirm that the chosen Third Party Organization is approved and has all required insurance.

117.3.2 The *building official* shall have a right to make periodic site visits, at his discretion, to review and inspect the work under construction. Whenever possible, the *building official* may attempt to coordinate such visits with the Third Party Organization.

117.3.3 The *building official* shall maintain full interpretation authority of all affected codes as well as the authority to require corrections, including, but not limited to, notices, stop work orders and/or citations.

117.3.4 The project may proceed with construction only upon approval of the Third Party Organization after performing the inspections as required by this code or as otherwise required by the *building official*. If, upon review, the *building official* believes that compliance with all applicable codes has not been achieved, the *building official* shall retain the right to require corrections. If corrections are required, the owner/builder and Third Party Organization may propose methods of correction that do not require uncovering of completed work. However, the *building official* may require uncovering of completed work after consideration of the extent of the work involved versus the level of compliance needed and then only as a last resort when the *building official* determines that the proposed methods of correction will not result in adequate compliance.

117.3.5 The Third Party Organization shall issue to the owner/builder and the *building official* a formal inspection report for each inspection completed, verifying either that the work inspected is in compliance with this code or specifically detailing corrections necessary to bring such work into conformance with said codes and regulations.

117.3.6 The Third Party Organization shall notify the *building official* if, at any time, the owner/builder fails to correct construction deficiencies as noted or if the owner/builder covers work prior to inspection or otherwise hinders the ability of the Third Party Organization to perform required inspections.

117.4 Insurance. The Third Party Organization shall obtain and maintain insurance coverage as prescribed by the *building official*.

117.5 Indemnification. The Third Party Organization, the builder and the owner shall execute an indemnification agreement, when required, in a form approved by the City Attorney.

117.6 Conflict of interest. The licensed architect, registered engineer, or other authorized person, entity or corporation who prepared or supervised preparation of the project plans and/or specifications, along with, the owner, builder, subcontractor, their agents, officers and employees shall not be associated in any way with the Third Party Organization.

117.7 Qualifications. The Third Party Organization shall submit documents, as

required by the *building official*, to show adequate training, knowledge and/or certification in the fields upon which service is to be rendered. The *building official* shall review the documents along with proof of required insurance and all required executed agreements. If in compliance, the building official shall approve the Third Party Organization.

If not approved, or if approval is revoked for just cause by the *building official*, the Third Party Organization may appeal to the Construction and Fire Prevention Board of Appeals. Just cause may include but not be limited to violation of any provision of this ordinance, loss or expiration of required insurance, violation of the conflict of interest provision or any action that may result in the questioning of qualifications.

117.8 Certificate of occupancy. A certification of occupancy shall be issued, when necessary, by the *building official* upon completion of all requirements specified above and, upon completion of all requirements of any other affected department of the City. Such completion shall be determined upon the submittal of all inspection reports by the Third Party Organization noting that all required construction inspections have been approved and after the *building official* has performed and approved a final inspection when deemed necessary.

117.9 Violations. A Third Party person or individual who violates, or assists in the violation, of this code shall be subject to the penalties as prescribed in Section 114.

SECTION 118 - INDIVIDUAL OR CONTRACTOR REGISTRATION FOR GROUP R, DIVISION 3 OCCUPANCIES OR THEIR ACCESSORY STRUCTURES

118.1 General. Each individual or business shall list its principals and an official, in its employ, who will be designated as controlling officer. The controlling officer shall be responsible for all permits obtained by him or any employee of his business. Each registered business shall notify the City of Fort Worth, in writing, of its permanent business address and the residential address of its designated official.

118.2 Fees. A nonrefundable registration fee as specified in Section 119, Table No. 1-D shall be paid and it shall be valid for a one year period from the date of payment. The holder of a registration who fails to pay the annual fee due for such registration within thirty (30) days of the expiration date shall also be required to pay a late fee as specified in Section 119, Table 1-D.

118.3 Individual or contractor identification.

1. Each job site in which a permit is issued to a registered individual or contractor shall be identified with a sign located in the front yard or on the structure front so as to be visible to the street. The sign may not be larger than two (2) feet by two (2) feet and no smaller than one and one-half (1-1/2) feet by one and one-half (1-1/2) feet and must display the individual or contractor's business name and the registration number. The registration number shall be

no smaller than two and one-half (2-1/2) inches high.

2. Signs must be posted not more than three days before construction begins, must remain posted during construction and must be removed not more than three days after the final inspection is approved by the city.

3. Signs on projects without a permit and signs put up for longer periods than what is justified by item 2 above will be considered advertising and must comply with the appropriate codes and ordinances.

118.4 Work performed by employees. All work performed under a permit to a registered individual or contractor must be performed by persons in their direct employ. For the purpose of this section, the term “direct employ” shall include individuals receiving a regular paycheck as payment for performance of duties, as well as, subcontractors for which, under the provisions of this section, the registered individual or contractor is taking responsibility for their work performance. It shall not allow for homeowners to obtain a permit without registration but hire others to do the work.

Individuals or Contractors using their registration to permit jobs for other non-registered individuals will be considered, as well as those non-registered individuals, to be in violation of this code.

118.5 Revocation of registration. Registration may be revoked by the *building official* for due cause. The Construction and Fire Prevention Board of Appeals may hear revocation appeals by applicants desiring reinstatement.

SECTION 119 – FEE TABLES

TABLE NO. 1-A
REMODEL BUILDING PERMIT FEES
INCLUDES FEES FOR NEW CONSTRUCTION WITH NO SQUARE FOOTAGE
(Fences, swimming pools, retaining walls, etc.)

TOTAL VALUATION	Permit Fee ^{1,2}	
\$0 to \$2,000.00	\$76.86 (\$46.11)*	
>\$2,000.00 to \$25,000.00	(a) \$76.86 (b) \$15.37	(a) for first \$2,000 (b) for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
>\$25,000.00 to \$50,000.00	(a) \$430.51 (b) \$11.10	(a) for first \$25,000 (b) for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
>\$50,000.00 to \$100,000.00	(a) \$708.14 (b) \$7.68	(a) for first \$50,000 (b) for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
>\$100,000.00 to \$500,000.00	(a) \$1092.53 (b) \$5.97	(a) for first \$100,000 (b) for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
>\$500,000.00 to \$1,000,000.00	(a) \$3484.33 (b) \$5.12	(a) for the first \$500,000.00 (b) for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
>\$1,000,000.00	(a) \$6047.01 (b) \$3.41	(a) for the first \$1,000,000.00 (b) for each additional \$1,000.00 or fraction thereof

*Remodel work associated with existing R-3 Use Group or their existing accessory U Use Groups shall be charged the fee in ().

- ¹ Residential projects (one- and two-family dwellings, and townhouses regulated by the IRC, and their accessory structures):
- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

- ² Commercial projects (those not included in item 1 above):
- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

TABLE NO. 1-B

1. CFPBOA Application Fee						
(1st item per address)	.	.	.	.	.	\$125.00
(Each additional item per address)	.	.	.	.	.	30.00
2. Permit Application Fee	.	.	.	.	.	22.00
3. Demolition and Moving Fees						
Square Footage						
1 through 1,000	.	.	.	.	.	67.00
1,001 through 2,000	.	.	.	.	.	136.00
2,001 through 3,000	.	.	.	.	.	254.00
3,001 through 5,000	.	.	.	.	.	381.00
5,001 through 10,000	.	.	.	.	.	510.00
10,001 through 20,000	.	.	.	.	.	682.00
20,001 and above	.	.	.	.	.	1364.00
4. Change of Occupancy Permit Fee	.	.	.	.	.	72.00
5. Ordinance Inspection Fee (per inspector)	.	.	.	.	.	30.00
6. Inspection (Orange) Card Replacement	.	.	.	.	.	22.00
7. Record Change Fee (per record or permit)	.	.	.	.	.	22.00
8. Plan Review Deposit*						
those requiring circulation	.	.	.	.	.(40.00)	220.00
those without circulation	.	.	.	.	.(20.00)	85.00
9. Residential Master Plan Registration	.	.	.	.	.	60.00
10. Vendor Certificate of Occupancy for Temporary Vendors	.	.	.	.	.	60.00
11. Sidewalk Cafes (valid for one year)	.	.	.	.	.	150.00

*Deposit is not required for additions and remodels to existing Group R-3 Occupancies, and for additions, remodels or new construction of their accessory structures. Where the plan review is performed under the third party option, the deposit shall be the amount in ().

Other Inspections and Fees:

1. Inspections outside of normal business hours (minimum of two hours)		\$38.00 per hour
2. Reinspection fee	.	\$27.50
3. Inspections for which no fee is specifically indicated (minimum charge - one-half hour)	.	\$38.00 per hour
4. Additional plan review required by changes, additions or revisions to plans (minimum charge - one-half hour)	.	\$38.00 per hour
for 3 rd party Building, Electrical, Mechanical, Plumbing & Energy	.	\$16.50
5. Inspections outside of city limits (commercial)	.	\$49.50 ¹ per inspector
(residential)	.	\$66.00 ¹ total

¹ Or \$33.00 per hour, whichever is greater.

**TABLE 1-C-1
A, B, E, H, I, & M USE GROUPS
NEW CONSTRUCTION OR ADDITION
BUILDING PERMIT FEES**

NEW SQUARE FOOTAGE	Permit Fee ^{1,2}	
0 to 30	\$76.86	
>30 to 400	(a) \$76.86 (b) \$0.955	(a) for first 30 square feet (b) for each additional square foot, to and including 400
>400 to 790	(a) \$430.51 (b) \$0.711	(a) for first 400 square feet (b) for each additional square foot, to and including 790
>790 to 1365	(a) \$708.14 (b) \$0.668	(a) for first 790 square feet (b) for each additional square foot, to and including 1365
>1365 to 5850	(a) \$1092.53 (b) \$0.533	(a) for first 1365 square feet (b) for each additional square foot, to and including 5850
>5850 to 18,000	(a) \$3484.33 (b) \$0.210	(a) for the first 5850 square feet (b) for each additional square foot, to and including 18,000
>18,000	(a) \$6047.01 (b) \$0.191	(a) for the first 18,000 square feet (b) for each additional square foot

¹ Residential projects (one- and two-family dwellings, and townhouses regulated by the IRC, and their accessory structures):

- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

² Commercial projects (those not included in item 1 above):

- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

**TABLE 1-C-2
F & S USE GROUPS
NEW CONSTRUCTION OR ADDITION
BUILDING PERMIT FEES**

NEW SQUARE FOOTAGE	Permit Fee ^{1,2}	
0 to 75	\$76.86	
>75 to 1080	(a) \$76.86 (b) \$0.351	(a) for first 75 square feet (b) for each additional square foot, to and including 1080
>1080 to 1980	(a) \$430.51 (b) \$0.308	(a) for first 1080 square feet (b) for each additional square foot, to and including 1980
>1980 to 3365	(a) \$708.14 (b) \$0.277	(a) for first 1980 square feet (b) for each additional square foot, to and including 3365
>3365 to 24,675	(a) \$1092.53 (b) \$0.112	(a) for first 3365 square feet (b) for each additional square foot, to and including 24,675
>24,675 to 50,050	(a) \$3484.33 (b) \$0.100	(a) for the first 24,675 square feet (b) for each additional square foot, to and including 50,050
>50,050	(a) \$6047.01 (b) \$0.096	(a) for the first 50,050 square feet (b) for each additional square foot

¹ Residential projects (one- and two-family dwellings, and townhouses regulated by the IRC, and their accessory structures):

- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

² Commercial projects (those not included in item 1 above):

- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

**TABLE 1-C-3
R USE GROUPS
NEW CONSTRUCTION OR ADDITION
BUILDING PERMIT FEES**

NEW SQUARE FOOTAGE	Permit Fee ^{1,2}	
0 to 65	\$76.86 (\$46.11)*	
>65 to 700	(a) \$76.86 (46.11)* (b) \$0.556 (0.333)*	(a) for first 65 square feet (b) for each additional square foot, to and including 700
>700 to 1400	(a) \$430.51 (b) \$0.396	(a) for first 700 square feet (b) for each additional square foot, to and including 1400
>1400 to 2700	(a) \$708.14 (b) \$0.295	(a) for first 1400 square feet (b) for each additional square foot, to and including 2700
>2700 to 11,800	(a) \$1092.53 (b) \$0.262	(a) for first 2700 square feet (b) for each additional square foot, to and including 11,800
>11,800 to 24,500	(a) \$3484.33 (b) \$0.201	(a) for the first 11,800 square feet (b) for each additional square foot, to and including 24,500
>24,500	(a) \$6047.01 (b) \$0.148	(a) for the first 24,500 square feet (b) for each additional square foot

*New square footage for Group R-3, up to and including 500 sq.ft., shall be charged the fee in ().

- ¹ Residential projects (one- and two-family dwellings, and townhouses regulated by the IRC, and their accessory structures):
- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

- ² Commercial projects (those not included in item 1above):
- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

**TABLE 1-C-4
U USE GROUP
NEW CONSTRUCTION OR ADDITION
BUILDING PERMIT FEES**

NEW SQUARE FOOTAGE	Permit Fee ^{1,2}	
0 to 175	\$76.86 (\$46.11)*	
>175 to 2500	(a) \$76.86 (b) \$0.152	(a) for first 175 square feet (b) for each additional square foot, to and including 2500
>2500 to 5200	(a) \$430.51 (b) \$0.102	(a) for first 2500 square feet (b) for each additional square foot, to and including 5200
>5200 to 10,200	(a) \$708.14 (b) \$0.076	(a) for first 5200 square feet (b) for each additional square foot, to and including 10,200
>10,200 to 46,500	(a) \$1092.53 (b) \$0.065	(a) for first 10,200 square feet (b) for each additional square foot, to and including 46,500
>46,500 to 96,500	(a) \$3484.33 (b) \$0.051	(a) for the first 46,500 square feet (b) for each additional square foot, to and including 96,500
>96,500	(a) \$6047.01 (b) \$0.041	(a) for the first 96,500 square feet (b) for each additional square foot

*New square footage for accessory Group U uses associated with existing R-3's shall be charged the fee in ().

¹ Residential projects (one- and two-family dwellings, and townhouses regulated by the IRC, and their accessory structures):

- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

² Commercial projects (those not included in item 1above):

- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

**Table 1-D
Business Registration Fee**

First year or portion thereof ¹	\$120.00
Yearly renewal	\$ 60.00
Late fee	\$ 30.00

1. Annual fee is due in full on the first day of January each year. Fees will not be pro rated for registration taken out during the year. (Renewal dates may be adjusted by the code official to equally distribute the workload throughout the year.)

**Table 1-E
Temporary Encroachment Fees**

Time	Fee
3 or less days	If the time does not exceed three (3) days, the fee will be \$42.80 per day up to and including the third day.
More than 3 days	If the time exceeds three (3) days, the fee per day will be one and one-half cents (\$.015) per square foot of sidewalk or alley space and three cents (\$.03) per square foot of street space used with a minimum fee of \$128.40 per permit.

**Table 1-F
Permanent Encroachments**

Approved by	Commercial Fee	Residential Fee
Building Official	\$170.00	\$170.00
Planning and Development Director	\$200.00	\$200.00
City Council	\$500.00	\$500.00

Table 1-G
Minimum amount retained by City for permit fee refunds

The <i>building official</i> shall retain the application fee plus the largest of the following:
(a) 5% of the permit fee; or,
(b) the plan review deposit; or,
(c) 50 dollars (\$50.00).

IBC SECTION 201

*IBC Section 201.3; changed to read as follows:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other codes, such terms shall have the meanings ascribed to them as in those codes. Where the terms occur in multiple codes and are defined differently, each definition shall apply as appropriate in the context being used.

IBC SECTION 202

*Section 202; definitions are changed and new definitions are added to read as follows:

AMBULATORY HEALTH CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to individuals who are rendered incapable of self-preservation. The definition shall include but not be limited to:

- Dialysis centers
- Sedation dentistry (render the patient incapable of self preservation for dental care or cleaning)
- Surgery Centers (Day Surgery, Oral Surgery, Cosmetic surgery, Eye surgery, etc.)
- Colonic centers
- Psychiatric centers

The term shall not include dentist offices, unless also used for sedation dentistry.

ATTIC. The space between the ceiling beams of the top *story* and the roof rafters. The installation of decking, other than the minimum decking required for equipment access and maintenance, shall be considered another floor.

BUILDING CODE. Building Code shall mean the *International Building Code* as adopted by this jurisdiction.

CHANGE OF OCCUPANCY. A change in the purpose or level of activity within a building that involves a change in application of the requirements of this code. The definition shall also apply to usage of the surrounding site and access to and from the building, structure or site, as necessary to achieve the purpose of this code, and to obtain compliance with other codes and ordinances of this jurisdiction.

CODE OFFICIAL. Where ever the term code official is used in this code it shall mean the *building official*.

CONSTRUCTION DOCUMENTS. Written, graphic and pictorial documents prepared or assembled for describing the design, location and physical characteristics of the elements of a project necessary for obtaining a building *permit*. Such documents may include but not be limited to plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs and other data.

ELECTRICAL CODE. Electrical Code shall mean the *National Electrical Code* as adopted by this jurisdiction. For the purpose of this code, all references to NFPA 70 and the *ICC Electrical Code* shall be assumed to mean the Electrical Code as defined herein.

DWELLING UNIT, EFFICIENCY. A dwelling unit containing only one habitable room. (See Section 1208.4)

ENERGY CODE. Energy Code shall mean the *International Energy Code* as adopted by this jurisdiction.

FIRE PREVENTION CODE (FIRE CODE). Fire Prevention Code, or Fire Code, shall mean the *International Fire Code* as adopted by this jurisdiction.

FUEL GAS CODE. Fuel Gas code shall mean the *International Fuel Gas Code* as adopted by this jurisdiction and shall be considered as part of the Plumbing Code. (See Plumbing Code.)

MECHANICAL CODE. Mechanical Code shall mean the *International Mechanical Code* as adopted by this jurisdiction.

NONCOMBUSTIBLE. See Section 703.4.

OCCUPIABLE SPACE. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational or similar purposes or in which occupants are engaged at labor, and which is equipped with *means of egress* and light and ventilation facilities meeting the requirements of this code. Any space that could be assumed to be occupiable shall not be exempt to the requirements of this code by designing the space without *means of egress*, light or ventilation.

OCCUPIED ROOF. Uncovered roof or roof deck, designed to be occupied for uses other than mechanical equipment or building services, including but not limited to swimming pools, dining, amusement, gardens and parking. Such areas shall be considered as another story in which an occupancy exists.

PLUMBING.

For the purpose of using the *International Plumbing Code*, as adopted, shall mean:

The practice, materials and fixtures utilized in the installation, maintenance, extension and alteration of all piping, fixtures, plumbing appliances and plumbing appurtenances, within or adjacent to any structure, in connection with sanitary drainage or storm drainage facilities; venting systems, and public or private water supply systems.

For the purpose of complying with the Texas State Plumbing License Law, shall mean:

All piping, fixtures, appurtenances, and appliances, including disposal systems, drain or waste pipes, or any combination of these that:

supply, recirculate, drain, or eliminate water, gas, medical gasses and vacuum, liquids, and sewage for all personal or domestic purposes in and about buildings where persons live, work, or assemble; connect the building on its outside with the source of water, gas, or other liquid supply, or combinations of these, on the premises, or the water main on public property; and carry waste water or sewage from or within a building to the sewer service lateral on public property or the disposal or septic terminal that holds private or domestic sewage.

The installation, repair, service, maintenance, alteration, or renovation of all piping, fixtures, appurtenances, and appliances on premises where persons live, work, or assemble that supply gas, medical gasses and vacuum, water, liquids, or any combination of these, or dispose of waste water or sewage.

PLUMBING CODE. Plumbing Code shall mean the *International Plumbing Code* and the *International Fuel Gas Code* as adopted by this jurisdiction. The term "Plumbing Code" applies to both codes as one combined code.

PLUMBING SYSTEM.

For the purpose of using the *International Plumbing Code*, as adopted, shall mean:

Includes the water supply and distribution pipes; plumbing fixtures and traps; water-treating or water-using equipment; soil, waste and vent pipes; and sanitary and storm sewers and building drains; in addition to their respective connections, devices and appurtenances within a structure or premises.

RESIDENTIAL CODE. Residential Code shall mean the *International Residential Code* as adopted by this jurisdiction.

SECONDARY MEMBERS. The following structural members shall be considered secondary members and not part of the primary structural frame:

1. Structural members not having direct connections to the columns;
2. Members of the floor construction and roof construction not having direct connections to the columns, and
3. Bracing members other than those that are part of the *primary structural frame*.

STORY, FIRST. The lowest story qualifying as a *Story Above Grade Plane* shall be considered as the first story.

TOWNHOUSE. A single-family *dwelling unit* constructed in a group of three or more attached units individually separated by property lines in which each unit extends from the foundation to roof and with ~~open space~~ a yard or public way on at least two sides. When not divided with a property line, such units shall be considered as Townhouse Apartments and shall comply with the provisions for apartments, except where separate provisions are provided.

TOWNHOUSE APARTMENT. A single-family *dwelling unit* constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides. (See Section 310.3)

ZONING CODE. Zoning Code shall mean the Comprehensive Zoning Ordinance as adopted.

IBC SECTION 302

**IBC Section 302.1; add a sentence to the first paragraph to read as follows:*

For application of this code to uses under the Residential Code, they shall be considered to be Group R-3 residential uses with Group U accessory uses, unless a more appropriate occupancy group is assigned by the *building official*.

IBC SECTION 303

**IBC Sections 303.1; amend exceptions 4 and 5 to read as follows:*

4. Assembly areas that are accessory to Group E occupancies are not considered separate occupancies for the purpose of calculating allowable height, area and construction type. All other provisions applicable to Assembly occupancies shall apply, including permit fee calculation, except that the dining hall may be considered a Group A-3. except when applying the assembly occupancy requirements of Chapter 11.

5. Accessory religious educational rooms, used by less than 50 persons per room for not more than four hours per day of religious observance (Sunday School) shall be considered a Group B Occupancy, and for the purpose of Section 508.4 are not required to be separated from religious auditoriums with occupant loads of less than 100 are not considered separate occupancies. However, for the purpose of calculating height, area, construction type and ratios may be considered as separated uses. This non-separation benefit shall not apply when determining the fire area separations of Chapter 9.

*IBC Section 301.1, Group A-3; add a new used to read as follows:

Dining halls associated with Group E occupancies.

IBC SECTION 304

*IBC Section 304; change and add uses to read as follows:

Ambulatory health care facilities: The definition shall include but not be limited to:

- Dialysis centers
- Sedation dentistry (render the patient incapable of self preservation for dental care or cleaning)
- Surgery Centers (Day Surgery, Oral Surgery, Cosmetic surgery, Eye surgery, etc.)
- Colonic centers
- Psychiatric centers

Educational occupancies above the 12th grade with less than 50 occupants per room

Fire stations

Food processing establishments with less than 50 occupants

Non-accessory assembly use, building or individual tenant space, used for assembly purposes by less than 50 persons.

Police stations (includes an area to confine or restrain up to five individuals)

Religious educational rooms (Sunday School classrooms), used by less than 50 persons per room for not more than four hours per day of religious observance.

Training and skill development not within a school or academic program with an occupant load less than 50.

IBC SECTION 305

*IBC Section 305.1; changed to read as follows:

305.1 Educational Group E. Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade. Religious educational rooms and religious auditoriums, which are accessory to *places of religious worship* in accordance with Section 303.1 and have occupant loads of less than 100, shall comply with Section 303.1, exception 5. ~~shall be classified as A-3.~~

IBC SECTION 307

*IBC Section 307.1, exceptions # 4, 7 and 9; changed to read as follows:

4. Cleaning establishments . . . constructed in accordance with Section 712, or both. See also IFC Chapter 12, Dry Cleaning Plant provisions.
7. Refrigeration systems where the chemicals involved are in the piping, connected tanks, or overflow tanks directly connected as part of the operational system. Extra storage tanks, not directly connected as part of the operational system, are not considered part of the refrigeration system.
9. Stationary batteries utilized for facility emergency power, uninterrupted power supply or telecommunication facilities provided that the batteries are provided with safety venting caps and ventilation is provided in accordance with the *International Mechanical Code* and are separated when required by Table 508.2.5.

*IBC Section 307.4; add a new use as follows:

Aircraft paint hangars, in accordance with Section 412.6.1.

IBC SECTION 308

*IBC Section 308.2, add new uses under I-1 as follows:

Group Home II as defined in the Zoning Code
Orphanage for children over 2 ½ years of age
State of Texas, Type A (Large facility) Assisted Living
State of Texas, Boarding home facility with more than 16 residents, excluding staff
Foster home with more than 16 care recipients, exclusive of the primary family

*IBC Section 308.3; add two new uses under I-2 as follows:

State of Texas, Type B (Large & Small facility) Assisted Living

State of Texas, Special Care Facility
Orphanage for children under 2 ½ years of age
Foster home for more than five children 2 ½ years of age or less, exclusive of the primary family
All I-1 and Group R uses, not regulated by the IRC, in which the occupants are not capable of responding to an emergency situation without physical assistance from staff.

*IBC Section 308.5.1; changed to read as follows:

308.5.1 Adult care facility. A facility that provides accommodations for less than 24 hours for more than five unrelated adults and provides supervision and *personal care services* shall be classified as Group I-4. This classification shall include Day Habilitation uses.

Exception: A facility where occupants are capable of responding to an emergency situation without physical assistance from the staff shall be classified as Group A-3 R-3, or Group B when less than 50 persons. Written confirmation may be required to qualify for this exception and provisions so stating added to the Certificate of Occupancy.

IBC SECTION 310

*IBC Section 310.1, Group R-3; change the second paragraph and add a third paragraph to read as follows:

Adult care and child care facilities with five or fewer persons that are within a single-family home are permitted to comply with the *International Residential Code*.

This use shall include not more than two dwelling units that are an attached part of another use, e.g. caretaker unit for self-storage facility, residence over a commercial business, etc. Unless in separate detached one- or two-family structures, structures with three or more dwelling units on a single property shall constitute a Group R-2 apartment or Townhouse Apartment regardless of whether divided by fire walls or party walls.

*IBC Section 310.1; add new uses to read as follows:

Under R-1

Bed and Breakfast Inn as defined in the Zoning Code

Under R-2

Boarding House (inclusive of Lodging House) as defined in the Zoning Code

State of Texas, Type E (Large facility) Assisted Living
Townhouse Apartments

Under R-3

Bed and Breakfast Home as defined in the Zoning Code
State of Texas, Boarding home facility with not more than 5 residents, excluding staff

Under R-4

Community Home as defined in the Zoning Code.
Group Home I as defined in the Zoning Code
State of Texas, Type A (Small facility) Assisted Living
State of Texas, Type E (Small facility) Assisted Living
State of Texas, Boarding home facility with more than 5 but not more than 16
residents, excluding staff
Foster home with more than 5 but not more than 16 care recipients, exclusive of the
primary family

*IBC Section 310.3; added to read as follows:

310.3 Townhouse apartments. Townhouse apartments shall comply with all provisions applicable to Group R-2 apartments.

When townhouse apartments are constructed in accordance with the provisions of the Residential Code, as listed in Sections 310.3.1 and 310.3.2, such apartments are permitted reductions in code compliance as specified in Sections 310.3.3, 310.3.4 and 310.3.5.

310.3.1 Height. For the purpose of code reductions, townhouse apartments shall not exceed 3 stories in height.

- Exceptions:**
- 1.** Such structures are permitted to have a private, individual fourth level roof deck in compliance with the following:
 - a. Except for required guards, and the minimum required penthouse necessary to enclose the access stair, the deck shall be unenclosed and unroofed.
 - b. The minimum required penthouse necessary to enclose the access stair shall not include any other occupiable space.
 - c. The open deck shall not exceed 400 square feet.
 - d. The guard shall be constructed of metal. The decking shall be constructed of water resistant construction, and the structural design plans of the building and deck shall be stamped by an engineer.

 - 2.** When each unit of the townhouse apartment building is provided with an *automatic sprinkler system*, the fourth level roof deck may be as provided in exception 1 and the following:
 - a. with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or

903.3.1.2 with 903.3.1.2.1:

- the 400 square foot area may be covered but open on the sides; and,
- part of the 400 square feet area may be an enclosed storage room not to exceed 20 square feet.

- b. with an *automatic sprinkler system* in accordance with 903.3.1.2 (without 903.3.1.2.1), 903.3.1.3 or Section P2904 of the Residential Code, the provisions of exception 2a above apply except that the canopy must be entirely non-combustible.

310.3.2 Separation. For the purpose of code reductions, townhouse apartments shall be separated as required by Section R302.2, R302.2.1, R302.2.2, R302.2.3 and R302.2.4 of the Residential Code.

310.3.3 Automatic sprinkler reduction. When in compliance with Section 310.3.1 and 310.3.2 and required to install an automatic sprinkler system in accordance with Section 903.2.8, individual systems per townhouse apartment may be installed in compliance with Section 903.3.1.3 or Section P2904 of the Residential Code.

310.3.4 Manual fire alarm systems. When in compliance with Sections 310.3.1 and 310.3.2, manual fire alarm systems in accordance with Section 907.2.9.1 are not required.

310.3.5 Means of egress. When in compliance with Sections 310.3.1 and 310.3.2, *means of egress* may be in compliance with Section R311 of the Residential Code.

310.3.5 Accessibility. Townhouse apartments in compliance with this section need not comply with the number of accessible units as required under Section 1107.6.2.1.

**IBC Section 310.4; added to read as follows:*

310.4 Minimum window sill height. For minimum required window sill height, see Section 1405.13.2.

IBC SECTION 403

**IBC Section 403.1, exception #3; changed to read as follows:*

3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1, when used for open air seating; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and other enclosed areas.

**IBC Section 403.3, exception #2; delete.*

*IBC Section 403.5.3; add a sentence to read as follows:

For egress control devices (electronic locks), see Section 1008.1.4.4 and 1008.1.9.6 through 1008.1.9.9.

IBC SECTION 404

*IBC Section 404.1.1; change definition of "Atrium" to read as follows:

ATRIUM. An opening connecting ~~two~~ three or more stories other than enclosed *stairways*, elevators, hoistways, escalators, plumbing, electrical, air-conditioning or other equipment, which is closed at the top and not defined as a mall. Stories, as used in this definition, do not include balconies within assembly groups or *mezzanines* that comply with Section 505. For openings connecting two floor levels, see Section 708.2, exception 7.

IBC SECTION 406

*IBC Section 406.1.1.1; add to read as follows:

406.1.1.1 Private garage: A garage in which the garage area is under the control of one particular owner or tenant and is separated from other such garage areas assigned to other individuals. This includes but is not limited to garages associated with one- and two-family dwellings, or individual garages grouped in a building associated with multi-family dwellings or other occupancies used for the parking of private motor vehicles.

*IBC Section 406.6.1 changed to read as follows:

406.6.1 General. Repair garages shall be constructed in accordance with the *International Fire Code* and Sections 406.6.1 through 406.6.6. This occupancy shall not include motor fuel-dispensing facilities, as regulated in Section 406.5, but shall include any auto repair bays.

This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repair.

IBC SECTION 408

*IBC Section 408.3.9; added to read as follows:

408.3.9 Corridors. Open-barred cells forming corridor walls shall not be required to

be fire-resistive. When cell walls are also the corridor walls, cell doors are permitted to have openings necessary to observe, communicate, feed or otherwise interact with the inmate.

IBC SECTION 410

*IBC Section 410.2; add the following sentence to the definition of “Platform”:

Platforms are permitted to have horizontal sliding curtains.

IBC SECTION 411

*IBC Section 411.7.1; changed to read as follows:

411.7.1 Photo luminescent exit signs. Photo luminescent exit signs shall not be installed. ~~Where photo luminescent exit signs are installed, activating light source and viewing distance shall be in accordance with the listing and markings of the signs.~~

IBC SECTION 412

*IBC Section 412.4.6 and 412.4.6.1; changed to read as follows:

412.4.6 [F] Fire Suppression. *{remainder of section unchanged}*

412.4.6.1 [F] Hazardous operations. *{remainder of section unchanged}*

IBC TABLE 414

*IBC Table 414.2.2; amend footnote “b” to read as follows:

- b. Fire barriers shall include walls and floors as necessary to provide separation from other portions of the building. For fire-resistance rating of floor separation, see Section 414.2.4.

IBC SECTION 419

*IBC Section 419.1; changed to read as follows:

419.1 General. A live/work unit is a *dwelling unit* or *sleeping unit* in which a significant portion of the space includes a non-residential use that is operated by the tenant and shall comply with Section 419.1 through 419.8.

Exceptions: 1. *Dwelling or sleeping units* that include an office that is less than 10

percent of the area of the *dwelling unit* shall not be classified as a live/work unit.

2. Any use in a one- and two-family *dwelling* or townhouse that qualifies as a “Home Occupation” as specified in the Zoning Code, need only to comply with the provisions for Home Occupation as listed in the Zoning Code.

3. Any use that exceeds the limitations of Section 419.1.1, or otherwise does not qualify under this section as a live/work unit, shall be considered a mixed use occupancy under Section 508.

*IBC Section 419.1.2; added to read as follows:

419.1.2 Zoning. Live/work units shall only be permitted in a zoning classification where both a residential and commercial use is permitted, or where allowed by any other provision of the Zoning Code.

*IBC Section 419.5; changed to read as follows:

[F] 419.5 Fire protection. The live/work unit shall be provided with a monitored fire alarm system where required by Section 907.2.9 and an *automatic sprinkler system* in accordance with Section 903.2.8.

*IBC Section 419.7; changed to read as follows:

419.7 Accessibility. Accessibility shall be designed in accordance with Chapter 11 for the work unit and its associated accessible restroom. See also Section 1103.2.13.

IBC SECTION 503

*IBC Section 503.1; add a second paragraph to read as follows:

An occupancy, including those on Occupied Roofs, shall not be located above the story or height set forth in Table 503 except as modified hereafter. For non-separated mixed uses, in accordance with Section 508.3, no occupancy shall be located above the story or height of the most restrictive non-separated occupancy.

*IBC Section 503.1.4 and 503.1.5; added to read as follows:

503.1.4 Yards. When yards are provided for determination of Exterior Wall rating, Exterior Opening Protection or increase in allowable area calculations, under this code or any previous code, they shall be maintained clear and unobstructed in accordance with their original approval, unless permitted to be removed or reduced by this code.

503.1.5 Fire protection systems. Any existing fire extinguishing system or fire alarm system, whether installed voluntarily or as a requirement of any previous code, shall be maintained and kept operational as required in the Fire Code. Such systems shall not be removed unless permitted to be removed or reduced by this code and the Fire Code.

IBC SECTION 506

**IBC Section 506.2.2; add a sentence to read as follows:*

In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10 foot wide pathway meeting fire department access from the street or approved fire lane must be provided. (See Fire Code Section 503.1.1 for hose lay measurement pathway requirements.)

IBC SECTION 508

**IBC Section 508.2.5; add a sentence to read as follows:*

An incidental accessory occupancy shall be classified in accordance with the occupancy of that portion of the building in which it is located.

**IBC Section 508.2.5.3; add two sentences to read as follows:*

In order to qualify with this reduction, at least one sprinkler head must be installed in the incidental use area. Areas that are exempt to sprinkler head installation under a sprinkler standard will not qualify for the reduction permitted herein unless at least one sprinkler head is installed in the incidental use area.

**IBC Table 508.2.5; add the following items:*

Standby power generator – high rise	See Section 403.4.7.1
Combustible storage	See Section 413
Standby power source for smoke control systems	See Section 909.11
Fire Command Center	See Section 911.1.2
Fire Pump Room and access corridor	See Section 913.2.1 and 913.1
Electrical Vaults over 600 volts	See Electrical Code Article 110.31(A)
Refuse and laundry chute access and termination rooms	See Section 708.13
Elevator machine rooms and machinery	See Section 3006.4

spaces	
Critical Operations Power Systems (COPS) power source and equipment	See NEC 708.20(B)

IBC TABLE 601

**IBC Table 601; delete footnote “d”.*

**IBC Table 601; add the following Note:*

Note: For Occupancy Category (Importance Factor), see Table 1604.5. For Structural Integrity, see Section 1614.

IBC SECTION 602

**IBC Section 602.1; add two sentences to read as follows:*

Exterior bearing walls shall have a fire-resistance rating of the most stringent of Table 601 or Table 602. See Table 601, footnote f and Table 602, footnote a. For exterior structural frame, see Table 601, footnote g.

IBC TABLE 602

**IBC Table 602; amend footnotes “b” and “e”; to read as follows:*

- b. For special requirements for Group U occupancies, see Section 406.1.2. For other carports of Type II-B construction, a fire-resistance rating shall not be required where the fire separation distance is 5 feet or more and the carport complies with all of the following:
 - i. The carport shall be constructed of all metal or all metal with masonry veneer; and,
 - ii. The carport shall not exceed 3,000 square feet with 16’ separation between other such carports, measured from closest projection to closest projection.
 - iii. See also Section 705.3, exception 2 for assumed property lines between main use buildings and carports.
- e. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located. When an upper floor projects closer to the property line than the floors below, and if Table 705.8 requires any percentage of protected openings for the exterior wall of that upper floor, then the underside of the projecting floor shall be a minimum of one-hour fire resistance rating.

*IBC Table 602; add the following notes:

For combustible materials on exterior walls, see Section 1406.

For exterior walls of Aircraft Hangers, see Section 412.4.1.

IBC SECTION 603

*Section 603.1; change item 13 and add an items 25.4 and 26 to read as follows:

13. Fire-retardant-treated wood used as blocking such as for handrails, millwork, cabinets and window and door frames.
- 25.4 Double stud framing may be used to strengthen metal stud door framing.
26. Combustible materials on the exterior side of exterior walls as permitted by Section 1406.

IBC SECTION 704

*IBC Section 704.11; changed to read as follows:

704.11 Bottom flange protection. Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches (1931 ~~1829~~ mm) whether part of the primary structural frame or not, and from the bottom flange of lintels, shelf angles and plates not part of the primary structural frame, regardless of span.

IBC SECTION 705

*IBC Section 705.2; 705.2 and 705.2.3 changed and Table 705.2 added to read as follows:

705.2 Projections. Cornices, eave overhangs, exterior balconies and similar projections extending beyond the *exterior wall* shall conform to the requirements of this section and Section 1406. Exterior egress balconies and *exterior exit stairways* shall also comply with Section 1019 and 1026, respectively. Projections shall not extend any closer to the line used to determine the fire separation distance than shown in Table 705.2. ~~beyond the distance determined by the following three methods, whichever results in the lesser projection:~~

1. ~~A point one third the distance from the exterior face of the wall to the lot line where~~

~~protected openings or a combination of protected and unprotected openings are required in the exterior wall.~~

- ~~2. A point one-half the distance from the exterior face of the wall to the lot line where all openings in the exterior wall are permitted to be unprotected or the building is equipped throughout with an automatic sprinkler system installed under the provisions of Section 705.8.2.~~
- ~~3. More than 12 inches (305 mm) into areas where openings are prohibited.~~

Exception: Buildings on the same lot and considered as portions of one building in accordance with Section 705.3 are not required to comply with this section for projections between the two buildings.

**Table 705.2
Minimum Distance of Projection**

Fire Separation Distance (FSD)	Minimum distance from line used to determine FSD
0 feet to less than 2 feet	Projections not permitted*
2 feet to less than 5 feet	24 inches
5 feet to less than 10 feet or greater	40 inches
<u>10 feet or greater</u>	<u>40 inches or no closer than 10 feet, whichever allows the closest projection to the line used to determine FSD</u>

*Dwellings, detached garages, tool sheds, storage sheds and other accessory buildings to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm). Projections beyond the exterior wall shall not extend over the lot line.

705.2.1 Type I and II construction. Projections from walls of Type I or II construction shall be of noncombustible materials or combustible materials as allowed by Sections 1406.3 and 1406.4.

705.2.2 Type III, IV or V construction. Projections from walls of Type III, IV or V construction shall be of any *approved* material.

705.2.3 Combustible projections. Combustible projections extending to within 5 feet of the line used to determine the fire separation distance ~~located where openings are not permitted or where protection of openings is required~~ shall be of at least 1-hour fire-resistance-rated construction, Type IV construction, *fire-retardant-treated wood* or as required by Section 1406.3

Exception: Type V construction shall be allowed for R-3 occupancies.

*IBC Section 705.3; add a second exception to read as follows:

2. The assumed property line is not required between a main use building and an accessory Type II-B carport when the carport complies with all of the following:
 - a. The carport shall be constructed of all metal or all metal with masonry veneer; and,
 - b. The carport shall not exceed 3,000 square feet with 16' separation between other such carports, measured from closest projection to closest projection; and,
 - c. The carport shall be separated from the main use building by a minimum of 15', measured from closest projection to closest projection.

When so designed, the exterior wall of the main use building shall be protected as though the carport and an assumed property line for such carport does not exist.

IBC SECTION 706

*IBC Section 706.1; add a second paragraph to read as follows:

Fire Walls shall be installed at the time of new construction or addition, shall not wait for tenant layout locations, and shall be structurally independent as specified in Section 706.2. When dealing with Group H uses required to be in detached buildings, each building shall be separated from other buildings, including other detonable buildings, as required by Table 415.3.1, footnote b. See also, Table 415.3.1, footnote c. Fire Walls shall not be used to be considered as separate buildings to alleviate the separation requirements.

*IBC Section 706.2; add exceptions to read as follows:

Exceptions: 1. **(RH)** When necessary to install a two- or three-hour fire wall of not more than two stories in height in an existing building, a fire-resistant wall of the same rating, as specified in Table 706.4, that encapsulates a structural column line may be accepted.

2. **(RH)** When necessary to install a two- or three-hour fire wall of not more than two stories in height between an existing building and a new addition, a double fire wall, one on the existing building and one on the new building, both of the required fire rating, as specified in Table 706.4, may be acceptable. Fire doors may be installed in one of the walls with a water curtain installed at the opening of the other wall.

IBC SECTION 707

*IBC 707.3.10; added to read as follows:

707.3.10 (RH) Multiple tenant buildings. When in a building originally designed for multiple tenants that come and go on a regular basis, such as a strip center, and the neighboring space is already finished and occupied, in lieu of requiring a full double sided fire barrier, the required rated separation need only be provided on the new tenant side of all of its demising walls and floors. This will constitute a one-half design of the required fire barrier but must encapsulate the entire tenant space.

IBC SECTION 708

*IBC Section 708.2; change exception #7 to read as follows:

7. In other than Groups I-2 and I-3, a shaft enclosure is not required for a floor opening or an air transfer opening that complies with the following:
 - 7.1 Does not connect more than two adjacent stories.
 - 7.2 Is not part of the required means of egress system except as permitted in Section 1022.1.
 - 7.3 Is not concealed within the construction of a wall or a floor/ceiling assembly.
 - 7.4 Is not open to a corridor in Groups H and I ~~and R~~ occupancies.
 - ~~7.5 Is not open to a corridor on nonsprinklered floors in any occupancy.~~
 - 7.6 Is separated from floor openings and air transfer openings serving other floors by construction conforming to required shaft enclosures.
 - 7.7 Is limited to the same smoke compartment.

*IBC Section 708.14.1; add an exception #8 to read as follows:

8. (RH) When the horizontal assembly is used as a smoke barrier and elevator lobbies are required by Section 712.9, the exceptions listed in #1 through 7 above may still be used.

*IBC Section 708.14.2; change the titles of 708.14.2.1, 708.14.2.2, 708.14.2.4.4; 708.14.2.6, 708.14.2.7, 708.14.2.8, 708.14.2.9, 708.14.2.10 and 708.14.2.11 to add a [F] indicating Fire Department interpretation.

IBC SECTION 709

*IBC Section 709.1; add item #6 to read as follows:

6. Walls separating egress balconies (same as *corridors*) as required by Section 1019.2.

IBC SECTION 716

*IBC Section 716.1; add a sentence to read as follows:

For outdoor air intakes and exhaust openings, dampers shall also comply with the Energy Code.

*IBC Section 716.5.3.1; added to read as follows:

716.5.3.1 Installation requirements. Exhaust systems for Group B and R kitchen, clothes dryer, bathroom and toilet room exhausts shall comply with the following:

1. Kitchen systems, clothes dryer systems, and bathroom and toilet room systems may share the same shaft but not the same duct. When multiple ducts are in the same shaft, each system shall have its own fan providing continuous upward flow.
2. Dryer ducts shall have a cleanout located near the shaft penetration to permit cleaning of the 22” subduct. The subduct shall be considered in the calculation of allowable duct length reduction.
3. Kitchen ducts shall be provided with some method for preventing grease buildup and cleaning of the duct.
4. A secondary power source is required for the fan under both Section 909.11 and Mechanical Code Section 504.8.
5. See also Mechanical Code Section 504.8.

IBC SECTION 903

*IBC Section 903.1.1; change to read as follows:

[F] 903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in ~~lieu of~~ addition to required automatic sprinkler protection where recognized by the applicable standard and *approved* by the fire code official.

*IBC Section 903.1.2; added to read as follows:

[F] 903.1.2 Residential systems. Reductions to provisions of this code, commonly referred to as “building code tradeoffs,” shall not apply to systems installed in accordance with NFPA 13R or 13D unless the pertinent section contains a direct reference to Sections 903.3.1.2 or 903.3.1.3. When such “tradeoffs” are used in the building design that are not authorized for NFPA 13R or 13D systems, the sprinkler installation shall be in accordance with NFPA 13.

For clarification of the appropriate system, the sprinkler designer/installer should consult

the building designer and the appropriate plan reviewer or third party plan reviewer.

Residential sprinkler systems installed in accordance with NFPA 13R shall include attic sprinkler protection in buildings of three or more stories. See also Section 903.3.1.2.1 and Section 1026.6, exception 4.1 for extra installation requirements.

*IBC Section 903.2; changed to read as follows:

[F] 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. In order to prohibit elevator shunt trip, automatic sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, or as approved by the fire code official. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating “ELEVATOR MACHINERY – NO STORAGE ALLOWED.” Such signage shall comply with Section 509 of the Fire Code.

Exception: {deleted}

*IBC Section 903.2.1.2; add an exception to read as follows:

Exception: Where the building is existing, single story, and multi-tenant with independent egress per tenant space, only the single tenant fire area shall require sprinkler protection.

*IBC Section 903.2.1.3; add an exception to read as follows:

Exception: Where the building is existing, single story, and multi-tenant with independent egress per tenant space, only the single tenant fire area shall require sprinkler protection.

*IBC Section 903.2.4.1; add a sentence to read as follows:

For dust collection requirements, see Mechanical Code Section 510.2.1.1.

*IBC Section 903.2.7; item #4 is changed and add an exception to read as follows:

4. Where a A Group M occupancy that is used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

Exception: Where the building is existing, single story, and multi-tenant with independent egress per tenant space, only the single tenant fire area shall require

sprinkler protection.

*IBC Section 903.2.8; changed to read as follows:

[F] 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R-1, R-2 and R-4 fire area as specified in Sections 903.2.8.1 and 903.2.8.2.

[F] 903.2.8.1 Group R-1 and R-2. An automatic sprinkler system shall be provided throughout buildings with a Group R-1 or R-2 fire area.

Exceptions:

1. Where no portion of the R-1 or R-2 fire area is located higher than the second story, nor in a basement, and such R-1 or R-2 use complies with all of the following conditions:
 - a. The building when used as boarding house, hotel or motel contains less than 10 guest rooms.
 - b. The building when used as apartment contains less than 5 dwelling units.
 - c. The building when used as a convent, dormitory or monastery contains less than 10 occupants.
 - d. The building when used as fraternities or sororities has an occupant load of 10 or less.
 - e. The building used as:
 - i. Live/work unit as specified in Building Code Section 419
 - ii. timeshare property,
 - iii. State of Texas Type E (Large facility),
 - iv. Bed and Breakfast Inn as defined in the Zoning Code
 - v. Townhouse Apartment (see also Building Code Section 310.3)or any other residential use shall comply with the appropriate numbers listed above dependant upon whether dwelling units, guest rooms, etc. are in the design.
2. A residential sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in buildings, or portions thereof, of Group R-1 and R-2 in accordance with the limitations of Section 903.1.2.

[F] 903.2.8.2 Group R-4. An automatic sprinkler system shall be provided throughout all buildings with a Group R-4 fire area.

Exception: An automatic sprinkler system installed in accordance with Section 903.3.1.2 or Section 903.3.1.3 shall be allowed in Group R-4 facilities in accordance with the limitations of Section 903.1.2.

*IBC Section 903.2.9.3; added to read as follows:

[F] 903.2.9.3. Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities. The minimum sprinkler system design shall be based on an Ordinary Group II classification, in accordance with NFPA 13 requirements.

Exception: One story self-service storage facilities that have no interior corridors and are provided with a one-hour fire barrier wall installed between every storage compartment.

*IBC Section 903.2.10.1; changed to read as follows:

[F] 903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m²).

Exception: Commercial parking garages that comply with the opening requirements of an open parking garage as specified in Section 406.3, may comply with the requirements as specified in Section 903.2.10.

*IBC Section 903.2.11; amend 903.2.11.3 and add 903.2.11.7 and 903.2.11.8 as follows:

[F] 903.2.11.3 Buildings over 55 feet in height. An automatic sprinkler system shall be installed throughout buildings with a floor level, other than penthouses in compliance with Section 1509, having an occupant load of 30 or more that is located 55 feet (16 764 mm) or more above the lowest level of fire department vehicle access.

- Exception:** ~~1. Airport control towers. (delete)~~
2. Open parking structures with no other occupancies above and in compliance with Section 406.3.
 3. ~~Occupancies in Group F-2. (delete)~~

[F] 903.2.11.7 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

[F] 903.2.11.8 High-Piled Combustible Storage. Any building classified as a Group S Occupancy or Speculative Building exceeding two thousand five hundred (2,500) sq.ft. that has a clear height in excess of fourteen (14) feet, making it possible to be used for storage in excess of twelve (12) feet, shall be considered to be high-piled storage. See Chapter 23 of the Fire Code to determine if those provisions apply.

*IBC Section 903.3.1.1.1; changed to read as follows:

[F] 903.3.1.1.1 Exempt locations. When approved by the fire code official, automatic ~~Automatic~~ sprinklers shall not be required in the following rooms or areas where such . . . {bulk of section unchanged} . . . because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when *approved* by the fire code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a *fire-resistance rating* of not less than 2 hours.
4. ~~Rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
5. Fire service access elevator machine rooms and machinery spaces.
6. Elevator hoistways and elevator machine rooms enclosed by fire barriers as required by Section 708 and 3006.4. For Occupant Evacuation Elevators, see also Sections 3008.6.1 and 3008.8. Signage shall be provided at the entry doors to the elevator machine room indicating “ELEVATOR MACHINERY – NO STORAGE ALLOWED.” (Shunt trip prohibited.)

*IBC Section 903.3.1.2; changed to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Where allowed in buildings of Group R, up to and including four stories in height, *automatic sprinkler systems* shall be installed throughout in accordance with NFPA 13R. However, when “tradeoffs” that are not authorized for NFPA 13R systems are used in the building design, the sprinkler installation shall be in accordance with NFPA 13. (See Section 903.1.2)

Residential sprinkler systems installed in accordance with NFPA 13R shall include attic sprinkler protection in buildings of three or more stories. See also Sections 903.3.1.2.1 and Section 1026.6, exception 4.1 for extra installation requirements.

*IBC Section 903.3.1.3; changed to read as follows:

[F] 903.3.1.3 NFPA 13D sprinkler systems. Where allowed, *automatic sprinkler systems* installed in one- and two-family *dwelling*s and *townhouses* shall be installed throughout in accordance with NFPA 13D, or in accordance with State Law.

*IBC Section 903.3.1.4, 903.3.1.5 and 903.3.1.6; added to read as follows:

[F] 903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and Sections 903.3.1.4.1 through 903.3.1.4.3.

[F] 903.3.1.4.1 Antifreeze. Antifreeze shall not be utilized in fire sprinkler systems, unless approved by the fire code official for small areas, such as garages, canopies, and open breezeways.

Exception: Listed noncombustible antifreeze when approved by the fire code official.

[F] 903.3.1.4.2 Attics. Only dry-pipe automatic fire sprinkler systems shall be allowed to protect attic spaces, unless otherwise approved by the fire code official.

Exception: Wet-pipe sprinkler systems shall be allowed to protect non-ventilated attic spaces where the attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard and such that the attic space is a part of the building envelope. The temperature in the attic space shall be monitored via the fire alarm system as a supervisory alarm to activate at or above 40° F.

[F] 903.3.1.4.3 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

[F] 903.3.1.5 Multiple or detached buildings. Multiple or detached buildings shall not be allowed to be supplied by a single fire sprinkler riser, unless specifically approved by the fire code official.

[F] 903.3.1.6 Use of fire sprinklers. Fire sprinklers shall be installed in accordance with their listing, unless specifically approved by the fire code official for construction features or other special situations requiring unusual water distribution to achieve specific results.

**IBC Section 903.3.5; add a second paragraph to read as follows:*

Every fire protection system shall be designed with a 5 psi safety factor, in addition to water fluctuation adjustments required by Section 507.4 of the Fire Code.

**IBC Section 903.3.7.1; added to read as follows:*

[F] 903.3.7.1 Locking FDC Caps. New sprinkler installations shall be equipped with locking fire department connection caps as approved by the fire code official. Existing sprinkler installations will require approved locking fire department connection caps to be installed when directed by the fire code official.

**IBC Section 903.4; add a second paragraph after the exceptions to read as follows:*

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than forty-five (45) seconds. All control valves in the sprinkler and standpipe systems shall be electrically supervised.

**IBC Section 903.4; add exception #8 to read as follows:*

8. Control valves associated with a backflow prevention device that is installed outside of a building. Such valves must be chained and locked in the open position even if located in a locked vault or enclosure.

**IBC Section 903.4.2; change to read as follows:*

[F] 903.4.2 Alarms. *Approved sprinkler water-flow alarm devices shall be connected to every *automatic sprinkler system*. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an *approved* location. Where a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system.*

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connections. Adjacent to the alarm shall be a sign which states:

“WHEN ALARM SOUNDS, CALL FORT WORTH FIRE DEPARTMENT, 9-1-1, {insert address}”

and which contains the address of the property as indicated on the Certificate of Occupancy. The sign shall consist of red letters of 1 inch minimum height on a white reflective background.

**IBC Section 903.4.3; changed to read as follows:*

[F] 903.4.3 Floor control valves. *Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in buildings*

requiring a standpipe system, as per Section 905.3 ~~high-rise buildings~~.

IBC SECTION 904

*IBC Section 904.1; add a sentence to read as follows:

Automatic fire-extinguishing systems not covered by the reference standards of this section shall be designed and installed in accordance with approved standards.

*IBC Section 904.11; add a sentence to read as follows:

See also Sections 904.11.5 and 904.11.6 of the Fire Code.

IBC SECTION 905

*IBC 905.1.1; added to read as follows:

[F] 905.1.1 Locking Fire Department Connection Caps. New Class I and Class III standpipe systems shall be equipped with approved locking caps on all fire department connections. Existing Class I and Class III standpipe systems shall have approved locking fire department connections caps installed when required by the fire code official.

*IBC Section 905.3.3; changed to read as follows:

[F] 905.3.3 Covered mall buildings. A covered mall building shall be equipped throughout with a Class I automatic wet standpipe system where the mall exceeds ten thousand (10,000) square feet in area per story required by Section 905.3.1. Standpipes shall be provided where any portion of the building's interior area is more than two hundred (200) feet of travel, vertically and horizontally, from the nearest point of fire department vehicle access. Covered mall buildings not required to be equipped with a standpipe system by this section ~~Section 905.3.4~~ shall be equipped with a Class I hose connections connected to the automatic sprinkler system sized to deliver water {remainder of section unchanged}.

*IBC 905.8.1; added to read as follows:

[F] 905.8.1 Manual dry standpipe systems shall be supervised with a minimum of ten (10) psig and a maximum of forty (40) psig air pressure with a high/low alarm.

IBC SECTION 906

*IBC Section 906.1; changed to read as follows:

[F] 906.1 Where required. Portable fire extinguishers shall be installed and tagged by a state licensed fire extinguisher company, unless otherwise approved by the fire code official, in the following locations.

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

Exception: ~~In Group R-2 new and existing Group A, B and E occupancies equipped throughout with quick response sprinklers,~~ portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.

2. {remainder of section and items 2 thru 6 unchanged}

IBC SECTION 907

*IBC Section 907.1.4 and 907.1.4.1; added to read as follows:

[F] 907.1.4 Design standards. Fire alarm systems with thirty (30) or more initiating devices shall be addressable fire detection systems. Fire alarm systems with fifty (50) or more smoke detectors shall be intelligent addressable fire detection systems.

[F] 907.1.4.1 Existing systems. Existing fire alarm systems shall comply with section 907.1.4 when the total fire system device addition or replacement, within a twenty-four (24) month period, exceeds thirty (30) percent of the total device count of the originally installed fire system.

Existing buildings shall comply with Section 907.1.4 within twelve (12) months of permit application. The owner of the existing building may request, in writing to the Authority Having Jurisdiction, approval to extend the twelve (12) month compliance requirement.

*IBC Section 907.2.1 -Changed to read as follows:

[F] 907.2.1 Group A. A manual fire alarm system that activates the occupant

notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy. Unless otherwise approved by the fire code official, activation of fire alarm notification appliances shall:

1. Cause illumination of the means of egress with light of not less than 1 foot-candle (11 lux) at the walking surface level;
2. Stop any conflicting or confusing sounds and visual distractions.

Exceptions: 1. Manual fire alarm boxes are not required where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

2. Buildings with an occupancy in Group A-5 in accordance with Section 303.1, when used for open air seating and having a public address system; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and other enclosed areas.

*IBC Section 907.2.2.2; added to read as follows:

[F] 907.2.2.2 Corridor smoke detection. When a fire alarm system is used as a reduction to fire-resistant corridors, as provided for in Section 1018.1, exception #5, the occupant load exceptions of Section 907.2.2 shall not be used to exempt the required installation.

*IBC Section 907.2.3; changed to read as follows:

[F] 907.2.3 Group E. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group E occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. The Fire Alarm Control Unit or Remote Annunciator with silence and reset capability shall be located in the main reception office.

Exceptions:

1. A manual fire alarm system is not required in Group E occupancies with an *occupant load* of less than 50.

2. Manual fire alarm boxes are not required in Group E occupancies where all the following apply:
 - 2.1 {no change}
 - 2.2 Auditoriums, cafeterias, libraries, gymnasiums and similar areas are protected by smoke ~~heat~~ detectors or automatic sprinklers ~~other approved detection devices~~.
 - 2.3 Shops and laboratories involving dusts or vapors are protected by smoke ~~heat~~ detectors or automatic sprinklers ~~other approved detection devices~~.
 - 2.4 {no change}
 - 2.5 {no change}
3. {deleted}

*IBC Section 907.2.3.1 and 907.2.3.2; added to read as follows:

[F] 907.2.3.1 Group E daycares with an occupant load of more than twelve (12) children. A manual fire alarm system and an automatic fire detection system shall be installed in Group E daycares with an occupant load of more than twelve (12) children. Smoke detectors shall be installed in corridors, sleeping rooms and common areas. Heat detectors shall be installed in kitchens.

Exceptions:

1. Smoke detectors are not required in kitchens and restrooms.
2. Smoke detectors and heat detectors shall not be required in Group E daycares where the building is equipped throughout with an approved *automatic sprinkler system* installed in accordance with Section 903.3.1.1 that will activate the occupant notification system.

[F] 907.2.3.2 Group E daycares with an occupant load of not more than twelve (12) children. Interconnected 120VAC (with battery backup) single station smoke detectors shall be installed in corridors, sleeping rooms and common areas in Group E daycares with an occupant load of not more than twelve (12) children. All smoke detector audible signals shall sound when one smoke detector is activated.

Exception: Smoke detectors are not required in kitchens and rest rooms.

*IBC Section 907.2.6; changed to read as follows:

[F] 907.2.6 Group I. A manual fire alarm system ~~that activates the occupant notification system shall be installed in Group I occupancies.~~ ~~An automatic smoke detection system that activates the occupant notification system shall be provided in accordance with Sections 907.2.6.1, 907.2.6.2 and 907.2.6.3.3.~~ and an automatic fire detection system shall be installed in Group I occupancies. Corridors and areas open to

corridors shall be equipped with an automatic smoke detection system.

Exceptions: {no change}

*IBC Section 907.2.6.2; changed to read as follows:

[F] 907.2.6.2 Group I-2. Corridors and areas open to corridors shall be equipped with an automatic smoke detection system shall be installed in corridors in nursing homes (both intermediate care and skilled nursing facilities), detoxification facilities and spaces permitted to be open to the corridors by Section 407.2. The system shall be activated in accordance with Section 907.5. Hospitals shall be equipped with smoke detection as required in Section 407.

Exceptions: {no change}

*IBC Section 907.2.9; changed to read as follows:

[F] 907.2.9 Group R-2. Fire alarm systems and smoke alarms shall be installed in Group R-2 occupancies as required in Section 907.2.9.1, ~~and~~ 907.2.9.2 and 907.2.9.3.

[F] 907.2.9.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where:

1. {no change}
2. {no change}
3. The building contains five (5) or more ~~than 16~~ *dwelling units or sleeping units.*

Exceptions:

1. {no change}
2. {no change}
3. {deleted}

[F] 907.2.9.2 Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11.

[F] 907.2.9.3 Automatic fire alarm system. A smoke detection system shall be installed throughout all common interior corridors serving *dwelling units or sleeping units.*

*IBC Section 907.2.11.4.1; added to read as follows:

[F] 907.2.11.4.1 Power source for smoke detectors with integral strobe. In R-1,

R-2 and R-4 occupancies, all single station or multiple station smoke detectors with an integrated visual strobe shall be powered by an emergency backup power source that will operate the device, including the strobe, upon AC loss. This backup power source shall provide twenty-four (24) hours of normal operating power followed by five (5) minutes of alarm operating power, or power shall be provided by an emergency generator.

*IBC Section 907.2.13, exception 3; changed to read as follows:

3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 when used for open air seating; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and other enclosed areas.

*IBC Section 907.2.13.2.1; added to read as follows:

[F] 907.2.12.3.1 Fire department portable handsets. A minimum of five (5) portable handsets shall be located in the fire command center.

*IBC Section 907.3.2; changed to read as follows:

[F] 907.3.2 Delayed egress locks. Where delayed egress locks are allowed by variance via installed on means of egress doors in accordance with Section 1008.1.9.67, a fire alarm system is required for the occupancy based on the occupancy classification in accordance with Section 907, and an approved automatic smoke or heat detection system is required for interior corridors and open common areas shall be installed as required by that section.

*IBC Section 907.4.2; add a sentence after the first paragraph to read as follows:

Manual fire alarm boxes shall be an approved double action type.

*IBC Section 907.4.3.1; deleted.

*IBC Section 907.5.2.2; change the exception to read as follows:

Exception: In Group I-1 and I-2 occupancies, the alarm shall sound in a constantly attended area and a general occupant notification shall be broadcast over the emergency voice/alarm communication system ~~overhead page~~.

*IBC Section 907.5.2.3; change exception #1 and add exception #4 to read as follows:

1. Visible alarm notification appliances are not required in *alterations, upgrades or replacement of a ~~except where an existing~~ fire alarm system, unless the originally installed system required visual notification is upgraded or replaced, or a new fire alarm system is installed.*
2. {no change}
3. {no change}
4. Visual alarm notification appliances shall not be required in Group I operating rooms.

**IBC Section 907.6.1.1; added to read as follows:*

[F] 907.6.1.1 Wiring installation. Fire alarm system wiring shall be installed in such a manner that the failure of any single initiating device will not interfere with the normal operation of other initiating device on the same circuit. Initiating Device Circuits (IDC) shall be Class A, Signaling Line Circuits (SLC) shall be Class A and Notification Appliance Circuits (NAC) shall be Class B, as defined in NFPA 72.

Exception: Altered, upgraded or replaced fire alarm systems may match original installation circuit wiring style.

**IBC Section 907.6.3; changed to read as follows:*

[F] 907.6.3 Zones. Each floor shall be zoned separately and a zone shall not exceed 22,500 square feet (2090 m²). The length of any zone shall not exceed 300 feet (91 440 mm) in any direction. A separate zone or address shall be provided for each water flow initiating device.

Exception: *Automatic sprinkler system zones shall not exceed the area permitted by NFPA 13.*

**IBC Section 907.6.5; add exceptions #4, 5 and 6 to read as follows:*

4. Portable buildings, including Group E portable classroom buildings, as approved by the fire code official.
5. Group I-4 occupancies.
6. Group E Daycares with an occupant load of less than 50.

**IBC Section 907.9; added to read as follows:*

[F] 907.9 Rented or leased residential occupancies. For purposes of this section, the term *dwelling unit* shall include the following:

1. All one-family, two-family, and multi-family dwellings, including manufactured homes.
2. All one-family, two-family and multi-family dwellings where one or more rooms are rented for use as permanent residence under a single lease.

[F] 907.9.1 Smoke alarms. All dwelling units which are currently rented, leased or subleased, or are hereafter rented, leased, or subleased shall be provided with smoke detectors appropriate for the occupants which meet the requirements of Section 4603.7. Those occupancies which are leased for the first time or to a new lessee shall have smoke detectors installed prior to occupancy by the lessee. The smoke detector purchase and installation shall be the sole responsibility of the landlord.

[F] 907.9.2 Duty to inspect and repair. Upon commencement of a tenant's possession of a dwelling unit containing a smoke detector, the landlord shall have a duty to test the smoke detector to verify that it is in working order. Upon installation of a smoke detector by a landlord after commencement of the tenant's possession of a dwelling unit, the landlord shall have a duty to test the smoke detector to verify that it is in good working order. Documentation verifying compliance with this provision shall be submitted to the *code official* upon request.

[F] 907.9.2.1 Notice of malfunction. During the term of the rental agreement or any renewal or extension thereof, the landlord shall have a duty to inspect and repair a smoke detector only if the tenant has given notice to the landlord of malfunction or has made a request to the landlord for inspection or repair. The notice to the landlord need not be in writing unless written notice is required in the rental agreement. The landlord shall comply with the tenant's request for inspection and repair within a reasonable time, considering the availability of material, labor and utilities.

[F] 907.9.2.2 Cause of malfunction. A landlord shall not have a duty to repair a smoke detector if the damage or malfunction is caused by the tenant or the tenant's family, guest or invitee during the term of the rental agreement or any renewal or extension period of the rental agreement. Provided, however, a landlord shall have a duty to repair or replace a smoke alarm covered by this subsection if the tenant pays in advance for the reasonable cost of repair or replacement, including labor, materials, taxes, and overhead.

[F] 907.9.2.3 Testing. A landlord shall have satisfied the duty to inspect or repair a damaged or malfunctioning smoke detector if, after a test of the smoke detector, the test indicates that the smoke alarm is in good working order.

[F] 907.9.2.4 Battery replacement. After commencement of possession by the tenant of a dwelling unit, the landlord shall have no duty to provide replacement batteries for a battery operated smoke detector which was in good working order according to a test of the smoke alarm at the time of commencement of possession by the tenant.

[F] 907.9.3 Offense. A person commits an offense if, as landlord of a dwelling unit, that person:

1. Fails to install a smoke detector in compliance with this section; or
2. Fails to test or repair a smoke detector in compliance with this section; or
3. Allows a dwelling unit to be occupied without obtaining documentation signed by both the landlord (or his authorized representative) and the tenant verifying compliance with this section. This documentation shall be furnished to the fire chief on request.

IBC SECTION 909

*IBC Section 909.18.8; change to read as follows:

[F] 909.18.8 Special inspections for smoke control. Smoke control systems shall be tested in accordance with this section and as directed by the fire code official ~~by a special inspector.~~

*IBC Section 909.20.6; add two sentences to read as follows:

Such systems shall comply with Section 909 of the Fire Code, including the installation of a separate fire-fighter's smoke control panel as per Section 909.16 of the Fire Code, and a Smoke Control Permit shall be required from the Fire Department. See Section 105.7.16 of the Fire Code.

*IBC Section 909.20.6.3; change to read as follows:

909.20.6.3 Acceptance and testing. Before the mechanical equipment is *approved*, the system shall be tested in the presence of the fire code official ~~building official~~ to confirm that the system is operating in compliance with these requirements.

IBC SECTION 910

*IBC 910.2.3 and 910.2.4; added to read as follows:

[F] 910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.
2. In areas of buildings in Group H used for storing Class 2, 3 and 4 liquid and

solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

[F] 910.2.4 Exit access travel distance increase. Buildings and portions thereof used as a Group F-1 or S-1 occupancy where the maximum exit access travel distance is increased in accordance with Section 1016.3.

**IBC Table 910.3; change title in first row from “Group F-1 and S-2” to include Group “H” and to read as follows:*

Group <u>H</u> , F-1 and S-1

**IBC Section 910.3.2.2; add a second paragraph to read as follows:*

The automatic operating mechanism of the smoke and heat vents shall operate at a temperature at least 100°F (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

IBC SECTION 912

**IBC Section 912.2; add a paragraph to read as follows:*

Fire Department Connection shall be located within fifty (50) ft. of a dedicated street or fire apparatus access road and shall be within three hundred (300) ft. hose lay distance of the nearest fire hydrant. For standpipe systems, fire department shall be within one hundred fifty (150) ft. of the fire hydrant. Each building shall be equipped with its own fire department connections.

IBC SECTION 913

**IBC Section 913.1; add a second paragraph and exception to read as follows:*

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 feet in width and 6 feet 8 inches in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1 of the Fire Code.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by Section 506.1 of the Fire Code.

IBC SECTION 916

**IBC Section 916; added to read as follows:*

[F] 916.1 Fire Protection based on Special Detailed Requirement of Use and Occupancy. The following use and occupancies shall comply with the special fire protection requirements of Section 914 of the Fire Code.

1. Covered Mall Buildings (See Section 914.2 of the Fire Code.)
2. High Rise Buildings (See Section 914.3 of the Fire Code.)
3. Atriums (See Section 914.4 of the Fire Code.)
4. Underground buildings (See Section 914.5 of the Fire Code.)
5. Stages (See Section 914.6 of the Fire Code.)
6. Special amusement buildings (See Section 914.7 of the Fire Code.)
7. Aircraft-related occupancies. (See Section 914.8 of the Fire Code.)
8. Application of flammable finishes. (See Section 914.9 of the Fire Code.)
9. Drying rooms. (See Section 914.10 of the Fire Code.)
10. Group B ambulatory health care facilities. (See Section 914.11 of the Fire Code.)

IBC SECTION 1002

**IBC Section 1002; definitions are changed and added to read as follows:*

COMMON PATH OF EGRESS TRAVEL. That portion of *exit access* which the occupants are required to traverse before two separate and distinct paths of egress travel to two *exits* are available. Paths that merge are common paths of travel. Common paths of egress travel shall be included within the permitted travel distance and shall be measured in the same manner as the travel distance.

CORRIDOR. An enclosed *exit access* component that defines and provides a path of egress travel to an *exit*. The term also includes Open-Ended Corridor and Breezeways.

EXIT DISCHARGE, LEVEL OF. The *story* at the point at which an *exit* terminates and an exit discharge begins. This will usually be the *first story*, but on sloped sites where the grade change is enough such that occupants can walk out on grade at two levels, both levels may be

considered as a *Level of Exit Discharge*. Exterior stairs shall be considered part of the *Exit*, then part of the *Exit Discharge* after reaching the floor level qualifying as a *Level of Exit Discharge*.

STAIRWAY, EXTERIOR. A *stairway* that is open on at least one side, except for required structural columns, beams, handrails and guards in accordance with Section 1026.3. The adjoining open areas shall be in direct contact with either yards, courts or public ways. The other sides of the exterior stairway need not be open.

Any stairway at the end of an open ended corridor that is pulled into the building shall be considered an exterior stair if in compliance with both of the following provisions:

1. When using switchback stairs, such that the outside edge of the outside landing is no more than 5 feet inside the exterior walls. Artificially extending the landing beyond what is minimally required to meet code will not allow the stairs to be drawn in further.
2. When using straight run stairs, individually or in conjunction with a switchback stair, such that the bottom riser is no more than 1 foot inside the exterior walls.

OPEN-ENDED CORRIDOR. A corridor that is open to the outside at the exterior of the building, leading directly to an exterior stairway at each end with no intervening doors or enclosures.

PUBLIC WAY. A street, alley or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 feet (3048 mm).

An active railway line, that is owned and operated by a railway corporation, in which the land is unplatted, extending through the jurisdiction without interruption by property lines, shall be considered as a Public Way. Railway easements, utility easements or any other type of easement on a neighboring property shall not be considered as Public Way.

IBC SECTION 1003

**IBC Section 1003.1; add 1003.1.1 and 1003.1.2 to read as follows:*

1003.1.1 Additional means of egress components. When additional elements, including but not limited to extra stairs or doors, are provided, they shall comply with the provisions of Sections 1003 through 1013, except as follows:

- a. Area of refuge of Section 1007:
- b. Exit signs, Section 1011, are not required for additional doors.

Any additional means of egress element, including but not limited to, doors, open stairs,

enclosed stairs or exterior stairs, provided to comply with any means of egress provision shall be considered as a required element.

1003.1.2 Separation of multiple egress elements. When more than one egress element is provided or, under Section 1003.1.1, becomes a required element from an area or floor to comply with any provision of this code, including but not limited to doors and open or enclosed stairs, such elements shall remain separated as required by Section 1015.2.1, 1015.2.2 and 1021 throughout their pathway until discharged at separate exterior locations.

IBC SECTION 1004

*IBC Section 1004.1.1; delete the exception.

*IBC Section 1004.2; change to read as follows:

1004.2 Increased occupant load. The *occupant load* permitted in any building, or portion thereof, is permitted to be increased by the *building official* from that number established for the occupancies in Table 1004.1.1, provided that all other requirements of this the code or any other applicable code(s) are also met based on such modified number and the *occupant load* does not exceed one occupant per 7 square feet (0.65 m²) of net occupiable floor space.

In making his decision, the *building official* may consider such issues as:

- a. is this a temporary or permanent increase;
- b. the function and operation of the business;
- c. openness of egress flow;
- d. management control of crowd and evacuation issues;
- e. the affect of seating or tables on the egress path;
- f. is alcohol involved.

After review, the *building official* may determine that one occupant per 7 square feet (0.65 m²) is not appropriate and may assign a lesser density.

Where required by the *building official*, an approved aisle, seating or fixed equipment diagram substantiating any increase in *occupant load* shall be submitted. Where required by the *building official*, such diagram shall be posted.

IBC TABLE 1004.1.1

IBC Table 1004.1.2; amend and add the following category:

Function of Space	
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<p><u>Note: "Functions" listed are not to be considered as an occupancy Group classification. Example: "Assembly" provisions will apply to Group A assemblies as well as Group B assemblies, or any other use that functions as an assembly.</u></p>	
<p>Assembly Gaming floors (keno, slots, etc.) <u>Exhibit Gallery and Museum</u></p>	<p>11 gross <u>30 net</u></p>
<p>Assembly without fixed seats Concentrated (chairs only-not fixed) <u>Dance floors</u> Standing space Unconcentrated (tables and chairs)</p>	<p>7 net <u>7 net</u> 5 net 15 net</p>
<p>Business areas <u>Group B used for Assembly uses with an occupant load less than 50</u> <u>Other Group B occupancies</u></p>	<p>100 net Same as Assembly As assigned based upon the actual use</p>
<p>Day Care <u>Adult Day Care</u></p>	<p>35 net <u>30 net</u></p>
<p>Educational Classroom area – <u>Group E occupancies, with standard student desks, through the 12th grade</u> <u>Classroom area – other than listed above</u> Shops, <u>labs with tables and</u> other vocational room areas</p>	<p>20 net <u>Same as Assembly</u> 50 net</p>
<p>Gymnasiums/Sport Area When dedicated for sporting event only When usable for other events, e.g. graduation ceremonies, assembly meetings, parties, etc. (includes school gyms) Note: All high school gyms will be considered as used for events. Other schools will be individually evaluated.</p>	<p>Total number of sport participants, coaches, and other accessory personnel 15 net</p>
<p>Mercantile Areas on other floors Basement and grade floor areas Storage, stock, shipping areas <u>Primary floor(s) of the retail space</u> <u>Floors and mezzanines other than the primary floor(s)</u> Storage, stock, shipping areas <u>Note: Primary floor is always the entry floor of the retail space. More than one floor may be a primary floor if customer entry can occur on different levels. Other floors are secondary floors, mezzanines, basements, etc. that customers can only access once inside the retail space.</u></p>	<p>30 gross 60 gross 300 gross</p>

IBC SECTION 1006

*IBC Section 1006.2; add an exception #2 to read as follows:

2. In open parking garages, the illumination level applies to the stairways and the immediate area around the stair provided there is an adequate combination of lighting throughout the floor level from building lighting and from the exterior to identify the means of egress. This provision should not be assumed as providing adequate lighting for security purposes.

IBC SECTION 1007

*IBC Section 1007.1; add an exception #4 to read as follows:

4. Buildings regulated under State Law (TAS) and built in accordance with State registered plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of 1007.1 through 1007.11.

IBC SECTION 1008

*IBC Section 1008.1; add a sentence to the first paragraph to read as follows:

Security devices affecting means of egress shall be subject to approval of the fire code official. (See Section 1030.2)

*IBC Section 1008.1.4.4; delete and change to read as follows:

[F] 1008.1.4.4 Access-controlled egress doors. Devices that restrict or control ingress or egress through the use of an electrical or electronic means shall be permitted to be installed in accordance with this section, Sections 1008.1.9.10, 1008.1.10, Chapter 46 and Section 403.5.3. An Access Control Permit is required from the Fire Department for all access-controlled doors, including those with a mechanical means of egress, as well as electric security gates per Fire Code Section 503.6.

[F] 1008.1.4.4.1 General. Electronic locking devices installed in such a manner that the method of unrestricted exiting relies upon electricity or electronics instead of mechanical means shall comply with this section. All equipment shall be listed or approved for the intended application.

1. Access to exits, even in non-fire situations, shall be available to all individuals, even those individuals that are considered as unauthorized. Door release mechanisms shall be made available.

Exceptions: 1. Locations for occupants needing self protection because of reduced mental capacities when approved by the fire code official.

2. Locations, such as I-3 occupancies, where the occupants require security restraint, as approved by the fire code official.

2. Automatically release upon activation of the fire alarm system, if provided. The control devices shall remain unlocked until the system has been reset.
3. Automatically release upon loss of electrical power to the building or to the electronic device. Locking mechanisms shall not be provided with emergency backup batteries unless otherwise approved in writing by the fire code official.

[F] 1008.1.4.4.2 Door release mechanisms. Only one action shall be required to release the door. One of the following release methods shall be utilized:

1. Provide an electronic release bar. Such bars shall be installed so that pushing on the bar will provide egress. Bars shall be the positive latching type, or as approved by the fire code official. These devices shall comply with Section 1008.1.9 and shall be located 34 to 48 inches above the finished floor.
2. Provide a motion detector. Upon detection of an approach, the device will automatically unlock the secured door. When using a motion detector, an exit button, that meets the requirements of this section, shall also be installed in case of failure of the motion detector device.
3. Provide an exit button. When operated, the exit button shall result in direct interruption of power to the locking device, independent of the access control system, for a minimum of ten (10) seconds. Exit buttons shall be red or green in color, square or round, and at least 1 ¾ inch in size. They shall be located forty (40) to forty-eight (48) inches vertically above the floor and within two (2) feet of the related door, or as approved by the fire code official. A sign shall be located directly adjacent to the button with the words "Push to Exit", having minimum 1 inch high red lettering on a white background. If the exit button is labeled "Exit" or "Push to Exit", an additional sign is not required

Exceptions:

1. When approved by the fire code official, an emergency pull box or a break glass emergency pull box may be located adjacent to the door to activate the release in an emergency. This box shall be easily identifiable, contrasting with any other box in the area, and located forty (40) to forty-eight (48) inches vertically above the floor and within two (2) feet of the related door, or as approved by the fire code official. Unless the device is labeled with an approved message, such as "Pull to Open Door" or "Break Glass to Open Door" an approved sign shall be located adjacent to the box with an

appropriate message such as “Pull to Open Door” or “Break Glass to Open Door”, having minimum one (1) inch high red lettering on a white background. Momentary, or latching, devices must directly interrupt power to the locking device, independent of the access control system for a minimum of ten (10) seconds.

2. When approved by the fire code official, a means of two-way communication to an on-site twenty-four (24) hour security center may be provided adjacent to the secured door. The communication device shall be located forty (40) inches to forty-eight (48) inches vertically above the floor and within two (2) feet of the related door, or as approved by the fire code official. The security center must be able to remotely unlock the door immediately. The two-way communication circuit shall be supervised as defined in the Fire Code. An approved sign shall be adjacent to the communication device with an appropriate message such as “Call Security to Open Door”, having minimum 1 inch high red lettering on a white background. Failure of the supervising communication circuit shall immediately notify the security center and the related door shall remain unlocked until the means of communication is repaired.
3. When approved by the fire code official, a control for unlocking the door shall be provided at the nurse station and a release method, such as a keyed control, control pad, or card reader, is provided at the secured door. Such devices shall be located forty (40) inches to forty-eight (48) inches vertically above the floor and within two (2) feet of the related door, or as approved by the fire code official. This is allowed only for the secured area related to the subject nurse station in a Group I occupancy having complete automatic fire sprinkler protection. Responsible staff shall be trained at least annually on the use of the exit devices and evacuation procedures for the area, and all newly hired responsible staff shall be similarly trained prior to starting work in that area.

[F] 1008.1.4.4.3 Exit Stairwell door locks. Only mechanical egress latching electric crash bars or mechanical egress latching electrified handset access control hardware are allowed to control exit stairwell doors unless otherwise approved by the fire code official. Magnetic locks, electric strikes or electric non-latching touch bars are not allowed unless approved in writing by the fire code official.

**IBC 1008.1.5; amend exception 3 to read as follows:*

3. In Group R-3 occupancies not required to be *Accessible units, Type A units* or *Type B units*, the landing on the exterior side at an exterior doorway . . .
{remainder unchanged} . . .

**IBC Section 1008.1.7; amend exception 1 add an exception 2 to read as follows:*

- Exceptions:** 1. The threshold height on the exterior side shall be limited to 7 ¾ inches (197 mm) where . . . *{remainder unchanged}*. . .
2. Access to a private exterior balcony from a private dwelling unit or sleeping room associated with Groups R-1, R-2 and R-3, when more than four stories above grade may have a threshold for weather protection. Such threshold shall not create a step over of more than 7 ¾ inches (197 mm) on either side. Horizontal sliding doors must be used.

**IBC Section 1008.1.9.3; add an item 2.4 and 2.5 to read as follows:*

- 2.4. When doors at one egress location occur in a series, such as with a vestibule, the key-operated locking devices shall only be installed on one door or set of doors, usually the outer door or outer set of doors. Key-operated locking devices shall not be installed on both the outer and inner door(s).
- 2.5 In lieu of a key-operated locking device (double keyed dead bolt) a thumb turn dead bolt may be used provided it is a ¼ turn dead bolt. All other provisions, including readily distinguishable as locked, are still applicable.

**IBC 1008.1.9.3; add an item 3.1 to read as follows:*

- 3.1 Where egress doors are used in pairs and positive latching is required, approved automatic flush bolts shall be permitted to be used, provided that both leaves achieve positive latching regardless of the closing sequence and the door leaf having the automatic flush bolts has no doorknobs or surface mounted hardware.

**IBC 1008.1.9.4; change exceptions 3 and 4 to read as follows:*

3. Where a pair of doors serves an *occupant load* of less than 50 persons in a Group B, F, M or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware. If this is the main exterior set of doors, and the active leaf is locked with a key-operated locking device, compliance with Section 1008.1.9.3 is also required.

When the doors are indistinguishable as to which door to use for exiting, such as matching glass doors with matching push bars, both doors shall be operational and a sign shall be posted adjacent to the doors stating: THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.

4. Where a pair of doors serves a Group A, B, F, M or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress with requirements ~~and the building is~~

~~equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware. If this is the main exterior doors, and the active leaf is locked with a key-operated locking device, compliance with Section 1008.1.9.3 is also required.~~

When the doors are indistinguishable as to which door to use for exiting, such as matching glass doors with matching push bars, both doors shall be operational and a sign shall be posted adjacent to the doors stating: THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.

*IBC Section 1008.1.9.6; deleted.

*IBC Section 1008.1.9.7; changed to read as follows:

[F] 1008.1.9.7 Delayed egress locks. Delayed egress locks shall not be installed unless approved by variance via the Construction and Fire Prevention Board of Appeals. If time delay is approved as a variance, compliance with Section 907.4.2 shall be required, along with the rest of this section in its entirety. An Access Control Permit is required from the fire department for all such devices.

Delayed egress locks that are approved by variance serving any occupancy shall only be located ~~Approved, listed, delayed egress locks shall be permitted to be installed on doors serving any occupancy except Group A, E and H occupancies~~ in buildings that are equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 and ~~or~~ an *approved* automatic smoke or heat detection system installed in accordance with Section 907, provided that the doors unlock in accordance with Items 1 through 6 below. A building occupant . . . {remainder of Section unchanged}.

*IBC Section 1008.1.9.8; deleted.

*IBC Section 1008.1.9.9; changed to read as follows:

[F] 1008.1.9.9 Locking arrangements in correctional facilities. {remainder unchanged}

*IBC Section 1008.1.9.10; change exception 2 and 3 to read as follows:

2. This section shall not apply to doors arranged in accordance with Section 403.5.3 or approved access-controlled doors of Section 1008.1.3.4 through 1008.1.9.9. Reference Section 4604.23 for existing buildings.

3. In stairways serving not more than four stories, doors are permitted to be locked from the side opposite the egress side, provided they are openable from the egress side ~~and capable of being unlocked simultaneously without unlatching upon a signal from the fire command center, if present, or a signal by emergency personnel from a single location inside the main entrance to the building.~~

IBC SECTION 1009

*IBC Section 1009.14; changed to read as follows:

1009.14 Stairway to elevator equipment. Roof and *penthouses* containing elevator equipment that must be accessed for maintenance are required to be accessed by a *stairway*.

(ASME A17.1; Inquiry 06-25a) Alternating tread devices shall not be considered as a *stairway*.

IBC SECTION 1010

*IBC Section 1010.1; add a sentence to exception #3 to read as follows:

This exception applies to parking spaces installed along the vehicle ramp. Accessible parking shall not be installed on the ramp. The portion of the vehicle ramp from the parking space to the next landing can only be used as a exit access for those spaces along the ramp between landings unless in compliance with Section 406.2.5.

IBC SECTION 1011

*IBC Section 1011.4; changed to read as follows:

1011.4 Internally illuminated exit signs. Electrically powered, and *self-luminous* and *photoluminescent exit signs* shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions, Sections 1011.5.1, 1011.5.3 and Chapter 27. *Exit signs shall be illuminated at all times. If *photoluminescent exit signs* are approved by Board variance, a charging light shall be installed nearby in accordance with UL 924 that cannot be manually turned off except with the overcurrent protection device.*

IBC SECTION 1014

*IBC Section 1014.2.1; amend the exception to read as follows:

Exception: When a larger tenant sublets a smaller portion of their area to a separate tenant, the *The means of egress* from a smaller tenant space shall not be prohibited from passing through the a larger adjoining tenant space where such rooms or spaces of the

small tenant occupy less than 10 percent of the area of the larger tenant space through which they pass; are the same or similar occupancy group; a discernable path of egress travel to an *exit* is provided; and the *means of egress* into the adjoining space is not subject to locking from the egress side. A required *means of egress* serving the larger tenant space shall not pass through the smaller tenant space or spaces. This provision is most common in large big box retail establishments that sublets interior portions of the building to smaller shops; e.g. eye ware, photo shops, banks, fast food, etc. However, it can also apply to an office tenant that may rent one office to a subtenant.

*IBC Section 1014.3; amend exception 1 to read as follows:

1. The length of a common path of egress travel in Group B, F and S occupancies shall not be more than 100 feet (30 480 mm), provided that the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. (RH) For Group B occupancies, this sprinkler increase may be applied as each floor is fully sprinklered throughout in lieu of the entire building.

IBC SECTION 1015

*IBC Section 1015.7; added to read as follows:

1015.7 Electrical rooms. For electrical rooms special exiting requirements may apply. Reference the Electrical Code.

IBC SECTION 1016

*IBC Section 1016.1; delete exceptions 3 and 4 and replace with exception 3 to read as follows:

3. For other than open parking garages, when exit stairs are permitted to be unenclosed by Section 1022.1, exceptions, they shall be considered as exit access stairs. As such, the exit access travel distance of Section 1016 or Table 1021.2 shall be measured down the nosing of the treads to the level of exit discharge. For exterior stairways permitted to be non-separated from the interior of the building in accordance with Section 1026.6, travel distance shall be measured to exterior door when provided or the first step.

*IBC Section 1016.3; added to read as follows:

1016.3 Roof vent increase. In buildings that are one story in height, equipped with automatic heat and smoke roof vents complying with Section 910 and equipped throughout

with an *automatic sprinkler system* in accordance with Section 903.3.1.1, the maximum exit access travel distance shall be 400 feet (122 m) for occupancies in Group F-1 or S-1. In order to obtain this extra travel distance, smoke and heat vents must be installed, even if not required by the Fire Code Table 2306.2, footnote j.

*IBC Table 1016.1; amend footnote c and add a footnote d to read as follows:

F-2, S-2, U	300 ^d	400 ^{c, d}
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- c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. **(RH)** For Group B occupancies, this sprinkler increase may be applied as each floor is fully sprinklered throughout in lieu of the entire building.
- d. Single use open parking garages in accordance with Section 406.3.5.1, may have the following travel distances:
 - Non-sprinklered open parking garages may have 450' travel distance.
 - Sprinklered open-parking garages may have 600' travel distance.

See also Sections 406.2.5 and 1021.1.2.

IBC SECTION 1018

*IBC Section 1018.1; add an exception #5 to read as follows:

- 5. **(RH)** In Group B office buildings, corridor walls and ceilings need not be of fire-resistive construction within office spaces of a single tenant when in compliance with the following:
 - a. the occupant load of the tenant space does not exceed 100; or,
 - b. the building is equipped with an approved fire alarm system in accordance with Section 907.2.2 and smoke detectors are installed within the corridor.
 - c. See also Section 1018.6, exception 2.

*IBC Section 1018.6; changed to read as follows:

1018.6 Corridor continuity. ~~Fire-resistance-rated~~ Corridors shall be continuous from the point of entry to an *exit*, and shall not be interrupted by intervening rooms.

- Exceptions:**
- 1. Foyers, lobbies or reception rooms constructed as required for *corridors* shall not be construed as intervening rooms.
 - 2. **(RH)** When the corridor within an individual tenant space is not required to be fire-resistance-rated, it is permitted to pass through open office/business spaces provided the

exit path is clearly marked through the office/business area to the point of exit.

IBC TABLE 1018.1

*IBC Table 1018.1; add a footnote "d" in the title and after the table as follows:

With sprinkler system ^{c,d}

d. (RH) Corridors of Group B Occupancies need not be of fire-resistive construction when the entire story in which the space is located is equipped with an automatic sprinkler system throughout.

IBC SECTION 1021

*IBC Section 1021.1; changed to read as follows:

1021.1 Exits from stories. All spaces within each *story* shall have access to the minimum number of *approved independent exits from the story* as specified in Table 1021.1 based on the *occupant load* of the *story*. For the purposes of this chapter, occupied roofs shall be provided with exits as required for stories.

When *exit* stairs are permitted to be unenclosed by Section 1022.1, exceptions, they shall be considered as *exit access* stairs. As such, the *exit access travel distance* of Section 1016 or Table 1021.2 shall be measured down the nosing of the treads to the level of *exit discharge*. For exterior stairways permitted to be unenclosed in accordance with Section 1026.6, travel distance shall be measured to exterior stairway door, when provided, or the first step.

For access to elevated or underfloor equipment, see the appropriate Electrical, Mechanical or Plumbing Code.

Exceptions:

1. As modified by Section 403.5.2 and 3008.4.
2. As modified by Section 1021.2
3. ~~*Exit access stairways and ramps* that comply with Exception 3 or 4 of Section 1016.1 shall be permitted to provide the minimum number of *approved independent exits* required by Table 1021.1 on each *story*.~~
4. In Group R-2 and R-3 occupancies, ~~*one means of egress* is permitted from each floor within and from individual dwelling units with a maximum *occupant load* of 20 where the dwelling unit is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2. see Section 1021.1.4.~~
5. Within a *story*, rooms and spaces complying with Section 1015.1 with *exits* that discharge directly to the exterior at the *level of exit discharge*, are permitted to have one *exit from the story*. *Common path of egress travel* of Section 1014.3 and *travel distance* of Section 1016 still apply.

6. As permitted for elevator lobbies per section 708.14.1.

*IBC Section 1021.1.4; added to read as follows:

1021.1.4 Single-story or multi-story dwelling units. Individual single-story or multi-story dwelling units shall be permitted to have a single exit within and from the dwelling unit provided that all of the following criteria are met:

1. The dwelling unit complies with Section 1015.1 (inclusive of Section 1015, item #1 and exception, Table 1015.1, and Section 1014.3) as a space with one means of egress and;
2. Either the exit from the dwelling unit discharges directly to the exterior at the level of exit discharge, or the exit access outside the dwelling unit's entrance door provides access to not less than two approved independent exits.

Exception: Single exits designed in accordance with Section 1021.2.

IBC SECTION 1021

*IBC Table 1021.2; changed to read as follows:

STORY	OCCUPANCY	MAXIMUM OCCUPANTS (OR DWELLING UNITS) PER FLOOR AND TRAVEL DISTANCE ^f
First story or the first basement level.	A, B ^d , E ^e , F ^d , M, U, S ^d	49 occupants and 75 feet travel distance
	H-2, H-3	3 occupants and 25 feet travel distance
	H-4, H-5, I, R	10 occupants and 75 feet travel distance
	S ^{a, d}	29 occupants and 75 100 feet travel distance
Second story	B ^b , F, M, S ^a	29 occupants and 75 feet travel distance
	R-2	4 dwelling units and 50 feet travel distance
	<u>E, R</u>	<u>9 occupants and 75 feet travel distance</u>
Third story	R-2 ^c	4 dwelling units and 50 feet travel distance

- a. For the required number of exits for parking structures, see Section 1021.1.2.
- b. For the required number of exits for air traffic control towers, see Section 412.3.
- c. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1029.
- d. Group B, F and S occupancies in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 shall have a maximum travel

distance of 100 feet.

- e. Day care occupancies shall have a maximum occupant load of 10.
- f. When exit stairs are permitted to be unenclosed by Section 1022.1, exceptions, they shall be considered as exit access stairs. As such, the exit access travel distance of Section 1016 or Table 1021.2 shall be measured down the nosing of the treads to the level of exit discharge. For exterior stairways permitted to be unenclosed in accordance with Section 1026.6, travel distance shall be measured to stairway door, when provided, or the first step.

IBC SECTION 1022

*IBC Section 1022.1; add exceptions 8, 9 and 10 to read as follows:

- 8. Stairways that are not a required *means of egress* element are not required to be enclosed where such stairways comply with Section 708.2.
- 9. In other than Group H and I occupancies, a maximum of 50 percent of egress stairways serving one adjacent floor are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Any two such interconnected floors shall not be open to other floors. Unenclosed exit stairways shall be remotely located as required in Section 1015.2.

When permitted to be unenclosed per this exception, such stairs shall be considered to be *exit access* stairways. Travel distance shall continue to be measured down the nosing of the treads and out to an *exit discharge*.

- 10. In other than Group H and I occupancies, interior egress stairways serving only the first and second stories of a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Such interconnected stories shall not be open to other stories. Unenclosed exit stairways shall be remotely located as required in Section 1015.2.

When permitted to be unenclosed per this exception, such stairs shall be considered to be *exit access* stairways. Travel distance shall continue to be measured down the nosing of the treads and out to an *exit discharge*.

IBC SECTION 1026

*IBC Section 1026.4; changed to read as follows:

1026.4 Side yards. The open areas adjoining *exterior exit ramps* or *stairways* shall be in direct contact with either *yards, courts* or *public ways*; the remaining sides are permitted to

be enclosed by the *exterior walls* of the building.

Exception: Any stairway at the end of an open ended corridor that is pulled into the building shall be considered an exterior stair if in compliance with both of the following provisions:

1. When using switchback stairs, such that the outside edge of the outside landing is no more than 5 feet inside the exterior walls. Artificially extending the landing beyond what is minimally required to meet code will not allow the stairs to be drawn in further.
2. When using straight run stairs, individually or in conjunction with a switchback stair, such that the bottom riser is no more than 1 foot inside the exterior walls.

*IBC Section 1026.6 changed to read as follows:

1026.6 Exterior ramps and stairway protection. *Exterior exit ramps and stairways* shall be separated from the interior of the building as required in Section 1022.4 . Openings shall be limited to those necessary for egress from normally occupied spaces.

{Exceptions 1, 2 and 3 remain unchanged. Exception 4 changed as follows:}

4. Separation from the interior open-ended corridors of the building is not required for *exterior ramps or stairways* connected to open-ended *corridors*, provided that Items 4.1 through 4.4 4.6 are met:
 - 4.1 The building, including *corridors* and *ramps* and *stairs*, shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 4.2 The open-ended *corridors* comply with Section 1018.
 - 4.3 The open-ended *corridors* are connected on each end to an *exterior exit ramp* or *stairway* complying with Section 1026.
 - 4.4 An any location in an open-ended *corridor* where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3.3 m²) or an *exterior ramp* or *stairway* shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or toxic gases.
 - 4.5 The side walls of the stair separating the stair from the interior of the building shall be constructed as required in Section 1022. Any portion of the stair that projects beyond the exterior wall shall be protected from the interior of the building in accordance with 1022.1 or 1022.6.
 - 4.6 When in compliance with this exception, the travel distance of Section 1016 may be measured from the most remote point to the first tread of the stair.

IBC SECTION 1027

*IBC Section 1027.1, exception 4; change to read as follows:

4. *Horizontal exits* complying with Section 1025 shall not be required to discharge directly to the exterior of the building. After passing through a horizontal exit, the provisions of exit access that applied on one side shall continue to be applicable on the other side, e.g. a corridor on one side shall not discharge into a room on the other side per Section 1018.6, a room on one side that discharges into a room on the other side shall do so only if in compliance with Section 1014.2, etc. Travel distance shall be permitted to start again.

IBC SECTION 1028

*IBC Section 1028.1; changed to read as follows:

1028.1 General. Occupancies in Group A and assembly occupancies accessory to Group E ~~which contain seats, tables, displays, equipment or other material~~ shall comply with this section.

IBC SECTION 1029

*IBC Section 1029.3.1; added to read as follows:

1029.3.1 Minimum window sill height. For minimum required window sill height, see Section 1405.13.2.

IBC SECTION 1030

*IBC Section 1030; copied from the Fire Code to read as follows:

[F] SECTION 1030 MAINTENANCE OF THE MEANS OF EGRESS

[F] 1030.1 General. The means of egress for buildings or portions thereof shall be maintained in accordance with this section and Fire Code Chapter 46.

[F] 1030.2 Reliability. Required exit accesses, exits or exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency at all times ~~when the areas served by such exits are occupied~~. Security devices affecting means of egress shall be subject to approval of the fire code official.

[F] 1030.2.1 Lift-out bars. In other than I and R occupancies and high-rise buildings, and when approved by the fire code official, lift-out bars may be utilized under the following provisions:

1. Bar shall be removable with a single effort not to exceed 15 pounds.
2. Installation of such devices shall not reduce the required minimum egress width of the subject door when fully open. Projections into the means of egress shall not exceed that allowed by Sections 1003.3, 1005 and 1008 and shall not result in an obstruction or impediment to egress.
3. Bar shall be marked with “Lift to Remove” in 2 inch letters with contrasting background.
4. Each door shall be marked with “This Door to be Unlocked when building is occupied” in 2 inch letters with contrasting background.
5. Bars shall be stored in an area not accessible to the public when occupied.
6. Bars shall not be capable of being locked in place.

[F] 1030.3 Obstructions. A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

[F] 1030.4 Exit signs. Exit signs shall be installed and maintained in accordance with Section 1011. Decorations, furnishings, equipment or adjacent signage that impairs the visibility of exit signs, creates confusion or prevents identification of the exit shall not be allowed.

[F] 1030.5 Nonexit identification. Where a door is adjacent to, constructed similar to and can be confused with a means of egress door, that door shall be identified with an approved sign that identifies the room name or use of the room.

[F] 1030.6 Furnishings and decorations. Furnishings, decorations or other objects shall not be placed so as to obstruct exits, access thereto, egress therefrom, or visibility thereof. Hangings and draperies shall not be placed over exit doors or otherwise be located to conceal or obstruct an exit. Mirrors shall not be placed on exit doors. Mirrors shall not be placed in or adjacent to any exit in such a manner as to confuse the direction of exit.

[F] 1030.7 Emergency escape openings. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction or, when applicable, the provisions of Fire Code Chapter 46, or the Minimum Building Standards Code and the following:

1. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
2. Bars, grilles, grates or similar devices are allowed to be placed over emergency escape and rescue openings provided the minimum net clear openings size is

~~maintained complies with the code that was in effect at the time of construction~~ and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening. Bars, grills, grates and similar devices require a building permit as specified in the Building Code and Residential Code.

[F] **1030.8 Testing and maintenance.** All two-way communications systems for areas of refuge shall be inspected and tested on a yearly basis to verify that all components are operational. When required, the tests shall be conducted in the presence of the fire code official.

IBC SECTION 1101

**IBC Section 1101.2; add two exceptions to read as follows:*

Exceptions: 1. Buildings regulated under State Law and built in accordance with State registered plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of this section. When associated with a Change of Use, accessible features shall be provided in accordance with Section 3411.4 but may be designed in accordance with plans approved by the State.

2. **(RH)** A handicap restroom that was originally installed under and in compliance with the dimensions of any TAS review, the 1988 Uniform Building Code, or any building code as later adopted by this city, shall continue to be recognized as an accessible restroom until such time as a wall and its framing is removed such that it can be enlarged to comply with current code.

IBC SECTION 1102

**IBC Section 1102; add a definition of "Primary Function" to read as follows:*

PRIMARY FUNCTION. See Section 3402.

IBC SECTION 1103

**IBC 1103.2.12; add an exception to read as follows:*

Exception: **(RH)** Group E, residential in-home day care with not more than 12 children need not be accessible.

IBC SECTION 1106

**IBC Section 1106.8; added to read as follows:*

1106.8 Comprehensive Zoning Ordinance. The required number of accessible spaces and van accessible spaces as specified in the Comprehensive Zoning Ordinance, including any variances thereto, shall take precedent over this section.

IBC SECTION 1107

**IBC Section 1107.6.2.1; add an exception to read as follows:*

Exception: Townhouse Apartments complying with Section 310.3.

**IBC Section 1107.6.3; (RH) delete.*

**IBC Section 1107.6.4; (RH) delete.*

IBC SECTION 1109

**IBC Section 1109.2; exception #6 added to read as follows:*

6. (RH) When restrooms are required by Section 3408 and 3411, the following shall apply:

- a. A new use that requires two accessible restrooms in a space where one non-accessible restroom already exists shall only require the addition of a second unisex accessible restroom.
- b. A new use that requires two accessible restrooms in a space where two non-accessible restrooms already exists shall only require the conversion of one restroom to a unisex accessible restroom, or the installation of a third unisex accessible restroom.
- c. When the change of use is to an equal or lower use group, in the order as listed below, the number of required restrooms shall be provided as listed in this section but any existing restroom need not be upgraded to accessibility requirements.

Group A – where food and beverages are served for consumption on the premise

Group E

Group B – where food and beverages are served for consumption on the premise

Group M

Group I

Group A – other than as listed above

Group B – other than as listed above

Group F, S

Group H
Group R

*IBC Section 1109.2.1; changed to read as follows:

1109.2.1 Family or assisted-use toilet and bathing rooms. In assembly and mercantile occupancies, an *accessible* family or assisted-use toilet room shall be provided where an aggregate of ~~twelve~~ six or more male, ~~and female~~ or combination thereof water closets and/or urinals are ~~required~~ provided. In buildings of mixed occupancy, only those water closets . . . {remainder of section unchanged} . . .

*IBC Section 1109.2.2; add a second paragraph to read as follows:

(RH) For existing toilet rooms with multiple non-accessible compartments, it is permissible to remove no more than one fixture per toilet room in order to make a neighboring fixture wheelchair-*accessible*, even if it reduces the number of remaining fixtures to less than the number required.

IBC SECTION 1204

*IBC Section 1204.1.1; added to read as follows:

1204.1.1 Warehouse heating. In order to provide a tenable work environment in unheated warehouses, at a minimum, heat must be provided in the following locations:

- a. In the dock area, unless the tenant space, inclusive of all accessory tenant areas, is less than 5,000 square feet. Such heat need not meet the temperature requirement of this section but provide a tenable working environment in the dock area; and,
- b. In at least one common area, when provided; e.g. office, break room, etc.; and,
- c. In all restrooms.

IBC SECTION 1205

*IBC Section 1205.1; add an exception to read as follows:

Exception: When using the artificial light provisions of Section 1205.3 for residential uses, natural light shall be provided for habitable rooms in accordance with Section 1205.2 and the following:

1. The minimum net glazed area shall not be less than 4 percent of the total floor area of all habitable rooms; and,
2. Such natural light may be concentrated in main use areas, including but not

limited to, dining rooms, living rooms and master bedrooms, of the residential unit.

IBC SECTION 1210

*IBC Section 1210.2, exception #2; changed to read as follows:

2. Toilet rooms that are accessed only through a private office, not for common or accessible to the public use and which have not more than one water closet; provided that walls around urinals comply with the minimum surrounding material specified by Section 419.3 of the Plumbing Code.

IBC CHAPTER 12 – DIVISION II

IBC Division II, Section 1211; added to read as follows:

1211.1 Scope. Sound insulation requirements for noise sensitive uses near airports shall be in compliance with Appendix L.

IBC SECTION 1405

*IBC Section 1405.2; add a second paragraph to read as follows:

All wood or other products exposed to the weather shall be painted or treated with an approved treatment, or shall possess a natural or inherent protection method.

*IBC Section 1405.13.2; add exception #2 and 3 to read as follows:

2. **(RH)** In the original portion of a historical contributing structure, when creating or installing new windows, or when adjusting the window dimensions of an existing window, the window sill may be as approved by the Historical Cultural and Landmark Commission during their approval process when determined to be appropriate to maintain the historical significance.
3. Window opening limiting devices in compliance with Section R612.4 of the Residential Code may be used.

IBC TABLE 1505.1

*IBC Table 1505.1; replace footnote b and c with the following:

b. All individual replacement shingles or shakes shall be in compliance with the

rating required by this table.

- c. Non-classified roof coverings shall be permitted on buildings of U occupancies having not more than 120 sq.ft. of projected roof area. When exceeding 120 sq.ft of projected roof area, buildings of U occupancies may use non-rated non-combustible roof coverings.

IBC SECTION 1505

*IBC Section 1505.7; delete.

IBC SECTION 1507

*IBC Section 1507.10.1; add an exception to read as follows:

Exception: Engineered roofs designed to provide adequate drainage after the long-time deflection from dead loads or designed to support maximum loads, including possible ponding of water from any source, including snow, due to deflection, may have a design slope of a minimum of one-eighth unit vertical in 12 units horizontal (1-percent slope).

IBC SECTION 1510

*IBC Section 1510.1.1; added to read as follows:

1510.1.1 Permit required. Roofing shall not occur, nor shall replacement roofing be applied without first obtaining a permit when required by Section 105.

*IBC Sections 1510.7, 1510.8 and 1510.9; added to read as follows:

1510.7 Maintain existing provisions. When reroofing, or repairing existing roofing, the installer is required to insure the following items are maintained:

1. Existing roof drains and drainage systems are maintained clear and unobstructed. When in the opinion of the Building Official the existing drainage system appears inadequate, the system shall be re-evaluated and when necessary required to comply with the provisions for new construction.
2. Fire-retardant requirements are maintained.

1510.8 Attic space. Construction of a sloped or flat roof over an existing roof in a manner that creates an attic or a concealed space shall require the removal of any existing

roofing material, composed of tar, asphalt or roof insulation, from the newly created attic space.

1510.9 Inspections. When a permit is required, a final inspection and approval shall be obtained from the Building Official when the re-roofing or installation of new roof is complete.

IBC SECTION 1611

*IBC Section 1611.1; changed to read as follows:

1611.1 Design rain loads. Each portion of a roof shall be designed to sustain the load of rainwater that will accumulate on it if the primary drainage system for that portion is blocked plus the uniform load caused by water that rises above the inlet of the secondary drainage system at its design flow. The design rainfall shall be based six (6) inches per hour on the 100-year hourly rainfall rate indicated in Figure 1611.1 or on other rainfall rates determined from approved local weather data. See Plumbing Code Section 1106.

IBC SECTION 1612

*IBC Section 1612.1; changed to read as follows:

1612.1 General. Within *flood hazard areas* as established in other City ordinances Section 1612.3, all new construction of buildings, structures and portions of buildings, structures and portions of buildings and structures, including substantial improvements and restoration of substantial damage to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads in accordance with the provisions specified by the Department of Transportation and Public Works. For buildings that are located in more than one *flood hazard area*, the provisions associated with the most restrictive *flood hazard area* shall apply.

At the discretion of the Director of Transportation and Public Works, or his authorized representative, any or all of the provisions of this section may be used.

*IBC Section 1612.3; delete.

IBC SECTION 1702

*IBC Section 1702; delete the definition of "Approved Fabricator."

IBC SECTION 1704

*IBC Section 1704.1; delete the second paragraph.

*IBC Section 1704.1.1; delete.

*IBC Section 1704.16; changed to read as follows:

[F] 1704.16 Special inspection for smoke control. Smoke control systems shall be tested ~~by a special inspector~~ in accordance with this section, Section 909.18 and as directed by the fire code official.

IBC SECTION 1801

*IBC Section 1801.3; added to read as follows:

1801.3 Hazards. Whenever the building official determines that any existing excavation or embankment or fill on private property has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage channel, the owner of the property upon which the excavation or fill is located, or other person or agent in control of said property, upon receipt of notice in writing from the building official, shall within the period specified therein repair or eliminate such excavation or embankment to eliminate the hazard and to be in conformance with the requirements of this code.

IBC SECTION 1804

*IBC Section 1804.3; changed to read as follows:

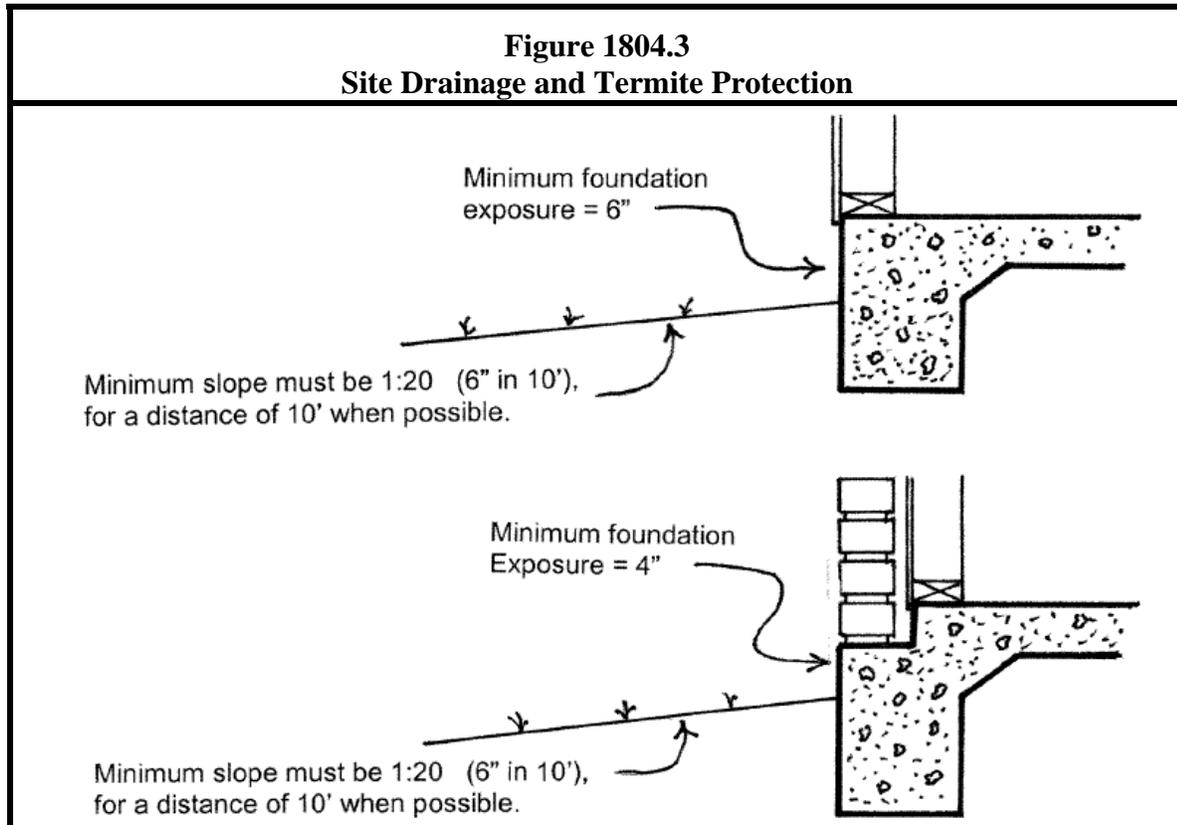
1804.3 Site grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal distance, a 5-percent slope shall be provided to an *approved* alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. See Figure 1804.3. See also Section 1809.7.1 and Figure 1809.7.1.

Exception: Where climatic or soil conditions warrant, the slope of the ground away from the building foundation shall be permitted to be reduced as approved by the Transportation Public Works Storm Water Section ~~to not less than one unit vertical to 48 units horizontal (2 percent slope).~~

The procedure used to establish the final ground level adjacent to the foundation shall

account for additional settlement of the backfill.

**IBC Figure 1804.3; added to read as follows:*



IBC SECTION 1807

**IBC Section 1807.2.4; added to read as follows:*

1807.2.4 Material. Wood retaining walls exceeding four (4) feet in height shall be constructed of new wood properly treated for such use. Measurement shall be from the bottom of the footing to the top of the wall. See Section 105.2, item #4 for retaining walls in succession. See Section 1610.1.

IBC SECTION 1808

**IBC Section 1808.10; added to read as follows:*

1808.10 Minimum distance of swimming pools from foundations. Swimming pools closer than 5' to a nearby building foundation, measured from outside pool wall to the foundation, may not be closer than one horizontal foot at finish grade for every vertical foot of swimming pool depth.

Exception: Systems designed by an engineer registered in the State of Texas.

For glazing within 60" horizontal distance of the water's edge, see Section 2406.4, item 9.

IBC SECTION 1809

**IBC Section 1809.7.1; added to read as follows:*

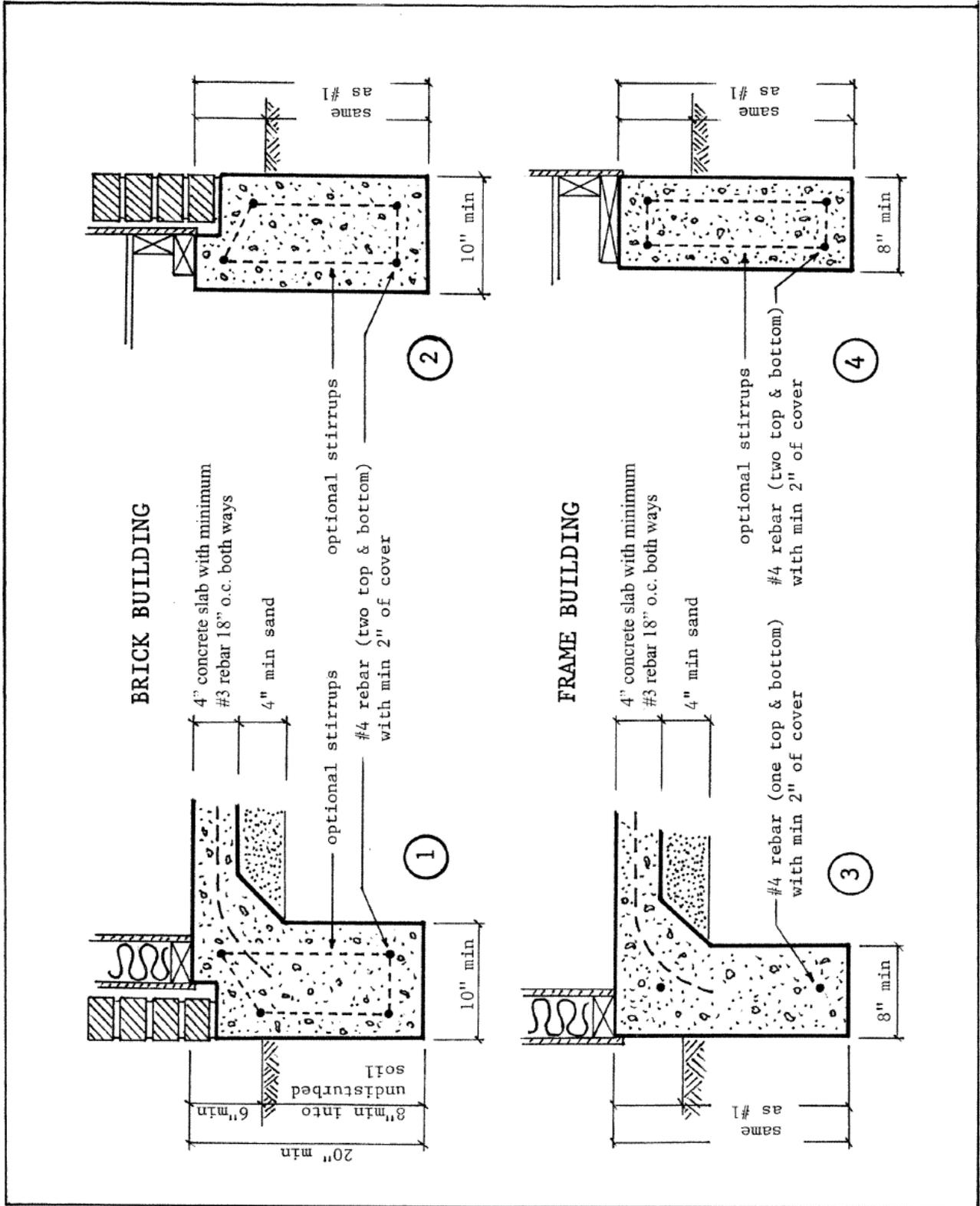
1809.7.1 Alternate foundations. When engineered foundations are not required by other sections of this code, and unless in soils considered inadequate, as determined by the Building Official, for structures of standard construction, Figure No. 1809.7.1 may be accepted as an alternate foundation design for the occupancies and conditions specified.

See also Section 1804.3 and Figure 1804.3.

FIGURE NO. 1809.7.1

**Figure No. 1809.7.1; added as follows:*

FIGURE NO. 1809.7.1



IBC SECTION 2302

**IBC Section 2302; add definition of “Fire-retardant-treated wood” and amend definition of “Treated Wood” to read as follows:*

FIRE-RETARDANT-TREATED WOOD. Any wood product which, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E84 or UL 723, a listed flame spread index of 25 or less and show no evidence of significant progressive combustion when the test is continued for an additional 20-minute period. Additionally, the flame front shall not progress more than 10 ½ feet (3200 mm) beyond the centerline of the burners at any time during the test. See Sections 2303.2, 2303.2.1, 2303.2.2, 2303.2.3 and 2303.2.4.

Fire-retardant-treated wood shall not be considered as non-combustible.

TREATED WOOD. Wood and wood-based materials that use vacuum-pressure impregnation processes to enhance fire retardant or preservative properties.

Fire-retardant-treated wood. Pressure-treated lumber and plywood in accordance with Sections 2303.2, 2303.2.1, 2303.2.2, 2303.2.3 and 2303.2.4 that exhibit reduced surface-burning characteristics and resist propagation of fire.

Preservative-treated wood. Pressure-treated wood products that exhibit reduced susceptibility to damage by fungi, insects or marine borers.

IBC SECTION 2304

**IBC Section 2304.11.2.2.1; added to read as follows:*

2304.11.2.2.1 Exterior bottom plates. All exterior wall bottom plates shall be of naturally durable or preservative-treated wood.

**IBC Section 2304.11.6; add an exception to read as follows:*

Exception: When chemicals or other methods of protection are undesirable to the building owner/buyer provided an exposed exterior surface in compliance with Figure 1804.3 is provided.

IBC SECTION 2308

**IBC 2308.10.2; changed to read as follows:*

2308.10.2 Ceiling joist spans. Allowable spans for ceiling joists shall be in accordance with Table 2308.10.2(1) ~~or 2308.10.2(2)~~. Attic storage shall be considered another floor. (See definition of Attic). For other grades and species, refer to the *AF&PA Span Tables for Joists and Rafters*.

Decking for equipment access and work area, as required in the Mechanical Code, shall comply with the decking requirements for a floor, or shall be a minimum of a single layer of 3/4" plywood.

**IBC Section 2308.10.5; add an exception to read as follows:*

Exception: When purlins are supported by struts to a joist in lieu of a bearing wall, such joists must be designed as a double floor joists for the span applied. Adequate bracing shall be provided to prevent rotation.

IBC CHAPTER 24

**IBC Section 2406.3; exception 1 is deleted.*

IBC CHAPTER 27

**IBC Chapter 27; changed to read as follows:*

SECTION 2701 GENERAL

2701.1 Scope. This chapter governs the electrical components, equipment and systems used in buildings and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of NFPA 70. See Fire Code Section 604. See also Articles 700, 702, 705 and 708 of the Electrical Code.

2701.1.1 COPS. For Critical Operations Power Systems necessary to maintain continuous power supply to facilities or parts of facilities that require continuous operation for the reasons of public safety, emergency management, national security, or business continuity, see the Electrical Code, Article 708.

[F] SECTION 2702 EMERGENCY AND STANDBY POWER SYSTEMS

[F] 2702.1 Installation. Emergency and standby power systems required by this code or the *International Fire Code* shall be installed in accordance with this code,

NFPA 110 and 111.

[F] **2702.1.1 Stationary generators.** Stationary emergency and standby power generators required by this code shall be listed in accordance with UL 2200.

[F] **2702.2 Where required.** Emergency and standby power systems shall be provided where required by Sections 2702.2.1 through ~~2702.2.20~~ 2702.2.26 or elsewhere identified in this code or any other code.

[F] **2702.2.1 Group A occupancies.** Emergency power shall be provided for emergency voice/alarm communications systems in Group A occupancies in accordance with Section 907.5.2.2.4. (See Section 907.2.1.1)

[F] **2702.2.2 Smoke control systems.** Standby power shall be provided for smoke control systems in accordance with Section 909.11.

[F] **2702.2.3 Exit signs.** Emergency power shall be provided for *exit* signs in accordance with Section 1011.5.3. (90 minutes)

[F] **2702.2.4 Means of egress illumination.** Emergency power shall be provided for *means of egress* illumination in accordance with Section 1006.3. (90 minutes)

[F] **2702.2.5 Accessible means of egress elevators.** Standby power shall be provided for elevators that are part of an accessible means of egress in accordance with Section 1007.4.

[F] **2702.2.6 Accessible means of egress platform lifts.** Standby power in accordance with this section or ASME A18.1 shall be provided for platform lifts that are part of an accessible means of egress in accordance with Section 1007.5

[F] **2702.2.7 Horizontal sliding doors.** Standby power shall be provided for horizontal sliding doors in accordance with Section 1008.1.4.3.

[F] **2702.2.8 Semiconductor fabrication facilities.** Emergency power shall be provided for semiconductor fabrication facilities in accordance with Section 415.8.10.

[F] **2702.2.9 Membrane structures.** Standby power shall be provided for auxiliary inflation systems in accordance with Sections 3102.8.1.1 and 3102.8.2. (4 hours) Emergency power shall be provided for *exit* signs in temporary tents and membrane structures in accordance with the *International Fire Code*. (See Fire Code Section 2403.12.6.1, item 2) (90 minutes)

[F] **2702.2.10 Hazardous materials.** Emergency or standby power shall be provided in occupancies with hazardous materials in accordance with Section 414.5.4 and the *International Fire Code* (See Section 2705.1.5).

[F] **2702.2.11 Highly toxic and toxic materials.** Emergency power shall be provided for occupancies with highly *toxic* or *toxic* materials in accordance with the *International Fire Code*. (See Fire Code Section 3704.2.2.8 and 3704.3.4.2.)

[F] **2702.2.12 Organic peroxides.** Standby power shall be provided for occupancies with silane gas in accordance with the *International Fire Code*. (See Fire Code 3904.1.11)

~~[F] **2702.2.13 Pyrophoric materials.** Emergency power shall be provided for occupancies with silane gas in accordance with the *International Fire Code*.~~

[F] **2702.2.14 Covered mall buildings.** Standby power shall be provided for voice/alarm communication systems in covered mall buildings in accordance with Section 402.14.

[F] **2702.2.15 High-rise buildings.** Emergency and standby power shall be provided in high-rise buildings in accordance with Sections 403.4.7 and 403.4.8.

[F] **2702.2.16 Underground buildings.** Emergency and standby power shall be provided in underground buildings in accordance with Sections 405.8 and 405.9.

[F] **2702.2.17 Group I-3 occupancies.** Emergency power shall be provided for doors in Group I-3 occupancies in accordance with Section 408.4.2.

[F] **2702.2.18 Airport traffic control towers.** Standby power shall be provided in airport traffic control towers in accordance with Section 412.3.5.

[F] **2702.2.19 Elevators.** Standby power for elevators shall be provided as set forth in Sections 3003.1, 3007.7 and 3008.15.

[F] **2702.2.20 Smokeproof enclosures and Stair Pressurization Alternative.** Standby power shall be provided for smokeproof enclosures, stair pressurization alternative and associated automatic fire detection systems as required by Section 909.20.6.2.

[F] **2702.2.21 Elevator pressurization.** Standby power shall be provided for elevator pressurization system as required by Section 708.14.2.5.

[F] **2702.2.22 Elimination of Smoke Dampers in Shaft Penetrations.** Standby power shall be provided when eliminating the smoke dampers in ducts penetrating shafts in accordance with Section 716.5.3, exception 2.3, and Section 909.11.

[F] **2702.2.23 Common exhaust systems for clothes dryers.** Standby power shall be provided for common exhaust systems for clothes dryers located in multistory structures in accordance with Mechanical Code Section 504.8, item 7.

[F] 2702.2.24 Special Amusement buildings. Emergency power shall be provided for emergency voice/alarm communications systems in Special Amusement Buildings in accordance with Section 907.5.2.2.4. (See Section 907.2.12.3)

[F] 2702.2.25 Atriums. Standby power shall be provided for smoke control systems in Atriums in accordance with Section 404.7. Emergency power shall be provided for emergency voice/alarm communications systems in Atriums in accordance with Section 907.5.2.2.4. (See Section 907.2.14)

[F] 2702.2.26 Hydrogen Cutoff Rooms. Standby power shall be provided for mechanical ventilation and gas detection systems of Hydrogen Cutoff Rooms in accordance with Section 421.8.

[F] 2702.2.27 Retroactive Means of Egress Illumination. Emergency power shall be provided for retroactive installation of *means of egress* illumination in accordance with Section 4604.5 and 4604.5.1. (90 minutes in I-2, 60 minutes elsewhere.)

[F] 2702.3 Maintenance. Emergency and standby power systems shall be maintained and tested in accordance with the *International Fire Code*. (See Fire Code Section 604.3)

[F] 2702.4 Energy time duration. Unless a time limit is specified in this chapter or other code, the emergency and standby power system shall be supplied with enough fuel or energy storage capacity for not less than 2-hour full-demand operation of the system.

Exception: Where the system is supplied with natural gas from a utility provider and is approved.

IBC SECTION 2901

***IBC Section 2901.1; add a sentence to read as follows:**

The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the Plumbing Code. Should any conflicts arise between the two chapters, the Code Official shall determine which provision applies.

IBC SECTION 2902

***IBC Section 2902.1; changed to read as follows:**

[P] 2902.1 Minimum number of fixtures. Plumbing fixtures shall be provided for

the type of occupancy and in the minimum number as follows:

- 1.. Assembly Occupancies: At least one drinking fountain shall be provided at each floor level in an approved location. Water closets shall be provided for the public, for inside or outdoor uses. Such water closets may be counted for compliance as specified in item #2 for employees. (See also Table 2902.1, footnote e.)

Exceptions: 1. A drinking fountain need not be provided in a drinking or dining establishment.

2. Drinking fountains are not required for an occupant load of 15 or fewer. (See Table 2902.1, footnote f)

2. Groups A, B, F, H, I, M and S Occupancies: Buildings or portions thereof shall be provided with at least one employee or customer water closet for each sex except as provided for in Section 2902.2.

In Groups I-2 and I-3 Occupancies, toilet facilities for employees shall be separate from facilities for inmates or patients.

3. Group E Occupancies: Shall be provided with fixtures as shown in Table 2902.1.
4. Group R Occupancies: Shall be provided with fixtures as shown in Table 2902.1.
5. Self-service storage facilities: shall be provided with one unisex accessible restroom for tenant usage.
6. Each Recreational Vehicle Park, or portion of a Manufactured Home Park used for recreational vehicles, shall contain one (1) or more service buildings providing separate sanitary facilities for men and women.
 - a. No lot space shall be located farther than five hundred (500) feet from such a service building.
 - b. The entrances to such buildings shall be clearly marked to show which gender the facilities serve.
 - c. Fixtures shall be provided at the following ratio per twenty (20) lots or fraction thereof:

Toilets:	Men (1) / Women (2)
Urinals:	Men (1)
Lavatories:	Men (1) / Women (1)
Showers:	Men (1) / Women (1)

- d. Each building providing sanitary fixtures shall contain at least one (1) slop sink.
- e. If male and female sanitary facilities are housed within the same structure, they shall be separated by walls extending from the floor to the ceiling.

- f. Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be individual and equipped with self-closing doors. If dressing compartments are provided, each compartment shall be equipped with a stool or a bench. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.

It is recommended, but not required, that the minimum number of fixtures provided also comply with the number shown in Table 2902.1. Types of occupancies not shown in Table 2902.1 shall be considered individually by the *building official*. The number of occupants shall be determined by this code. Occupancy classification shall be determined in accordance with Chapter 3.

**IBC Section 2902.2; changed to read as follows:*

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 private dwelling units or 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 less.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 50 or less.
4. Separate facilities shall not be required in occupancies that do not exceed 750 square feet.
5. Self-service storage facilities need only provide one unisex restroom for storage tenant usage. A single unisex employee restroom, when permitted and when accessible by the tenants, may count for such restroom. Such restroom shall be located near the facility entrance. Spaces converted to uses other than self-service storage shall comply with other applicable restroom provisions for that individual space.
6. Aircraft T-hangar facilities need not install tenant restrooms when in compliance with the following:
 - a. Each such tenant hangar space is less than 2,000 square feet in area.
 - b. There are restrooms located within 500 feet of the lease space.

**IBC Section 2902.3.2; add exceptions 2, 3 and 4 to read as follows:*

2. Facilities that are required for employees in storage structures, guard shacks or kiosks, and are located in adjacent structures under the same ownership, lease or control, shall be a maximum travel distance of 500 feet (152 m) from the employees' working area.

3. Facilities that are required for Group E portable classrooms may be located in the main structure if provided with a covered walkway and the maximum travel distance does not exceed 500 feet (152 m) from the classroom.
4. Facilities that are required for a Group B portable classrooms associated with a religious use may be located in the main structure if the maximum travel distance does not exceed 500 feet (152 m) from the classroom.

IBC SECTION 3001

**IBC Section 3001.5; added to read as follows:*

3001.5 General. The owner shall be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator or moving walk installation and shall cause periodic inspections, tests and maintenance to be made on such conveyances.

SECTION 3002

**IBC Section 3002.9, 3002.9.1, 3002.9.2 and 3002.10; added to read as follows:*

3002.9 Pits. (ASME A17.1 – Section 2.2.1; Inquiry 07-50) A pit shall be provided for each individual elevator.

3002.9.1 Drainage. (ASME A17.1 – Section 2.2.2.3 thru 2.2.2.6)

- 2.2.2.3 Permanent provisions shall be made to prevent accumulation of ground water in the pit.
- 2.2.2.4 Drains and sump pumps, where provided, shall comply with the applicable plumbing code, and they shall be provided with a positive means to prevent water, gases, and odors from entering the hoistway.
- 2.2.2.5 In elevators provided with Firefighters' Emergency Operation, a drain or sump pump shall be provided. The sump pump/drain shall have the capacity to remove a minimum of 11.4 m³/h (3,000 gal/h) per elevator.
- 2.2.2.6 Sumps and sump pumps in pits, where provide, shall be covered. The cover shall be secured and level with the pit floor.

3002.9.2 Discharge. When drainage is installed, whether required or voluntary, discharge shall comply with the following:

1. Where there is no expectation of hydraulic fluid or oil contamination, the drainage may discharge into the sanitary sewer system, subject to the approval of the Water Department Pre-treatment Division.
2. If installed in a location with possible contamination, a trap or interceptor rated

3. In either situation, discharge to the storm drainage system is not permitted.
4. Gravity drains that comply with the above provisions should be discussed with the Chief Plumbing Inspector before installation.
5. Drainage to a storage tank is not permitted without specific approval. Overflow of such tanks shall be in compliance with the provisions listed in items 1 through 3 above.

3002.10 Other pipes, ducts or electrical wiring. See Sections 3004.4 and 3006.6 and the following:

(ASME A17.1 – Section 2.8.2.2) Only such electrical wiring, raceways, cables, coaxial wiring, and antennas used directly in connection with the elevator, including wiring for signals, for communication with the car, for lighting, heating, air conditioning, and ventilating the car, for fire detecting systems, for pit sump pumps, and for heating and lighting the hoistway and/or the machinery space, machine room, control space, or control room shall be permitted to be installed inside the hoistway, machinery space, machine room, control space, or control room.

(ASME A17.1 – Section 2.8.3.4) Other pipes or ducts conveying gases, vapors, or liquid and not used in connection with the operation of the elevator shall not be installed in any hoistway, machinery space, machine room, control space or control room.

IBC SECTION 3006

**IBC Section 3006.1; add two sentences to read as follows:*

Elevator machine rooms shall be provided. All elevator control circuit boards, switch gears, etc. that is necessary to maintain the operation of the elevator during an emergency event shall be located within the machine room or inside the elevator hoistway if not prohibited by other provisions.

**IBC Section 3006.4; delete the two exceptions.*

**IBC Section 3006.4.1; added to read as follows:*

[F] 3006.4.1 Storage. Storage shall not be permitted in the elevator machine room or elevator machine spaces. A sign shall be posted on or adjacent to the machine room door stating “Elevator Machinery – No Storage Allowed.”

(ASME A17.1 – Section 2.8.1) Only machinery and equipment used directly in connection with the elevator shall be permitted in elevator hoistways, machinery spaces, machine rooms, control spaces, and control rooms.

IBC SECTION 3007

*IBC Section 3007.4; amended and new Section 3007.4.5 added to read as follows:

3007.4 Fire service access elevator lobby. The fire service access elevator shall open into a fire service access elevator lobby in accordance with Sections 3007.4.1 through ~~3007.4.4~~ 3007.4.5.

[F] **3007.4.5 Storage and furniture.** Where fire service access elevators are required, fire service access elevator lobbies shall be maintained free of storage and furniture. See Fire Code Section 607.

IBC SECTION 3102

*IBC Section 3102.1; add a sentence to read as follows:

Subject to approval of the *building official* and *fire code official*, such structures erected on a building, balcony or deck may also be considered as a Tent, as defined in the Fire Code, and in compliance with Chapter 24 of the Fire Code

*IBC Section 3102.4.1; added to read as follows:

3102.4.1 Membrane Covered Parking Structures. As an alternate to the provisions of this code, membrane parking structures may comply with all of the following:

- a. Must pass NFPA 701.
- b. Maximum area per structure of combination of structures considered as one building does not exceed 12,000 sq.ft.
- c. The covered structure is separated from other structures and any other building on the same property by a minimum of 20'.
- d. The covered structure is separated from the property line or center line of public way of at least 10'.
- e. The structure will be considered a Type V-B enclosed parking garage.

IBC SECTION 3103

*IBC Section 3103; delete.

IBC SECTION 3109

**IBC Section 3109.1; add a second, third and fourth paragraph to read as follows:*

The purpose of this section is to provide a higher degree of protection against potential drowning, especially among children, through the use of safety barriers. It is not intended as a substitute for adult supervision of children in pool areas or adult responsibility for supervision of access to such areas.

The city recommends that all persons be taught how to swim.

The provisions of this section may be enforced by other code enforcement divisions of this city but interpretation authority shall be retained by the *building official*.

Compliance shall be as listed below:

1. For pools constructed on or after October 1, 1993 for use with Group R, Division 3 Occupancies, see the appropriate provisions in the code in effect when the pool was constructed as follows:
 - a. 12-4-98 to 7-1-01, see 1997 UBC, Appendix Chapter 4 with amendments - Ord 13625.
 - b. 7-1-01 to present, see IBC Chapter 31 and IRC Appendix Chapter G with amendments, as adopted at time of constructed.
2. For pools owned, controlled, or maintained by the owner of a multiunit rental complex or by a property owners association, see the appropriate state law, Chapter 214, Local Government Code, Subchapter C, "Swimming Pool Enclosures", and Subtitle A, Title 9, Health and Safety Code, Chapter 757, "Pool Yard Enclosures". Primary enforcement authority is by the Health Department
3. For public pools, see the appropriate state law, Texas Department of Health Standards for Public Swimming Pool/Spa, Sections 265.181 through 265.207. Primary enforcement authority is by the Health Department.
4. For all other existing pools not covered by items 1, 2 or 3 above, regardless of date of installation, see Section 3109.6.

**IBC Section 3109.2; add new definitions to read as follows:*

Barrier means a permanent fence, wall, building wall or combination thereof, which completely surrounds the swimming pool and obstructs access to a swimming pool.

Swimming Pool, Indoor. A swimming pool which is totally contained within a structure and surrounded on all four sides by walls of said structure.

Swimming Pool, Outdoor. Any swimming pool which is not an indoor pool.

**IBC Section 3109.3; changed to read as follows:*

3109.3 Public swimming pools. Public swimming pools shall be completely enclosed by a fence in accordance with the applicable State Law or ordinance enforced by the Health Department, but shall be a minimum of at least 4 feet (1290 mm) in height or a screen enclosure. Openings in the fence shall not permit the passage of a 4-inch-diameter (201 mm) sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates.

**IBC 3109.4; changed to read as follows:*

3109.4 Residential swimming pools. Residential swimming pools shall comply as follows:

- a. Residential pools qualifying as public pools under State Law, shall comply with Section 3109.3.
- b. Multi-family swimming pools shall comply with the applicable State Law or ordinance enforced by the Health Department.
- c. Pools associated with one- and two-family dwellings and townhouses under the Residential Code, shall comply with Appendix G of that code.
- d. All other residential swimming pools shall comply with Sections 3109.4.1 through 3109.4.3.

**IBC Section 3109.4.1; add exceptions to read as follows:*

Exceptions: 1. The side of an outdoor swimming pool facing a private golf course or other restricted access area where the erection of barriers is prohibited by deed restrictions need not have a barrier on that side.

2. Natural topographical barriers such as lakes, rivers, retaining walls, impenetrable hedges, and inaccessible inclines may be substituted as part of the barrier.

**IBC Section 3109.4.1.3; add an exception to read as follows:*

Exception: When horizontal members are part of a fence that is at least 6 feet (1830 mm) in height, the horizontal members need not be on the pool side of the barrier.

**IBC Section 3109.4.1.8; delete.*

**IBC Section 3109.5; changed to read as follows:*

3109.5 Entrapment avoidance. For pools under the authority of the Health Department, entrapment protection shall be provided as required by State Law or ordinance as enforced by the Health Department. Otherwise, suction ~~Suction~~ outlets shall be designed and installed in accordance with ANSI/APSP-7.

**IBC Section 3109.6; added to read as follows:*

3109.6 Existing pools. Pools in existence that are not covered by any ordinance listed in Section 3109.1 shall comply with this section.

3109.6.1 Pools shall be completely enclosed by a fence at least 4 feet (1290 mm) in height or a screen enclosure. Such barrier shall comply with provisions of the zoning ordinance and other applicable city codes and ordinances.

A wall of a dwelling or structure is permitted to serve as part of the barrier. Natural topographical barriers such as lakes, rivers, retaining walls, impenetrable hedges, and inaccessible inclines may be substituted as part of the barrier.

3109.6.2 Openings in the fence shall not permit the passage of a 4-inch (102 mm) diameter sphere.

3109.6.3 The fence or screen enclosure shall be equipped with self-closing and self-latching gates. Pedestrian access gates shall open outward away from the pool. All gates or doors opening through such barriers shall be equipped with a device for keeping the gate or door securely closed at all times when not in actual use, except that the door of any dwelling or dwelling unit which forms a part of the barrier need not be so equipped. Such closure device shall be attached not less than forty (40) inches above grade. Such gates or doors shall be kept securely closed at all times when not in actual use.

Temporary access through a barrier may be permitted during construction if a temporary barrier is provided during times when such access is not in use.

3109.6.4 No person in possession of land within the city, either as owner, purchaser, lessee, tenant or licensee, upon which is situated an outdoor swimming pool, shall fail to provide a barrier as herein provided.

3109.6.5 Exemptions. The following are exempt from the barrier requirements of this sub-section:

1. Indoor swimming pools.
2. Outdoor swimming pools less than twenty-four (24) inches in depth.
3. Outdoor swimming pools where the pool decking or pool top is at least forty-

4. The side of an outdoor swimming pool facing a private golf course or other restricted access area where the erection of barriers is prohibited by deed restrictions.
5. Portable spas or portable hot tubs with safety covers of a type approved by the Building Official.

3109.6.6 Modifications. The Building Official may make modifications in individual cases, upon a showing of good cause with respect to the height, dimension of openings, nature or location of barrier, or the necessity thereof, provided the protection as sought hereunder is not reduced thereby. The Building Official may permit other protective devices or structures to be used so long as the degree of protection afforded by the substitute devices or structures is not less than the protection afforded by the barrier described in this division.

IBC SECTION 3201

**IBC Section 3201.1; add a sentence to read as follows:*

Encroachments shall require an executed agreement as required by Division II or Division III of this Chapter.

**IBC Section 3201.5; added to read as follows:*

3201.5 Projections. The projection limitations specified in Section 3202 shall be applied when determined as necessary by the *building official* during the encroachment review process. Any encroachment approved by City Council may project further than listed herein.

IBC SECTION 3202

**IBC Section 3202.4; delete.*

**IBC Chapter 32, Divisions II and III; added to read as follows:*

Division II Encroachment of Public Property

TEMPORARY ENCROACHMENTS

3203 General. No person, firm, or corporation shall use or occupy a public Right Of Way, inclusive of street area, alley area, or sidewalk area without first complying with the requirements of this chapter.

Exceptions: 1. Use of public property for work that does not fall under the jurisdiction of the Building, Energy, Electrical, Mechanical, Plumbing, Residential or Sign Codes.

2. Entire street widths may be approved for closure by the Director of Transportation and Public Works, provided the length of time does not exceed one 8-hour day. For this purpose, no encroachment is required under this chapter.

3. For Sidewalk Cafes, see City Code, Chapter 20, Article IX, "Sidewalk Cafes," and Section 109.2.4.1 of this code.

Temporary encroachments may be used to permit the temporary use of public property for other purposes besides construction or demolition. The Department of Transportation/Public Works in these cases shall formulate a policy covering such use.

3204 - Permit Required

3204 General. Temporary encroachment of public property shall not occur until the applicant executes a Temporary Consent Agreement with the City and obtains an Encroachment Permit from the Building Official.

3204.1 Temporary Consent Agreement. The applicant shall execute three (3) copies of a Consent Agreement with the City upon forms furnished by the Building Official. The forms for such agreement shall be approved from time to time by the City Attorney. Executed forms shall be kept and made available in the offices of the Building Official and City Secretary.

3204.2 Liability Insurance. The Temporary Consent Agreements shall be accompanied by proof that the applicant has secured and paid for a policy of public liability insurance covering all public risks related to the proposed use and occupancy of public property as described in the agreement and permits. The amount of insurance coverage shall be at least the maximum amounts of liability which can be imposed upon the City under State law.

Each such insurance policy shall provide that it cannot be canceled or amended without at least ten (10) days advance written notice to the City. Insurance shall be maintained for the length of encroachment.

3204.3 Plans. Each Temporary Consent Agreement shall be accompanied by a plan showing the location and amount of public property to be occupied; the location of all railings, fences, canopies and construction offices, sheds and other appurtenances; and the nature and location of all warning devices necessary to protect pedestrian and

vehicular traffic.

The Encroachment Permit shall not be considered as a construction permit for the items required to be shown on the plan except those required for pedestrian protection as required by Chapter 33.

3204.4 Permit Fee. The applicant shall pay a permit fee based upon the area used and the expected length of use as specified in Section 119, Table 1-E.

If the length of time is underestimated, an additional permit fee will be required. If the fee is paid before the permit expires, the permit can be extended. If after the permit expires, a new permit must be applied for.

The area for consideration includes all areas removed from public use, inclusive of traffic barricade areas.

3204.5 Issuance. The Building Official shall issue an Encroachment Permit when the applicant has complied with all the provisions of this chapter.

3205 Refund. If the length of time is overestimated, the Building Official shall, upon requests, calculate the permit fee based upon the actual number of days and return any overages to the applicant except that a minimum of the amounts listed in Section 3204.4 per permit will be kept.

3206 Inspections. An inspection must be obtained after all barricades, fences, railings and other forms of pedestrian and vehicular protection are in place. A final inspection must be obtained after all such items are removed.

3207 - Building Official Authority

3207 General. The Building Official is hereby authorized to execute the Encroachment Agreement on behalf of the City for temporary use or occupancy of public property for areas as listed in this section. Areas larger than those specified herein will require City Council approval before the Agreement can be executed.

3207.1 Area. The Building Official and the Director of Transportation and Public Works shall determine the area of street, alley or public sidewalk which may be used during the construction or demolition period for work space and for storage of materials and equipment. Such area shall be based upon the actual need of the builder, with due consideration being given to public inconvenience.

The area allowed for use without requiring City Council approval shall be as follows:

1. Not more than two (2)-lanes of a four (4)-lane street; nor one (1)-lane of a two (2)-lane street; nor one (1)-lane of a one way street may be blocked.

2. Alleys adjoining a building site provided that a clear and unobstructed roadway of not less than 10 feet in width is maintained through such alley if such roadway is required for use by fire trucks, garbage trucks or for access to public utilities or other buildings on the alley.
3. Any portion of a public sidewalk adjoining a building site except the walkway area required to be maintained for public use.
4. Notwithstanding the above provisions, no use will be authorized within 8 feet 6 inches of the center line of any railway track.

3208 - Special Provisions

3208.1 Earth and Rubbish. Earth or other waste material taken from buildings shall not be stored either upon sidewalks or streets, but shall be removed therefrom each day upon accumulation. When dry rubbish is being handled, same shall be wetted so as to prevent dust and blowing debris.

3208.2 Demolition. No wrecked or waste materials shall be placed upon any floor of any building during the course of demolition so as to cause the overloading of such floor. Such materials shall be lowered to the ground immediately upon displacement. No material shall be thrown from a building to a sidewalk or pavement but shall be conveyed to the ground by properly constructed chutes.

Blasting, pulling or throwing of masonry walls shall not be permitted except in emergencies as approved by the Fire Chief and the Building Official.

Division III
Encroachment of Public Property

PERMANENT ENCROACHMENTS

3209 General. No part of any building or structure, or any appendage thereto, that is not in compliance with the provisions of this chapter shall project into public property.

Exceptions: 1. Gratings over openings in public property which have openings not exceeding 7/16 inch and are designed to withstand loads in excess of 150 pounds psf may permanently occupy public property.

2. Environmental monitoring wells when approved by the authority authorized to the Environmental Management Department.

3. Backflow protection devices when approved by the authority authorized to the Water Department.

3210 - Consent Agreements

3210.1 General. All permanent encroachments into public property shall require a duly executed Consent Agreement approved by City Council.

Exceptions: 1. The Building Official is hereby authorized to execute Consent Agreements on behalf of the City covering signs that do not project more than two (2) feet over public property when all requirements of this Code, the Sign Code and the Comprehensive Zoning Code have been satisfied.

2. The Planning and Development Director is hereby authorized to execute Consent Agreements on behalf of the City, except as provided in Exception #1 above, when the encroachment beyond the property line extends no closer than within 18 inches of the face of the curb.

3210.2 Application. The applicant shall execute three (3) copies of a Consent Agreement with the City upon forms furnished by the Building Official. The forms for such agreement shall be approved from time to time by the City Attorney. Executed forms shall be kept and made available in the offices of the Building Official and City Secretary.

3210.3 Insurance. The Consent Agreements shall be accompanied by proof that the applicant has secured and paid for a policy of public liability insurance covering all public property as described in the Agreement. The amount of insurance coverage shall be at least the maximum amounts of liability which can be imposed upon the City under State law.

Each insurance policy shall provide that it cannot be canceled or amended without at least ten (10) days advanced written notice to the City. Insurance shall be maintained for the length of the encroachment.

3210.4 Plans. Each Consent Agreement shall be accompanied by a plan showing the location and amount of public property to be occupied with details of the structure of encroachment.

3210.5 Fee. Along with the Consent Agreements the applicant shall pay a non-refundable application fee as specified in Section 119, Table 1-F.

3211 Permits. Approval of the Consent Agreement does not eliminate the need for proper permits to do work as required by any code of the City. No work may commence without a permit as required by appropriate codes.

3212 Signs. Advertising signs projecting into public property are to be considered a permanent occupancy of public property.

Exception: An identification sign displayed as part of the marquee, provided the sign contains no off-premise advertising, is displayed to identify or locate the building or place of business and the height of the message does not exceed three (3) feet.

Signs that are covered by existing Consent Agreements shall have those Consent Agreements become null and void when a sign is altered in size, removed or requires structural repair.

IBC SECTION 3305

**IBC Section 3305.1; changed to read as follows:*

3305.1 Facilities required. Sanitary facilities shall be provided for occupants and customers during construction, remodeling or demolition activities in accordance with the *International Plumbing Code*.

Exception: When the remodel includes the sanitary facilities, other facilities must be available or temporary facilities provided.

IBC SECTION 3306

**IBC Section 3306.1; add a second paragraph to read as follows:*

When falling debris may, in the opinion of the Building Official, create a hazardous situation to pedestrians or motorists, barriers shall be required as specified in Section 3306.6.

**IBC Section 3306.2; add second paragraph to read as follows:*

When authorization to close the sidewalk is obtained, the Building Official may permit a solid fence. The contractor shall place pedestrian warning signs on each side of the barricade at corners occupied by said barricades. The pedestrian signs shall read as follows:

WARNING

“Pedestrians are required by law to use the opposite side of the street.”

WARNING

“No Parking or Standing of Vehicles.”

*IBC Chapter 34; change title to read as follows:

**Chapter 34
(RH) EXISTING STRUCTURES
(Fort Worth Rehab Code)**

Division I - General

IBC SECTION 3401

*IBC Section 3401.1; change to read as follows:

3401.1 Scope. The provisions of this chapter shall control the *alteration*, repair, *addition* and change of occupancy of existing structures as well as prescribe retroactive provisions as required in Divisions II. Regardless of the date of construction, buildings and structures shall be maintained in accordance with the provisions required at the date of construction, except that buildings shall, as a minimum, comply with the provisions expressed in this chapter.

Exceptions: 1. Existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300-02

2. When permitted by the *building official*, buildings and structures may be allowed to use provisions of more modern codes in lieu of maintaining the provisions required at the date of construction.

This Chapter, including the references to other codes and the mandatory retroactive provisions, shall be considered as expressing this jurisdiction’s prescriptive provisions for the rehabilitation of existing buildings. The enforcement of this Chapter shall be considered consistent with the enforcement of this Building Code and other codes. Any

in this code or in other codes, as determined by the *building official*.

**IBC Section 3401.4, "Alternative compliance"; deleted.*

3104.4 Alternative compliance. ~~Work performed in accordance with the *International Existing Building Code* shall be deemed to comply with the provisions of this chapter.~~

IBC SECTION 3402

**IBC Section 3402; amend the definition of "Existing Structure" to read as follows:*

EXISTING STRUCTURE. A structure legally erected prior to the date of adoption of the appropriate code, or one for which a legal building *permit* has been issued. The term shall also apply to structures annexed, including Limited Annexation, into this city unless specifically exempted by the annexation ordinance.

IBC SECTION 3404

**IBC Section 3404.1; change exception #1 to read as follows:*

1. An existing *stairway* shall not be required to comply with the requirements of Section 1009 where, in the opinion of the Building Official, the existing space and construction does not allow a reduction in pitch or slope nor will it create a hazardous situation.

IBC SECTION 3406

**IBC Section 3406.1.1; changed to read as follows:*

3406.1.1 New buildings. Fire escapes shall not be installed ~~constitute any part of the required *means of egress*~~ in new buildings.

**IBC Section 3406.1.3; change to read as follows:*

3406.1.3 Replacement New fire escapes. Replacement ~~New~~ fire escapes for existing buildings shall be permitted only where exterior *stairs* cannot be utilized due to lot lines limiting *stair* size or due to the sidewalks, alleys or roads at grade level. Replacement ~~New~~ fire escapes shall not incorporate ladders ~~or access by windows~~.

IBC SECTION 3408

**IBC Section 3408.1; add a second, third and fourth paragraph and Section 3408.1.1 to read as follows:*

Whenever the Change of Occupancy involves a change in the character or level of activity, without a change in the Group or Division within the same Group, only the applicable provisions that apply to the new character or level of activity shall be required.

An example of a change of character would be a change from an office, Group B, to a medical office, Group B, or to an Ambulatory Health Care Facility, Group B. While each has the same basic requirements, height, area, *means of egress*, etc. they also have different specific requirements; e.g. handicap limitations, smoke partitions, fire area, sprinklers, etc.

An example of a change in the level of activity would be obtaining an increase in the occupant load of a building or space, such as a bar, that might now exceed the limits requiring a fire sprinkler or alarm system, or if already exceeding the limits, would increase the non-conformity of the space.

3408.1.1 (RH) Accessibility. Accessible access and restrooms shall be required as follows:

1. When only a single tenant change of occupancy occurs in a multi-tenant building, accessibility is only required when alterations occur as specified in Section 3411.4.1.
2. When the tenant for the entire building undergoes a change of occupancy, accessibility is required as specified in Section 3411.4.2.

**IBC Section 3408.3; changed to read as follows:*

3408.3 Stairways. Existing stairways in an *existing structure* shall not be required to comply with the requirements of a new *stairway* as outlined in Section 1009 where, in the opinion of the Building Official, the existing space and construction does not allow a reduction in pitch or slope nor will it create a hazardous situation.

IBC SECTION 3411

**IBC Section 3411.1; add an exception #2 to read as follows:*

2. Buildings regulated under State Law and built in accordance with State certified plans, including any variances or waivers granted by the State, shall be

associated with a Change of Use, accessible features shall be provided in accordance with Section 3411.4 but may be designed in accordance with plans approved by the State.

*IBC Section 3411.4.2; changed to read as follows:

3411.4.2 Complete change of occupancy. Where an entire building undergoes a change of occupancy, it shall comply with Section 3411.4.1 and shall have all of the following *accessible* features:

1. At least one *accessible* building entrance.
2. At least one *accessible* route from an *accessible* building entrance to *primary function* areas.
3. Signage complying with Section 1110.
4. Accessible parking, where parking, where parking is being provided.
5. At least one *accessible* passenger loading zone, when loading zones are provided.
6. At least one *accessible* route connecting accessible parking and *accessible* passenger loading zones to an accessible entrance.
7. Accessible restrooms shall be required in accordance with the applicable numbers specified in Section 2902 and Section 1109.2.

Where it is *technically infeasible* to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible.

IBC SECTION 3412

*IBC Section 3412.2; change to read as follows:

3412.2 Applicability. Any structure older, or that becomes older, than 50 years ~~Structures existing prior to [. . .]~~ in which there is work . . . {*remainder of section unchanged*} . . .

*IBC Chapter 34, Division II added to read as follows:

Chapter 34 Division II

3413 Scope. The provisions of the Fire Code Chapter 46 are adopted as part of this

code and reprinted as Chapter 46 of this code.

*Chapter 36; added to read as follows:

Chapter 36 Docks, Piers and Boathouses

3601 General. The provisions of this Chapter shall apply to any body of water within the corporate limits of Fort Worth that is under the jurisdiction and control of the City of Fort Worth. In the absence of other provisions, this chapter may be used on bodies of water not under the control of the City of Fort Worth.

This chapter and the “Docks, Piers and Boat House” standards, adopted elsewhere, may be more stringent than other provisions of this code and other codes.

3601.1 Variances/Water Department Release. Lake Worth is owned by the City of Fort Worth. The Fort Worth Water Department has the charge for the safety of the water, as well as, safe usage of the water system. As such, some provisions in this chapter shall be designated as a regulation from the Water Department and will be identified as **(WD)**. Any such section identified with **(WD)** cannot be granted a variance by the Construction and Fire Prevention Board without first obtaining a release from the Director of the Water Department.

3602 Definitions. The following words and terms shall, for the purposes of this chapter, have the meanings shown herein.

DEAD LOAD. The permanent inert weight of materials of construction incorporated into the structure, including fixed or permanent attachments, such as bumpers, railings, winch stands, roof structures, etc.

As further defined in Chapter 16, the weight of materials of construction incorporated into the building, including but not limited to walls, floors, roofs, ceilings, stairways, built-in partitions, finishes, cladding and other similarly incorporated architectural and structural items, and fixed service equipment including the weight of cranes. All dead loads are considered permanent loads.

DECKING. The surface material that forms the floor of the structure.

As further defined in Chapter 16, an exterior floor supported on at least two opposing sides by an adjacent structure, and/or posts, piers or other independent supports.

DOCK, PIER, OR BOAT HOUSE (or any combination). A structure extending from the shore into the water to permit the landing and mooring of vessels. The term “dock”, “pier” or “boat house” includes the anchoring system and any walkways or bridges that will attach to the structure itself.

HUNT ABSORPTION TEST. A test documenting the rate at which flotation material absorbs liquid, as well as the quantity of liquid absorbed.

LAKEFRONT PROPERTY LINE. The property line that borders the regulated water area. (For Lake Worth, “as shown on the final plat of record or survey for the property”.)

LAKE WORTH MANAGEMENT OFFICE (LWMO). That group in the Water Department responsible for review and approval for all improvements to structures at or in Lake Worth, and who shall administer the requirements of that department.

LIVE LOAD. Any moving or variable superimposed load on the structure.

As further defined in Chapter 16, those loads produced by the use and occupancy of the building or other structure and do not include construction or environmental loads such as wind load, snow load, rain load, earthquake load, flood load or dead load.

LOADS. Forces or other actions that result from the weight of building materials, occupants and their possessions, environmental effect, differential movement and restrained dimensional changes. Permanent loads are those loads in which variations over time are rare or of small magnitude, such as dead loads. All other loads are variable loads.

REGISTERED PROFESSIONAL ENGINEER (RPE). A professional engineer currently registered with the State of Texas as a professional engineer.

STRUCTURAL DEAD LOAD. The weight of the structure and its ability to support itself.

STRUCTURE. When used in this Chapter shall be inclusive of entire dock, pier or boat house, including the walkway, anchoring system, cables, floats, electrical, plumbing and any other related components or materials installed in conjunction with the construction, maintenance, or use of the dock.

WALKWAY (or BRIDGE). A passage that provides access from the land or a boat dock, marina, or other floating facility.

3603 Permit Required. No person shall erect, construct, enlarge, alter, or move any dock, pier, boathouse or combination to any body of water within the corporate limits of Fort Worth, that is under the jurisdiction and control of the City of Fort Worth, without complying with the provisions of this chapter.

Each application for a permit, together with plans for a dock, pier, boathouse, or any combination thereof shall be submitted as specified in Chapter 1 of this code and as may be specified in other City codes.

Where such structures are constructed on Lake Worth or any body of water subject to the jurisdiction of another department of the City of Fort Worth, the additional approval of such department shall be obtained.

Submittal of a permit application is not permission to begin work. Construction is not permitted to begin until a permit is ISSUED.

3604 Use. Docks, piers and boathouses for private use shall normally be classified as a Group U Occupancy. Other occupancies may be allowed when the use is permitted by the Zoning Ordinance, together with the approval of any other appropriate department of the City of Fort Worth, and the construction complies with this code for said use.

3605 Design and Design Loads.

3605.1 General. When designed by an RPE, the RPE shall apply the appropriate loads when doing calculations. Such factors shall include, but not be limited to:

- a. dead load
- b. live load
- c. roof load
- d. wind load and wave action; which should be considered as simultaneously applied
- e. when intended to have boats attached to the structure for storage, the effects of such estimated loads, such as wind and wave, on the boat that are transferred to the structure shall also be considered.
- f. when intended to have boats lifted out of the water, the effects of such estimated loads, such as wind on the boat and dead load of the boat, that are transferred to the structure shall also be included.
- g. surface areas at and above the water line, when authorized, including walls, screens, tarps, etc.
- h. except as allowed for in Section 3605.3, flotation devices shall be designed to withstand the same dead load and live load as a fixed structure.

3605.2 All Occupancies. Regardless of the occupancy category assigned, all structures shall comply with the following provisions:

- a. Piles shall conform to Chapter 18 of this Code.
- b. All docks, piers and boathouses shall be designed to withstand the loads as specified in Chapter 16 of this code, based upon the Occupancy classification as assigned by the Building Official.

Exception: Private residential structures, classified as a Group U, may use the design loads as specified in Section 3605.3.

- c. **(WD)** Structures shall be able to withstand a minimum of two-foot high wave action at normal water levels. (For Lake Worth, up to 594 ft. above sea level.) Floating docks must be designed with anchorage footing and piers to remain in place without floating off at the high water levels (For Lake Worth, this will be 601 ft. above sea level.)
- d. **(WD)** Cables and chains used in anchoring systems shall be designed with a minimum working load safety factor of 3.0 for cable and 2.0 for chains.
- e. **(WD)** Walkways and bridges shall have a maximum slope under dead load of a 4:1 ratio to any direction at the lowest expected water level. (For Lake Worth, 591 ft. above sea level.)

3605.3 Group U Occupancies. When private structures associated with residential uses are assigned a Group U Occupancy classification, the design provisions provided in Section 3605.3.1 through 3605.3.2, may be used in lieu of Chapter 16.

3605.3.1 Flotation devices shall be designed to support the dead load plus 30-pounds per square foot (PSF) live load applied to deck area.

3605.3.2 Structural frame shall be designed to support 40 pounds per square foot (PSF) live load applied to the full surface area of the deck.

3606 Dock and Pier Construction. When not designed by an RPE, the proposed design shall incorporate the following minimum provisions:

3606.1 Piles. Wood piles shall be a minimum of six (6) inches in diameter. Metal piles shall be a minimum of three (3) inches inside diameter pipe. Such piles shall be driven to a minimum depth of twenty-four (24) inches below the top layer of silt. Such piles shall be driven in pairs, one on either side of the platform, and braced as required by section 3606.6. Such piles shall not be spaced apart more than ten (10) feet center to center.

3606.2 Box cribs. Sets of structural columns of the same size forming a box crib may be used. Such crib shall be braced as required in Section 3606.6 and anchored as required in Section 3607.

3606.3 Beams. Beams shall be defined as those members which connect to piles to support the stringers. All beams when of wood shall be a minimum 2-inch material.

3606.4 Stringers. Stringers shall be defined as those members usually supporting the decking. All stringers when of wood shall be of a minimum 2-inch material. Pipe stringers shall be a nominal 2-1/2-inch I.D. and spaced not more than eighteen (18) inches O.C.

3606.5 Decking.

3606.5.1 Wooden platform decking shall be of a minimum nominal 2-inch material.

3606.5.2 Other materials, to include lightweight concrete or metal decking may be used when approved by the Building Official. Such decking shall meet the load requirements of Section 3605.

3606.6 Bracing.

3606.6.1 All wooden bracing shall be of a minimum nominal 2-inch material.

3606.6.2 Bracing shall be accomplished by one or more of the following methods:

- a. **Cross or "X" bracing.** Cross or "X" bracing may be used on each set of piles and box cribs.
- b. **Beams.** Beams may be used as bracing, provided the connections give sufficient support to resist horizontal forces equivalent to that of cross or "X" bracing.
- c. **Knee bracing.** Knee bracing may be used on each pile attached to and paralleling the platform deck. Pipe knee bracing shall be a nominal 2-1/2 inch I.D.

3606.7 Attachment of deck. Attachment of the platform deck to beams and piles shall be accomplished by one or more of the following methods:

- a. By attaching the beams to the piles and box cribs by lag bolts.
- b. By caps: Wood caps shall be a minimum nominal 4-inch material and anchored by bolts and welded.

3607 Anchorage of Floatation and box crib structures. Such structures shall be anchored with solid units that will provide the following anchorage:

- a. Docks and piers less than fifty (50) feet in length: An anchor on each corner that will support one-fourth of the total dead load plus one-eighth the total live load.
- b. Docks and piers fifty (50) feet or more in length: Anchors at the midpoint of the piers.
- c. All docks and piers shall be anchored to the shore line.

- d. All anchors shall be of masonry, concrete, or steel and shall be securely fastened to the dock or pier by rope, cable, chain, or other approved methods.

3608 Required Water Proofing.

3608.1 All wood below one (1) foot above spillway elevation on lakes (for Lake Worth, 595 feet) or below one (1) foot above the 50-year flood elevations on other bodies of water shall be treated lumber. Creosote is not allowed.

3608.2 All metal, including bolts, lag bolts, and fasteners, shall be galvanized or painted with paints of similar materials approved for immersion in water.

3609 Floatation Material. All flotation units shall adequately support the dead and live loads of all beams, stringers, and platforms. Data shall be submitted to and approved by the Building Official showing that the buoyancy of such units will support the loads imposed.

Only flotation units made of materials which will not affect the water quality in any way may be used. Flotation units shall be constructed of material that has never been used in any manner for storage of toxic or hazardous material. Proof that the flotation units meet the requirements must be provided to and approved by the Building Official.

- (a) **(WD)** Flotation material shall be extruded polystyrene, expanded polystyrene, or a copolymer of polyethylene and polystyrene and shall have a minimum density of 0.9 pounds per cubic foot, and be of consistent quality throughout the float. Beads shall be firmly fused together, and there shall be no voids inside the encasement. Flotation material shall have a water rate absorption of less than 3.0 pounds per cubic foot over seven (7) days when tested by the Hunt Absorption Test. Other flotation material may be considered if it meets all of the requirements set forth in this chapter.
- (b) **(WD)** Flotation material shall be encased in solid polyethylene or a polyurethane type coating, both of which shall be watertight and have a nominal thickness of 0.125 inches.
- (c) **(WD)** Drums made of plastic, whether new or recycled, or metal shall not be used for encasements or floats.
- (d) **(WD)** Materials which are considered unacceptable for this purpose include but are not limited to standard steel 55 gallon drums, any metal which may corrode in the aqueous environment, and any material which may release toxic or hazardous material into the lake proper.
- (e) **(WD)** All flats shall be warranted for a minimum of eight (8) years against

- (f) **(WD)** Floats that are punctured, exposing the foam to erosion or deterioration, shall be replaced immediately.

3610 Boathouse construction. Construction of boathouses or other structures shall meet or exceed the requirements for framing and coverage as specified in other parts of this code. When, in the opinion of the Building Official, the load of the intended use exceeds the capability of the minimum construction design specified, plans and specification may be required to be designed by a Registered Professional Engineer (RPE).

3611 (WD) Prohibited uses.

3611.1 (WD) Toilet facilities. No toilet facilities of any type shall be allowed on any Structure built past the Lakefront Property Line.

3611.2 (WD) Fuel pumping. Fuel pumping facilities exceeding 55 gallons are not allowed on structures that extend past the Lakefront Property Line.

3612 (WD) Safety devices.

3612.1 (WD) Photocell light. Any Structure that extends more than 100 feet from the Lakefront Property Line shall be equipped with a white photocell light of no less than 200 lumens that operates continually from dusk to dawn. Such lighting shall be provided with a cover on the top of the light to minimize light dispersion upward and toward the shore. The LWMO may require that lighting be placed on structures less than 100 feet from the shoreline when in LWMO decides it is warranted to enhance boating safety. It is the Dock owner's responsibility to ensure that all required lighting is properly maintained and operational at all times.

3612.2 (WD) Water supply A potable water supply can be plumbed to the first floor (lower deck) provided that backflow prevention devices are installed and inspected in accordance with 12.5, Article V, Division 3, *Cross Connection Control* of the City Code and the Plumbing Code as adopted by the City Council.

3613 Hazardous structures. For unsafe or hazardous structures, see Section 116.

IBC CHAPTER 46

*IBC Chapter 46; added to read as follows:

[F] CHAPTER 46 CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

This chapter is the amended Fire Code Chapter 46, adjusted to fit this code. It is adopted herein as Building Code Chapter 46 and shall be considered as Division II to Chapter 34.

SECTION 4601 GENERAL

4601.1 Scope. The provisions of this chapter shall apply to all existing buildings lawfully constructed prior to the adoption of this code. The provisions are applicable at any time a building is found to be non-compliant, whether work is being performed or not.

- Exceptions:**
1. Group I, Division 3 Occupancies need only comply with Sections 4603.2, 4603.5, 4603.6.4, 4604, 4607 and 4609.
 2. For retroactive Interior Wall and Ceiling Finish and Trim requirements, see Section 803 of the Fire Code.
 3. For retroactive Emergency Responder Radio Coverage, see Section 510.

4601.1.1 Compliance with Former Provisions. Buildings or structures that complied with the former provisions for Existing Structures, Building Code, Chapter 34, Division II, III and IV, in effect prior to the adoption of this code, or received a variance under those provisions, will not be required to comply with the similar provisions listed in this Chapter.

- Exceptions:**
1. All existing Group R occupancies and dwellings not classified as Group R occupancies shall comply with the single- and multiple-station smoke alarms as provided in Section 4603.7.
 2. Regardless of the date of construction or annexation, all buildings, structures and uses shall comply with the following:
 - Section 4606, Emergency Preparation
 - Section 4607, Certificate of Occupancy
 - Section 4608, Swimming Pool Barriers
 - Section 4609, Minimum Building Standards Code.

4601.1.2 Additions, Alterations and Repairs. When a building is undergoing additions, alterations or repairs, such work shall be in accordance with the applicable code(s) for new construction, except as permitted by those codes. (See Sections 3403, 3404 or 3405 of the Building Code.) The provisions of this Chapter are

the portion of the building not undergoing work.

4601.1.3 Change of Occupancy. Buildings undergoing a Change of Occupancy (or Use), shall comply with the applicable code as required for new construction, or as specified in each applicable code. (See Building Code Section 3408) The provisions of this Chapter may not be used to claim compliance for a Change of Occupancy (or Use).

4601.2 Intent. The intent of this chapter is to provide a minimum degree of fire and life safety to *persons* occupying existing buildings by providing minimum construction requirements when for alterations to such buildings that do not comply with the minimum requirements of the *International Building Code*.

The provisions of this chapter shall not be construed to allow the elimination of fire protection systems or a reduction in the level of fire safety provided in buildings constructed in accordance with previously adopted codes.

4601.3 Permits. Permits shall be required as set forth in Sections 105.6 and 105.7 of the Fire Code and other applicable codes ~~the *International Building Code* and this code.~~

4601.4 Owner notification. Where a building is found to be in noncompliance with this chapter, the *fire code official* shall duly notify the *owner* or authorized representative of the building. 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.

4601.4.1 Construction documents. *Construction documents* for the necessary *alterations* shall be completed and submitted within a time schedule *approved* by the *fire code official*.

4601.4.2 Completion of work. Work on the required *alterations* to the building shall be completed within a time schedule *approved* by the *fire code official*.

4601.4.3 Extension of time. The *fire code official* is authorized to 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 on the showing of good cause and subject to the filing of an acceptable systematic plan of correction with the *fire code official*.

4601.4.4 Time. Unless amended by the appropriate code official, the time for compliance shall be as follows:

1. All structures:
 - a. All existing Group R occupancies and dwellings not classified as Group R occupancies shall comply with the single- and multiple-station smoke alarms as provided in Section 4603.7 upon notification.

Exception: In accordance with Construction and Fire Prevention Board, Case #10-17, all apartments must be in compliance by April 1, 2013.

- b. All high rise buildings shall comply with the Emergency Preparation provisions of Section 4606 upon notification.
 - c. **[B]** All occupancies and land uses shall obtain a Certification of Occupancy in accordance with Section 4607 upon notification.
 - d. **[B]** All properties with a non-compliant pool barrier shall comply with Section 4608 upon notification.
 - e. **[B]** All properties not in compliance with the Minimum Building Standards Code, Section 4609, shall comply as required by the appropriate code official.
2. High Rise:

Within eighteen (18) months after notice is given, plans and specifications for the necessary alterations shall be filed for review. Work on the required alterations to the building shall commence within thirty (30) months of the date of notification and such work shall be completed within five (5) years from the date of notification.

3. Other than High Rise:

Within eighteen (18) months after notice is given, plans for compliance shall be submitted for review. Within thirty-six (36) months after notice is given, the work shall be completed or the building shall be vacated until made to conform.

4601.5 Authority of the Fire Code Official. For the purpose of applying the provisions of this chapter, the *fire code official* shall have the authority to consider alternative approaches and grant necessary deviations from this division as follows:

1. Allow alternate materials or methods of compliance if such alternate materials or methods of compliance will provide levels of fire and life safety equal to or greater than those specifically set forth in this division.
2. 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.

4601.6 Appeals Board. Appeals of the determinations of the *fire code official* in applying the provisions of this chapter may be made by an appeal directed to the board of appeals as established by Section 112 of the Building Code.

SECTION 4602

DEFINITIONS

4602.1 Definition. The following word and term shall, for the purpose of this chapter and as used elsewhere in this code, have the meaning shown herein.

EXISTING. Buildings, facilities or conditions that are already in existence, constructed or officially authorized prior to the adoption of this code.

SECTION 4603 FIRE SAFETY REQUIREMENTS FOR EXISTING BUILDINGS

4603.1 Required construction. Existing buildings shall comply with not less than the minimum provisions specified in Table 4603.1 and as further enumerated in Sections 4603.2 through 4603.7.3.

The provisions of this chapter shall not be construed to allow the elimination of *fire protection systems* or a reduction in the level of fire safety provided in buildings constructed in accordance with previously adopted codes.

Exception: Group U occupancies.

4603.2 Elevators.

4603.2.1 Elevator operation. Existing elevators with a travel distance of 25 feet (7620 mm) or more above or below the main floor or other level of a building and intended to serve the needs of emergency personnel for fire-fighting or rescue purposes shall be provided with emergency operation in accordance with ASME A17.3.

4603.2.2 Posting of Elevators. In high rise buildings, a permanent sign shall be installed in each elevator cab adjacent to the floor status indicator and at each elevator call station on each floor reading IN FIRE EMERGENCY, DO NOT USE ELEVATOR-USE EXIT STAIRS, or similar verbiage approved by the fire code official.

Exceptions: 1. Sign may be omitted at the main entrance floor-level call station.
2. Occupant evacuation elevators in accordance with Building Code Section 3008.

4603.3 Vertical openings. Interior vertical shafts, including but not limited to *stairways*, elevator hoistways, service and utility shafts, that connect two or more stories of a building, shall be enclosed or protected as specified in Sections 4603.3.1 through 4603.3.7. For escalators, see Sections 4603.3.5, 4603.3.6 and 4603.3.7.

4603.3.1 Group I occupancies. In Group I occupancies, interior vertical openings connecting two or more stories shall be protected with 1-hour fire-resistance-rated construction.

Exception: In high rise buildings of Type I, II-A, III-A or IV construction with the installation of an *automatic sprinkler system* in accordance with Section 903.3.1.1, vertical shaft enclosures may be of nonrated construction for required exit stairway enclosures. Vertical shaft enclosures of openings in floors provided for elevators, escalators and supplemental stairways shall not be required, provided such openings are protected by an approved curtain board and water curtain sprinkler system, as per NFPA 13 requirements.

In non-high-rise buildings with the installation of an automatic sprinkler system in accordance with Section 903.3.1.1, vertical openings need not be protected.

In high rise buildings, all elevators on all floors shall open into elevator lobbies that are separated from the remainder of the building as is required for corridor construction in the Building Code, unless the building is protected throughout by a sprinkler system.

4603.3.2 Three to five stories. In other than Group I occupancies, interior vertical openings connecting three to five stories shall be protected by either 1-hour fire-resistance-rated construction or an *automatic sprinkler system* shall be installed throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.

Exceptions:

1. Vertical opening protection is not required for Group R-3 occupancies.
2. Vertical opening protection is not required for open parking garages and ramps.
3. Vertical opening protection is not required for escalators.

4603.3.3 More than five stories. In other than Group I occupancies, interior vertical openings connecting more than five stories shall be protected by 1-hour fire-resistance-rated construction.

Exceptions:

1. Vertical opening protection is not required for Group R-3 occupancies.
2. Vertical opening protection is not required for open parking garages and ramps.
3. Vertical opening protection is not required for escalators.
4. In high rise buildings of Type I, II-A, III-A or IV construction with the installation of an *automatic sprinkler system* in accordance with Section 903.3.1.1, vertical shaft enclosures may be of nonrated construction for required exit stairway enclosures. Vertical shaft enclosures of openings in

be required, provided such openings are protected by an approved curtain board and water curtain sprinkler system, as per NFPA 13 requirements.

In high rise buildings, all elevators on all floors shall open into elevator lobbies that are separated from the remainder of the building as is required for corridor construction in the Building Code, unless the building is protected throughout by a sprinkler system.

4603.3.4 Atriums and covered malls. ~~Interior other than Group I occupancies, interior~~ vertical openings in a covered mall building or a building with an atrium, ~~other than in the actual open mall or atrium area,~~ shall be protected as specified in 4603.3 through 4603.3.8 by either 1-hour fire resistance rated construction or an *automatic sprinkler system* shall be installed throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.

Exceptions:

1. ~~Vertical opening protection is not required for Group R-3 occupancies.~~
2. ~~Vertical opening protection is not required for open parking garages and ramps.~~

(Delete Table 4306.1 and replace with new table)

**Table 4603.1
OCCUPANCY AND USE REQUIREMENTS**

Section	OCCUPANCY CLASSIFICATION											
	A-2	B & M	E	I-1	I-2	I-3	I-4	R-1	R-2	R-3	R-4	All Others
4603.2	R	R	R	R	R	R	R	R	R		R	R
4603.3.1				R	R		R					
4603.3.2	R	R	R					R	R		R	R
4603.3.3	R	R	R					R	R		R	R
4603.3.4	R	R	R	R	R		R	R	R		R	R
4603.3.5		R										
4603.3.6	R		R	R	R		R	R	R		R	R
4603.3.7	R		R	R	R		R	R	R		R	R
4603.3.8	R	R	R	R	R		R	R	R		R	R
4603.4	R	R	R	R	R		R	R	R		R	R
4603.5	R	R	R	R	R	R	R	R	R		R	R
4603.6.1			R									
4603.6.2				R								
4603.6.3					R							
4603.6.4						R						
4603.6.5								R				
4603.6.6									R			
4603.6.7											R	
4603.6.8	R											
4603.6.9	R	R	R	R	R		R	R	R	R	R	R
4693.10	R	R	R	R	R		R	R	R	R	R	R
4603.7								R	R	R	R	
4604	R	R	R	R	R	R	R	R	R	R	R	R
4606	R	R	R	R	R		R	R	R	R		R
4607	R	R	R	R	R	R	R	R	R	R		R
4609	R	R	R	R	R	R	R	R	R	R	R	R

R = The building is required to comply.

4603.3.5 Escalators in Group B and M occupancies. Escalators creating vertical openings connecting any number of stories shall be protected by either 1-hour fire-resistance-rated construction or an automatic fire sprinkler system in accordance with Section 903.3.1.1 installed throughout the building, with a draft curtain and closely spaced sprinklers around the escalator opening.

4603.3.6 Escalators connecting four or fewer stories. In other than Group B and M occupancies, escalators creating vertical openings connecting four or fewer stories shall be protected by either 1-hour fire-resistance-rated construction or an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2 shall be installed throughout the building, and a draft curtain with closely spaced sprinklers shall be installed around the escalator opening.

4603.3.7 Escalators connecting more than four stories. In other than Group B and M occupancies, escalators creating vertical openings connecting five or more stories shall be protected by 1-hour fire-resistance-rated construction.

4603.3.8 Shaft enclosure opening protection. Openings other than those provided for elevator doors in new vertical shaft enclosures constructed of one-hour fire-resistive construction shall be equipped with approved fire assemblies having a fire-protection rating of not less than one hour.

Openings other than those provided for elevator doors in existing vertical shaft enclosures shall be equipped with approved 20-minute-rated fire assemblies, 1 3/4-inch (44 mm) solid wood doors or the equivalent thereto. Doors shall be either self-closing or automatic closing and automatic latching.

Exception: In high rise buildings of Type I, II-A, III-A or IV construction with the installation of an *automatic sprinkler system* in accordance with Section 903.3.1.1, protection of openings in vertical shaft enclosures may be nonrated but shall not be less than a 1 3/4-inch (44 mm) solid- wood door or the equivalent thereto. Doors shall be either self-closing or automatic closing and automatic latching.

4603.4 Sprinkler systems. An *automatic sprinkler system* shall be provided in existing buildings in accordance with Sections 4603.4.1, ~~and~~ 4603.4.2 ~~and~~ 4603.4.3.

4603.4.1 Pyroxylin plastics. An *automatic sprinkler system* shall be provided throughout existing buildings where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg). Vaults located within buildings for the storage of raw pyroxylin shall be protected with an approved *automatic sprinkler system* capable of discharging 1.66 gallons per minute per square foot (68 L/min/m²) over the area of the vault.

4603.4.2 Group I-2. ~~An *automatic sprinkler system* shall be provided throughout existing Group I-2 fire areas. The sprinkler system shall be provided throughout the~~

~~_____ 2 occupancy is located, and in all floors between the Group I-2 occupancy and the level of exit discharge.~~ **Spray Booths and Rooms.** New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

4603.4.3 Basements. An approved automatic sprinkler system shall be provided in basements or stories as required by Section 903.2.11.1.

4603.5 Standpipes. Any building over four stories in height ~~Existing structures with occupied floors located more than 50 feet (15 240 mm) above or below the lowest level of fire department vehicle access shall be provided~~ equipped with an approved Class I or Class III standpipes system installed in accordance with Section 905, unless otherwise approved by the fire code official. The standpipes shall have an *approved* fire department connection with hose connections at each floor level above or below the lowest level of fire department access. The *fire code official* is authorized to approve the installation of manual standpipe systems to achieve compliance with this section where the responding fire department is capable of providing the required hose flow at the highest standpipe outlet.

4603.6 Fire alarm systems. An *approved* fire alarm system shall be installed in existing buildings and structures in accordance with Sections 4603.6.1 through 4603.6.7 and provide occupant notification in accordance with Section 907.6 unless other requirements are provided by other sections of this code.

Exceptions: 1. For other than existing Group R occupancies and dwellings not classified as Group R occupancies under Section 4603.7, Occupancies with an existing, previously approved fire alarm system.

2. In high rise buildings of Type I, II-A, III-A or IV construction, the manual fire alarm system and occupant notification is not required when an approved automatic sprinkler system is installed throughout the building in accordance with Section 903.3.1.1.

4603.6.1 Group E. A fire alarm system shall be installed in existing Group E occupancies in accordance with Section 907.2.3.

Exeptions:

1. ~~A manual fire alarm system is not required in a building with a maximum area of 1,000 square feet (93 m²) that contains a single classroom and is located no closer than 50 feet (15 240 mm) from another building.~~
2. ~~A manual fire alarm system is not required in Group E occupancies with an occupant load less than 50.~~

4603.6.2 Group I-1. An automatic fire alarm system shall be installed in existing Group I-1 residential care/assisted living facilities in accordance with Section 907.2.6.1.

Exceptions:

1. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at *exits* if located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that travel distances required in Section 907.5.2 are not exceeded.
2. Where each sleeping room has a *means of egress* door opening directly to an exterior egress balcony that leads directly to the *exits* in accordance with Section 1019, and the building is not more than three stories in height.

4603.6.3 Group I-2. An automatic fire alarm system shall be installed in existing Group I-2 occupancies in accordance with Section 907.2.6.2.

Exception: Manual fire alarm boxes in resident or patient sleeping areas shall not be required at *exits* if located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that travel distances required in Section 907.5.2.1 are not exceeded.

4603.6.4 Group I-3. An automatic and manual fire alarm system shall be installed in existing Group I-3 occupancies in accordance with Section 907.2.6.3.

4603.6.5 Group R-1. A fire alarm system and smoke alarms shall be installed in existing Group R-1 occupancies in accordance with Sections 4603.6.5.1 through 4603.6.5.2.1.

4603.6.5.1 Group R-1 hotel and motel manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-1 hotels and motels more than three stories or with more than 20 *sleeping units*.

Exceptions:

1. Buildings less than two stories in height where all *sleeping units*, attics and crawl spaces are separated by 1-hour fire-resistance-rated construction and each *sleeping unit* has direct access to a *public way*, *exit court* or yard.
2. Manual fire alarm boxes are not required throughout the building when the following conditions are met:
 - 2.1. The building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2;
 - 2.2. The notification appliances will activate upon sprinkler water flow; and
 - 2.3. At least one manual fire alarm box is installed at an *approved* location.

4603.6.5.1.1 Group R-1 hotel and motel automatic smoke detection system. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-1 hotels and motels throughout all interior *corridors* serving sleeping rooms not equipped with an *approved*, supervised sprinkler system installed in accordance with Section 903.

Exception: An automatic smoke detection system is not required in buildings that do not have interior *corridors* serving sleeping units and where each *sleeping unit* has a *means of egress* door opening directly to an *exit* or to an exterior *exit access* that leads directly to an *exit*.

4603.6.5.2 Group R-1 boarding and rooming houses manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-1 boarding and rooming houses.

Exception: Buildings less than two stories in height where all *sleeping units*, attics and crawl spaces are separated by 1-hour fire-resistance-rated construction and each *sleeping unit* has direct access to a *public way*, *exit court* or yard.

4603.6.5.2.1 Group R-1 boarding and rooming houses automatic smoke detection system. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-1 boarding and rooming houses throughout all interior *corridors* serving *sleeping units* not equipped with an approved, supervised sprinkler system installed in accordance with Section 903.

Exception: Buildings equipped with single-station smoke alarms meeting or exceeding the requirements of Section 907.2.10.1 and where the fire alarm system includes at least one manual fire alarm box per floor arranged to initiate the alarm.

4603.6.6 Group R-2. An automatic or manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 *dwelling* or *sleeping units*.

Exceptions:

1. Where each living unit is separated from other contiguous living units by *fire barriers* having a *fire-resistance rating* of not less than 0.75 hour, and where each living unit has either its own independent *exit* or its own independent stairway or ramp discharging at grade.
2. A separate fire alarm system is not required in buildings that are equipped throughout with an *approved supervised automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2 and having a local alarm to notify all occupants.
3. A fire alarm system is not required in buildings that do not have interior *corridors* serving *dwelling units* and are protected by an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that *dwelling units* either have a *means of egress* door opening directly to an exterior *exit access* that leads directly to the *exits* or are served by open-ended *corridors* designed in accordance with Section ~~4604.20~~ ~~4023.6~~, Exception 4.

4603.6.6.1 Group R-2 Fire Alarm System. Existing Group R-2 occupancies that do not have an approved supervised automatic sprinkler system shall install manual fire alarm boxes at breezeway or corridor stairway points of egress on every level or shall install rate of rise heat detectors in the main living area of the dwelling unit. The manual or automatic devices shall activate notification appliances in each dwelling unit that meets the audible requirements of Section 907.6.2.1.1.

4603.6.7 Group R-4. Single and multiple-station smoke alarms shall be installed in existing Group R-4 occupancies in accordance with Section 4603.7. An automatic or manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-4 residential care/assisted living facilities in accordance with Section 907.2.10.

Exceptions:

- ~~1. Where there are interconnected smoke alarms meeting the requirements of Section 907.2.11 and there is at least one manual fire alarm box per floor arranged to continuously sound the smoke alarms.~~
- ~~2. Other manually activated, continuously sounding alarms approved by the fire code official.~~

4603.6.8 Group A-2. Existing Group A-2 occupancies having an occupant load of three hundred (300) or more shall install a fire alarm system in accordance with Section 907.2.1.

4603.6.9 High-rise fire alarm system. Existing high-rise buildings shall be provided with an approved monitored manual fire alarm system and an approved occupant voice notification system throughout, unless the building is provided with approved complete automatic fire sprinkler protection.

4603.6.10 High-rise fire department communications system. Existing high-rise buildings shall be provided with an approved fire department communications system for use by first responders.

4603.7 Single- and multiple-station smoke alarms. Single and multiple-station smoke alarms shall be installed in existing Group R occupancies and in *dwelling*s not classified as Group R occupancies in accordance with Sections 4603.7.1 through 4603.7.3.

4603.7.1 Where required. Existing Group R occupancies and *dwelling*s not classified as Group R occupancies ~~not already provided with single-station smoke alarms~~ shall be provided with single-station smoke alarms. Installation shall be in accordance with Section 907.2.10 ~~11~~, except as provided in Sections 4603.7.2 and 4603.7.3.

4603.7.2 Interconnection. Where more than one smoke alarm is required to be installed within an individual *dwelling* or *sleeping unit*, the smoke alarms shall be

interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings that are not undergoing *alterations*, repairs or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where *alterations* or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or *basement* available which could provide access for interconnection without the removal of interior finishes.

4603.7.3 Power source. Single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

1. Smoke alarms are permitted to be solely battery operated in existing buildings where no construction is taking place.
2. Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.
3. Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing *alterations* or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.

4603.8 Rented or leased residential occupancies. Any new or existing rented or leased residential occupancy shall comply with Section 907.9 in its entirety.

SECTION 4604 MEANS OF EGRESS FOR EXISTING BUILDINGS

4604.1 General. *Means of egress* in existing buildings shall comply with the minimum egress requirements when specified in Table 4603.1 as further enumerated in Sections 4604.2 through 4604.2+3, and the building code that applied at the time of construction. Where the provisions conflict, the most restrictive provision shall apply. Existing buildings that were not required to comply with a building code at the time of construction shall comply with the minimum egress requirements when specified in Table 4603.1 as further enumerated in Sections 4604.2 through 4604.2+3 and, in addition, shall have a life safety evaluation prepared, consistent with the requirements of Section 104.7.2. ~~The life safety evaluation shall identify any changes to the means of egress that are necessary to provide safe egress to occupants and shall be subject to review and approval by the fire code official. The building shall be modified to comply with the recommendations set forth in the approved evaluation.~~

Exception: Means of egress conforming to the requirements of the building code under which they were constructed shall be considered as complying means of egress if, in the opinion of the fire code official, they do not constitute a distinct hazard to life.

4604.2 Elevators, escalators and moving walks. Elevators, escalators and moving walks shall not be used as a component of a required *means of egress*.

Exceptions:

1. Elevators used as an *accessible means of egress* where allowed by Section 1007.4.
2. Previously *approved* escalators and moving walks in existing buildings.
3. Occupant Evacuation Elevators in accordance with Building Code. See Building Code Section 3008.

4604.3 Exit sign illumination. Illuminated exit signs shall be provided in all means of egress and located in such a manner as to clearly indicate the direction of egress. *Exit* signs shall be internally or externally illuminated. The face of an *exit* sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux). Internally illuminated signs shall provide equivalent luminance and be *listed* for the purpose.

Exception: *Approved* self-luminous signs that provide evenly illuminated letters shall have a minimum luminance of 0.06 foot-lamberts (0.21 cd/m²).

4604.4 Power source. Where emergency illumination is required in Section 4604.5, exit signs shall be visible under emergency illumination conditions.

Exception: *Approved* signs that provide continuous illumination independent of external power sources are not required to be connected to an emergency electrical system.

4604.5 Illumination emergency power. When the building is occupied, exit stairways and corridors shall be illuminated with lights having an intensity of not less than 1 footcandle (10.8 lx) at the floor level. The power supply for *means of egress* illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, illumination shall be automatically provided from an emergency system for the following occupancies where such occupancies require two or more *means of egress*:

1. Group A having 50 or more occupants.

Exception: Assembly occupancies used exclusively as a place of worship and having an *occupant load* of less than 300.

2. Group B buildings three or more stories in height, buildings with 100 or more occupants above or below a *level of exit discharge* serving the occupants or buildings with 1,000 or more total occupants.
3. Group E in interior stairs, *corridors*, windowless areas with student occupancy, shops and laboratories.
4. Group F having more than 100 occupants.

Exception: Buildings used only during daylight hours which are provided with windows for natural light in accordance with the *International Building Code*.

5. Group I.
6. Group M.

Exception: Buildings less than 3,000 square feet (279m²) in gross sales area on one story only, excluding mezzanines.

7. Group R-1.

Exception: Where each *sleeping unit* has direct access to the outside of the building at grade.

8. Group R-2.

Exception: Where each *dwelling unit* or *sleeping unit* has direct access to the outside of the building at grade.

9. Group R-4.

Exception: Where each *sleeping unit* has direct access to the outside of the building at ground level.

4604.5.1 Emergency power duration and installation. In other than Group I-2, the emergency power system shall provide power for not less than 60 minutes and consist of storage batteries, unit equipment or an on-site generator. In Group I-2, the emergency power system shall provide power for not less than 90 minutes and consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 604.

4604.6 Guards. Guards complying with this section shall be provided at the open sides of *means of egress* that are more than 30 inches (762 mm) above the floor or grade below.

4604.6.1 Height of guards. Guards shall form a protective barrier not less than 42 inches (1067 mm) high.

Exceptions:

1. Existing guards on the open side of stairs shall be not less than 30 inches (760 mm) high.
2. Existing guards within *dwelling units* shall be not less than 36 inches (910 mm) high.
3. Existing guards in assembly seating areas.

4604.6.2 Opening limitations. Open guards shall have balusters or ornamental patterns such that a 6-inch-diameter (152 mm) sphere cannot pass through any opening up to a height of 34 inches (864 mm).

Exceptions:

1. At elevated walking surfaces for access to, and use of, electrical, mechanical or plumbing systems or equipment, guards shall have balusters or be of solid materials such that a sphere with a diameter of 21 inches (533 mm) cannot pass through any opening.
2. In occupancies in Group I-3, F, H or S, the clear distance between intermediate rails measured at right angles to the rails shall not exceed 21 inches (533 mm).
3. *Approved* existing open guards.

4604.7 Minimum required egress width. The means of egress width shall not be less than as required by the code under which constructed but not less than as required by this section. The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by the factors in Table 4604.7 and not less than specified elsewhere in this section. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available

capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress.

**Table 4604.7
EGRESS WIDTH PER OCCUPANT SERVED**

Occupancy	WITHOUT SPRINKLER SYSTEM		WITH SPRINKLER SYSTEM ^a	
	Stairways (inches per occupant)	Other egress components (inches per occupant)	Stairways (inches per occupant)	Other egress components (inches per occupant)
Occupancies other than those listed below	0.3	0.2	0.2	0.15
Hazardous: H-1, H-2, H-3 and H-4	Not permitted	Not Permitted	0.3	0.2
Institutional: I-2	Not permitted	Not Permitted	0.3	0.2

- a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

4604.8 Size of doors. The minimum width of each door opening shall be sufficient for the *occupant load* thereof and shall provide a clear width of not less than 28 inches (711 mm). Where this section requires a minimum clear width of 28 inches (711 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 28 inches (711 mm). The maximum width of a swinging door leaf shall be 48 inches (1219 mm) nominal. *Means of egress* doors in an occupancy in Group I-2 used for the movement of beds shall provide a clear width not less than 41.5 inches (1054 mm). The height of doors shall not be less than 80 inches (2032 mm).

Exceptions:

1. The minimum and maximum width shall not apply to door openings that are not part of the required *means of egress* in occupancies in Groups R-2 and R-3.
2. Door openings to storage closets less than 10 square feet (0.93 m²) in area shall not be limited by the minimum width.
3. Width of door leaves in revolving doors that comply with Section 1008.1.4.1 shall not be limited.
4. Door openings within a *dwelling unit* shall not be less than 78 inches (1981 mm) in height.
5. Exterior door openings in *dwelling units*, other than the required *exit* door, shall not be less than 76 inches (1930 mm) in height.
6. *Exit access* doors serving a room not larger than 70 square feet (6.5 m²) shall be not less than 24 inches (610 mm) in door width.

4604.9 Opening force for doors. The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. For other side-swinging, sliding

and folding doors, the door latch shall release when subjected to a force of not more than 15 pounds (66 N). The door shall be set in motion when subjected to a force not exceeding 30 pounds (133 N). The door shall swing to a full-open position when subjected to a force of not more than 50 pounds (222 N). Forces shall be applied to the latch side.

4604.10 Revolving doors. Revolving doors shall comply with the following:

1. A revolving door shall not be located within 10 feet (3048 mm) of the foot or top of stairs or escalators. A dispersal area shall be provided between the stairs or escalators and the revolving doors.
2. The revolutions per minute for a revolving door shall not exceed those shown in Table 4604.10.
3. Each revolving door shall have a conforming sidehinged swinging door in the same wall as the revolving door and within 10 feet (3048 mm).

Exceptions:

1. A revolving door is permitted to be used without an adjacent swinging door for street-floor elevator lobbies provided a stairway, escalator or door from other parts of the building does not discharge through the lobby and the lobby does not have any occupancy or use other than as a means of travel between elevators and a street.
2. Existing revolving doors where the number of revolving doors does not exceed the number of swinging doors within 20 feet (6096 mm).

4604.10.1 Egress component. A revolving door used as a component of a *means of egress* shall comply with Section 4604.10 and all of the following conditions:

1. Revolving doors shall not be given credit for more than 50 percent of the required egress capacity.
2. Each revolving door shall be credited with not more than a 50-person capacity.
3. Revolving doors shall be capable of being collapsed when a force of not more than 130 pounds (578 N) is applied within 3 inches (76 mm) of the outer edge of a wing.

**TABLE 4604.10
REVOLVING DOOR SPEED**

INSIDE DIAMETER	POWER-DRIVEN-TYPE SPEED CONTROL (RPM)	MANUAL-TYPE SPEED CONTROL (RPM)
6' 6"	11	12
7' 0"	10	11
7' 6"	9	11
8' 0"	9	10
8' 6"	8	9
9' 0"	8	9
9' 6"	7	8

10' 0"	7	8
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4604.11 Stair dimensions for existing stairs. Existing stairs in buildings shall be permitted to remain if the rise does not exceed 8 1/4 inches (210 mm) and the run is not less than 9 inches (229 mm). Existing stairs can be rebuilt.

Exception: Other stairs *approved* by the *fire code official*.

[B] 4604.11.1 Dimensions for replacement stairs. The replacement of an existing *stairway* in a structure shall not be required to comply with the new stairway requirements of Section 1009 where the existing space and construction will not allow a reduction in pitch or slope.

4604.12 Winders. Existing winders shall be allowed to remain in use if they have a minimum tread depth of 6 inches (152 mm) and a minimum tread depth of 9 inches (229 mm) at a point 12 inches (305 mm) from the narrowest edge.

4604.13 Circular stairways. Existing circular stairs shall be allowed to continue in use provided the minimum depth of tread is 10 inches (254 mm) and the smallest radius shall not be less than twice the width of the *stairway*.

4604.14 Stairway handrails. *Stairways* shall have handrails on at least one side. Handrails shall be located so that all portions of the *stairway* width required for egress capacity are within 44 inches (1118 mm) of a handrail.

Exception: Aisle stairs provided with a center handrail are not required to have additional handrails.

4604.1.4.1 Height. Handrail height, measured above stair tread nosings, shall be uniform, not less than 30 inches (762 mm) and not more than 42 inches (1067 mm).

4604.15 Slope of ramps. Ramp runs utilized as part of a *means of egress* shall have a running slope not steeper than one unit vertical in 10 units horizontal (10-percent slope). The slope of other ramps shall not be steeper than one unit vertical in eight units horizontal (12.5-percent slope).

4604.16 Width of ramps. Existing ramps are permitted to have a minimum width of 30 inches (762 mm) but not less than the width required for the number of occupants served as determined by Section 1005.1.

4604.17 Fire escape stairs. Fire escape stairs shall comply with Sections 4604.17.1 through 4604.17.7.

4604.17.1 Existing means of egress. Fire escape stairs shall be permitted in existing buildings but shall not constitute more than 50 percent of the required *exit* capacity.

4604.17.2 Protection of openings. Openings within 10 feet (3048 mm) of fire escape stairs shall be protected by fire door assemblies having a minimum 3/4-hour *fire-resistance* rating.

Exception: In buildings equipped throughout with an *approved automatic sprinkler system*, opening protection is not required.

4604.17.3 Dimensions. Fire escape stairs shall meet the minimum width, capacity, riser height and tread depth as specified in Section 4604.11.

4604.17.4 Access. Access to a fire escape from a *corridor* shall not be through an intervening room. Nor shall access to the fire escape be secured in an area that cannot be freely accessed by any occupant on that floor needing it as an exit. Access to a fire escape stair shall be from a door or window meeting the criteria of Section 1005.1. Access to a fire escape stair shall be directly to a balcony, landing or platform. These shall be no higher than the floor or windowsill level and no lower than 8 inches (203 mm) below the floor level or 18 inches (457 mm) below the window sill.

4604.17.5 Materials and strength. Components of fire escape stairs shall be constructed of noncombustible materials. Fire escape stairs and balconies shall support the dead load plus a live load of not less than 100 pounds per square foot (4.78 kN/m²). Fire escape stairs and balconies shall be provided with a top and intermediate handrail on each side. The *fire code official* is authorized to require testing or other satisfactory evidence that an existing fire escape stair meets the requirements of this section.

4604.17.6 Termination. The lowest balcony shall not be more than 18 feet (5486 mm) from the ground. Fire escape stairs shall extend to the ground or be provided with counterbalanced stairs reaching the ground.

Exception: For fire escape stairs serving 10 or fewer occupants, an *approved* fire escape ladder is allowed to serve as the termination.

4604.17.7 Maintenance. Fire escapes shall be kept clear and unobstructed at all times and shall be maintained in good working order.

4604.18 Corridors. *Corridors* serving an *occupant load* greater than 30 and the openings therein shall provide an effective barrier to resist the movement of smoke. Transoms, louvers, doors and other openings shall be kept closed or selfclosing.

Exceptions:

1. *Corridors* in occupancies other than in Group H, which are equipped throughout with an *approved automatic sprinkler system*.
2. Patient room doors in *corridors* in occupancies in Group I-2 where *smoke barriers* are provided in accordance with the *International Building Code*.
3. *Corridors* in occupancies in Group E where each room utilized for instruction or assembly has at least one-half of the required *means of egress* doors opening directly to the exterior of the building at ground level.
4. *Corridors* that are in accordance with the *International Building Code*.

4604.18.1 Corridor openings. Openings in corridor walls shall comply with the requirements of the *International Building Code*.

Exceptions:

1. Where 20-minute fire door assemblies are required, solid wood doors at least 1.75 inches (44 mm) thick or insulated steel doors are allowed.
2. Openings protected with fixed wire glass set in steel frames.
3. Openings covered with 0.5-inch (12.7 mm) gypsum wallboard or 0.75-inch (19.1 mm) plywood on the room side.
4. Opening protection is not required when the building is equipped throughout with an *approved automatic sprinkler system*.

4604.18.2 Dead ends. Where more than one *exit* or *exit access* doorway is required, the *exit access* shall be arranged such that dead ends do not exceed the limits specified in Table 4604.18.2.

Exception: A dead-end passageway or *corridor* shall not be limited in length where the length of the dead-end passageway or *corridor* is less than 2.5 times the least width of the dead-end passageway or *corridor*.

4604.18.3 Exit access travel distance. *Exits* shall be located so that the maximum length of *exit access* travel, measured from the most remote point to an approved *exit* along the natural and unobstructed path of egress travel, does not exceed the distances given in Table 4604.18.2.

4604.18.4 Common path of egress travel. The *common path of egress travel* shall not exceed the distances given in Table 4604.18.2.

**TABLE 4604.18.2
COMMON PATH, DEAD-END AND TRAVEL DISTANCE LIMITS
(by occupancy)**

OCCUPANCY	COMMON PATH LIMIT		DEAD-END LIMIT		TRAVEL DISTANCE LIMIT	
	Unsprinklered (feet)	Sprinklered (feet)	Unsprinklered (feet)	Sprinklered (feet)	Unsprinklered (feet)	Sprinklered (feet)
Group A	20/75 ^a	20/75 ^a	20 ^b	20 ^b	200	250
Group B	75	100	50 <u>35</u>	50	200	250 <u>300</u>
Group E	75	75	20 <u>35</u>	50	200	250
Group F-1, S-1 ^d	75	100	50	50	200	250
Group F-2, S-2 ^d	75	100	50	50	300	400
Group H-1	25	25	0	0	75	75
Group H-2	50	100	0	0	75	100
Group H-3	50	100	20	20	100	150
Group H-4	75	75	20	20	150	175
Group H-5	75	75	20	20	150	200
Group I-1	75	75	20	50	200	250
Group I-2 (Health Care)	NR ^e	NR ^e	NR <u>35</u>	NR	150	200 ^c
Group I-3 (Detention and Correctional – Use Conditions II, III, IV, V)	100	100	NR	NR	150 ^c	200 ^c
Group I-4 (Day Care Centers)	NR	NR	20	20	200	250
Group M (Covered Mall)	75	100	50 <u>35</u>	50	200	400
Group M (Mercantile)	75	100	50 <u>35</u>	50	200	250
Group R-1 (Hotels)	75	75	50 <u>35</u>	50	200	250
Group R-2 (Apartments)	75	75 <u>125</u>	50 <u>35</u>	50	200	250
Group R-3 (One- and Two-family)	NR	NR	NR	NR	NR	NR
Group R-4 (Residential Care/Assisted Living)	NR	NR	NR	NR	NR	NR
Group U	75	75 <u>100</u>	20	50	200	250

- 20 feet for common path serving 50 or more persons; 75 feet for common path serving less than 50 persons.
- See Section 1028.9.5 for dead-end aisles in Group A occupancies.
- This dimension is for the total travel distance, assuming incremental portions have fully utilized their allowable maximums. For travel distance within the room, and from the room exit access door to the exit, see the appropriate occupancy chapter.
- See the *International Building Code* for special requirements on spacing of doors in aircraft hangars.
- Any patient sleeping room, or any suite that includes patient sleeping rooms, of more than 1,000 square feet (93 m²) shall have at least two *exit access* doors placed a distance apart equal to not less than one-third of the length of the maximum overall diagonal dimension of the patient sleeping room or suite to be served, measured in a straight line between exit access doors.

NR = No requirements.

4604.19 Exit stairways. All buildings shall have a minimum of two approved exit stairways.

Exception: Existing buildings that have a stairway and a fire escape, need not construct the second stairway as required by this subsection, provided the fire escape complies with all of the provisions of Section 4604.17.

4604.19.1 Stairway discharge identification. A stairway in an exit enclosure which continues below its *level of exit discharge* shall be arranged and marked to make the direction of egress to a *public way* readily identifiable.

Exception: Stairs that continue one-half story beyond their *levels of exit discharge* need not be provided with barriers where the *exit discharge* is obvious.

4604.20 Exterior stairway protection. Exterior *exit* stairs shall be separated from the interior of the building as required in Section 1026.6. Openings shall be limited to those necessary for egress from normally occupied spaces.

Exceptions:

1. Separation from the interior of the building is not required for buildings that are two stories or less above grade where the *level of exit discharge* serving such occupancies is the first story above grade.
2. Separation from the interior of the building is not required where the exterior *stairway* is served by an exterior balcony that connects two remote exterior *stairways* or other *approved exits*, with a perimeter that is not less than 50 percent open. To be considered open, the opening shall be a minimum of 50 percent of the height of the enclosing wall, with the top of the opening not less than 7 feet (2134 mm) above the top of the balcony.
3. Separation from the interior of the building is not required for an exterior *stairway* located in a building or structure that is permitted to have unenclosed interior *stairways* in accordance with Section 1022.
4. Separation from the interior of the building is not required for exterior *stairways* connected to open-ended *corridors*, provided that:
 - 4.1. ~~The building, including *corridors* and stairs, is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.~~
 - 4.2. The open-ended *corridors* comply with Section 1018.
 - 4.3. The open-ended *corridors* are connected on each end to an exterior *exit stairway* complying with Section 1026.
 - 4.4. At any location in an open-ended *corridor* where a change of direction exceeding 45 degrees occurs, a clear opening of not less than 35 square feet (3 m²) or an exterior *stairway* shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or toxic gases.

4604.21 Minimum aisle width. The minimum clear width of *aisles* shall be:

1. Forty-two inches (1067 mm) for *aisle* stairs having seating on each side.

Exception: Thirty-six inches (914 mm) where the *aisle* serves less than 50 seats.

2. Thirty-six inches (914 mm) for stepped *aisles* having seating on only one side.

Exception: Thirty inches (760 mm) for catchment areas serving not more than 60 seats.

3. Twenty inches (508 mm) between a stepped *aisle* handrail or guard and seating when the *aisle* is subdivided by the handrail.

4. Forty-two inches (1067 mm) for level or ramped *aisles* having seating on both sides.

Exception: Thirty-six inches (914 mm) where the *aisle* serves less than 50 seats.

5. Thirty-six inches (914 mm) for level or ramped *aisles* having seating on only one side.

Exception: Thirty inches (760 mm) for catchment areas serving not more than 60 seats.

6. Twenty-three inches (584 mm) between a stepped stair handrail and seating where an *aisle* does not serve more than five rows on one side.

4604.22 Stairway floor number signs. Existing stairs shall be marked in accordance with Section 1022.8.

4604.23 Stairway doors. Egress path markings. Existing buildings of Groups A, B, E, I, M and R-1 having occupied floors located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access shall be provided with luminous *egress* path markings in accordance with Section 1024.

Exception: Open, unenclosed stairwells in historic buildings designated as historic under a state or local historic preservation program.

Exit doors into exit stairway enclosures shall comply with all of the following:

1. Maintained unlocked from the stairway side (opposite of egress side) on at least every incremental fifth floor level and bear a sign stating “ACCESS ONTO FLOOR THIS LEVEL” having minimum 2 inch high letters on contrasting background.

Exceptions: The incremental fifth floor may be locked from the stairway side, subject to the following conditions:

1. All stairway doors that are to be locked from the stairway side shall have the capability of being unlocked simultaneously without unlatching upon a signal from the Fire Command Center, or an approved location.
2. A telephone or other two-way communications system connected to an approved emergency service that operates continuously or an approved emergency pull box or emergency break glass device per Section 1008.1.4.4.2 Exception 1 shall be provided at not less than every fifth floor in each required stairway on the stairway side.
2. All other stairway doors into the related exit stairway enclosure may be mechanically or electrically locked from the stairway side.
3. The stairway side lock shall have the capability to be unlocked with a key. The unlocking shall be mechanical and shall not be dependent on electricity.
4. Approved key box required by Section 506 of the Fire Code shall contain a minimum of four master keys to unlock the doors from the stairway side. These keys shall be clearly labeled with a tag that reads "Exit Stairway Master Keys."
5. Only mechanical egress latching electric crash bars or mechanical egress latching electrified handset access control hardware shall be allowed to control exit stairway doors, unless otherwise approved by the fire code official.

4604.24 High-rise stair shaft ventilation. Stair shaft enclosures that extend to the roof shall be provided with an approved manually openable hatch to the exterior having an area not less than 16 square feet (1.486 m²) with a minimum dimension of 2 feet (610 mm), unless provided with complete automatic fire sprinkler protection throughout.

Exception: Stair shaft enclosures complying with the requirements for smokeproof enclosures per this code and the Fire Code.

4604.25 High-rise elevator shaft ventilation. Elevator shaft enclosures that extend to the roof shall be vented to the outside with vents whose area shall not be less than 3 ½ percent of the area of the elevator shaft, with a minimum of 3 square feet (0.28 m²) per elevator.

Exception: Compliance with Section 3004, or as otherwise approved by the fire code official.

SECTION 4605

REQUIREMENTS FOR OUTDOOR OPERATIONS

4605.1 Tire storage yards. Reference Section 2505 of the Fire Code regarding the outdoor storage of tires. Existing tire storage yards shall be provided with fire apparatus access roads in accordance with Sections 4605.1.1 and 4605.1.2.

~~**4605.1.1 Access to piles.** Access roadways shall be within 150 feet (45 720 mm) of any point in the storage yard where storage piles are located, at least 20 feet (6096 mm) from any storage pile.~~

~~**4605.1.2 Location within piles.** Fire apparatus access roads shall be located within all pile clearances identified in Section 2505.4 and within all fire breaks required in Section 2505.5.~~

SECTION 4606 **EMERGENCY PREPARATION**

4606.1 Emergency Preparation. All existing high-rise buildings shall comply with the emergency preparation requirements of Sections 4606.1.1 through 4606.1.3.

4606.1.1 Emergency plan. The management for all buildings shall establish and maintain a written fire- and life-safety emergency plan in accordance with Section 404 of the Fire Code that has been approved by the fire chief.

4606.1.2 Posting of emergency plan and exit plans. Copies of the emergency plan and exiting plans (including elevator and stairway placarding) shall be posted in accordance with Section 404 of the Fire Code in locations approved by the chief.

4606.1.3 Fire drills. The management of all buildings shall conduct fire drills for their staff and employees in accordance with Section 405 of the Fire Code. A written record of each drill shall be maintained in the building management office and made available to the fire department for review.

[B] SECTION 4607 **CERTIFICATE OF OCCUPANCY**

[B] 4607 Certificate of Occupancy. Those premises not posting a Certificate of Occupancy shall be required to comply with Section 111 of this code. A Certificate of Occupancy shall not be withheld based on non-compliance when a building meets the ordinance under which it was constructed provided the non-compliance items are not considered hazardous. This provision shall not waive the requirement to comply with any retroactive provision of any applicable ordinance.

Exceptions: 1. One- and Two-family dwellings and townhouses regulated by the Residential Code and their associated accessory buildings or structures.
2. Community Homes, as defined in the Zoning Code.

[B] SECTION 4608

SWIMMING POOL BARRIERS

[B] 4608 Swimming Pool Barriers. Compliance shall be as listed below:

1. For pools constructed on or after October 1, 1993 for use with Group R, Division 3 Occupancies, see the appropriate provisions in the code in effect when the pool was constructed as follows:
 - a. 12-4-98 to 7-1-01, see 1997 UBC, Appendix Chapter 4 with amendments - Ord 13625.
 - b. 7-1-01 to present, see IBC Chapter 31 and IRC Appendix Chapter G with amendments, as adopted at time of constructed.
2. For pools owned, controlled, or maintained by the owner of a multiunit rental complex or by a property owners association, see the appropriate state law, Chapter 214, Local Government Code, Subchapter C, "Swimming Pool Enclosures", and Subtitle A, Title 9, Health and Safety Code, Chapter 757, "Pool Yard Enclosures". Primary enforcement authority is by the Health Department
3. For public pools, see the appropriate state law, Texas Department of Health Standards for Public Swimming Pool/Spa, Sections 265.181 through 265.207. Primary enforcement authority is by the Health Department.
4. For all other existing pools not covered by items 1, 2 or 3 above, regardless of date of installation, see Section 3109.6.

[B] SECTION 4609 **MINIMUM BUILDING STANDARDS CODE**

[B] 4609 Minimum Building Standards Code. As provided for in Section 7-67, and as further detailed in Sections 7-87, 7-88, 7-89, 7-90 and 7-91 of the City Code, which is more specifically known as the Minimum Building Standards Code, those provisions setting minimum standards that relate to Building Code items for buildings and structures shall be considered as part of this code.

Enforcement of these sections may be performed by other departments or divisions of the City of Fort Worth. However, as provisions of this code, final interpretation, appeals of interpretation, requests for variances, etc. shall be handled as described in this code.

**CHAPTER 35
REFERENCED STANDARDS**

Chapter 35, “Referenced Standards”; amend the standards listed below to read as follows:

NFPA National Fire Protection Association
1 Batterymarch Park
Quincy, MA 02169-7471

Standard reference number	Title	Referenced in code section number
72- 07 <u>10</u>	National Fire Alarm Code	901.6, 903.4.1, 904.3.5, 907.2, 907.2.5, 907.2.11, 907.2.13.2, 907.3, 907.3.3, 907.3.4, 907.5.2.1.2, 907.5.2.2, 907.6, 907.6.1, 907.6.5, 907.7, 907.7.1, 907.7.2, 911.1.5, 3006.5, 3007.6

APPENDIX L

*IBC Appendix L, added to read as follows:

IBC APPENDIX L

INTERIOR ENVIRONMENT DIVISION II

SOUND INSULATION REQUIREMENTS FOR NOISE SENSITIVE USES NEAR AIRPORTS

SECTION L1212 GENERAL

L1212.1 Scope. The regulations and requirements shall apply to all new residential buildings and new noise-sensitive non-residential buildings, as defined herein, that are located wholly or partially within the boundaries of the 65 DNL or greater noise contours as designated in Figure L1212.1(1).

The term “new” shall apply to new detached buildings built after the effective date of this ordinance, and shall include later additions or modifications to those same buildings. The term shall also include a Change of Occupancy in existing buildings from a non-protected occupancy to one of the protected occupancies listed herein.

Buildings in existence prior to the effective date, and additions to or modifications of those same buildings, shall not be required to comply, except when a Change of Occupancy from a non-protected occupancy to one of the protected uses is involved.

SECTION L1213 DEFINITIONS

L1213.1 General. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

Aircraft noise – is generally expressed in terms of its A-weighted sound level, in units called “decibels.” Strictly speaking, the decibel unit should be abbreviated only by “dB”; however, for clarity “dBA” and “dB(A)” are often used to highlight the fact that the sound level measurement has been A-weighted.

Noise exposure – in areas around airports is expressed in terms of the Day-Night Average Sound Level, which is abbreviated by “DNL” in text and “L_{dn}” in equations.

NOISE-SENSITIVE NON-RESIDENTIAL BUILDINGS –

1. Nursing homes and hospitals, generally classified as Group I; and
2. Child day care centers, Adult day care centers and schools, generally classified as Group E and Group I-4.

RESIDENTIAL STRUCTURES: Single-family, Two-family, Townhouse, Multi-family, and Assisted Living uses, generally classified as Group R, whether in a single occupancy or mixed occupancy.

Sound insulation properties – of building construction materials are described by Sound Transmission Loss (TL) or Sound Transmission Class (STC). The higher the TL or STC value, the less sound will be transmitted through the building material.

**SECTION L1214
PURPOSE**

L1214.1 General. All buildings and structures with protective uses, as applicable under this Division, shall be required to have minimum sound insulation standards and requirements to protect the persons within designated noise sensitive buildings from excessive exterior noise through regulation of design, construction and modification of such buildings. After proper sound insulation measures are taken, the interior sound level, attributable to exterior sources, shall not exceed 45 dB.

L1214.2 Protected Uses:

1. Single-family, two-family, townhouse, multi-family, and Assisted Living uses, generally classified as Group R, whether in a single occupancy or mixed occupancy.
2. Nursing homes and hospitals, generally classified as Group I; and
3. Child day care centers, Adult day care centers and schools, generally classified as Group E and Group I-4.

All new construction with those uses, and any Change of Use to those uses, must comply with the sound reduction construction requirements.

Any option, door, window, or product that is not listed in this document may be used provided sufficient documentation is submitted to confirm appropriate testing to achieve the required STC rating.

SECTION L1215 BUILDING REQUIREMENTS

L1215.1 General. Compliance with the following prescriptive provisions shall be deemed to be in compliance with this Division.

Exception: In lieu of the prescriptive provisions listed below, an acoustical design may be submitted showing that the interior sound level, attributable to exterior sources, shall not exceed 45 dB. Such design must be prepared by a person experienced in the field of acoustical engineering or a registered architect. The design documentation with the appropriate seal shall be attached.

L1215.2 Building requirements for construction in the 65 dB Contour

L1215.2.1 Exterior Windows. Exterior windows must have STC rating 25 or greater, or approved for 65 dB or higher. If using other windows not listed in the tables, the applicant must provide acceptable manufacturer's documentation on STC rating.

The total area of glazing in rooms used for sleeping shall not exceed 20 percent of the floor area.

L1215.2.2 Exterior walls. Exterior walls must have STC rating of 25 or greater, or approved for 65 dB or higher. Walls that are exterior of the protected use, but **interior** to the building, separating the protected use from the remainder area, such as, an enclosed garages, unused space, warehouse, etc., may be reduced to an STC of 20.

If using other walls not listed in the tables, the applicant must provide acceptable manufacturer's documentation on STC rating.

L1215.2.3 Exterior Doors. Exterior doors must be STC rating 25 or greater, or approved for 65 dB or higher. Doors that are exterior of the protected use, but **interior** to the building, separating the protected use from the remainder area, such as, an enclosed garages, unused space, warehouse, etc., may be reduced to an STC of 20, or may use option Door 21, 22 or 23.

If using other doors not listed in the tables, applicant must provide acceptable manufacturer's documentation on STC rating.

View windows in doors and sidelights shall comply with the Exterior Window provisions listed above, unless using door options Door 1a, 1b, 1c or 1d.

L1215.2.4 Roof/Ceiling. Roof/Ceiling assembly must be STC rating of 25 or greater, or approved for 65 dB or higher. If using other Roof/Ceiling assemblies not listed in the tables, the applicant must provide acceptable manufacturer's documentation on STC rating.

- a. An accessible attic space shall be provided above rooms on the uppermost level of Group R buildings.
- b. Attic insulation shall be batt or blown-in glass fiber or mineral wool with a minimum R-value as required by the Energy Code, but not less than R-30 rating applied between the ceiling joists.
- c. Attic ventilation, when installed, shall be:
 - 1. Gable vents or other attic vents that penetrate the attic enclosure shall be fitted with a ½" plywood panel, with 1" semi-rigid insulation attached to the surface facing the vent, so that the panel is at least six inches larger than the vent opening on all sides and is attached to prevent direct line-of-site perpendicular to the vent. The new panel shall also be positioned so that the amount of ventilation is not reduced. Or,
 - 2. Eave vents that are located under the roof overhang.
- d. Skylights shall penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel shall be mounted at the ceiling line and shall be glazed with at least 3/16-inch plastic, tempered or laminated glass. The weather-side skylight shall be any type that is permitted by this code. The total size of skylights shall be no more than 20 percent of the roof area of the room.

L1215.2.5 Floors. Floors must be STC rating of 25 or greater, or approved for 65 dB or higher. This includes floors exposed to outside air; e.g. floors over garage, raised floors over pier and beam structures, cantilevered floors projecting from the exterior walls, etc. which would include all floors subject to the Energy Code.

If using floors not listed in the tables, the applicant must provide acceptable manufacturer's documentation on STC rating.

All crawlspace vents must be fitted with a ½" plywood panel, with 1" semi-rigid insulation attached to the surface facing the vent, so that the panel is at least six inches larger than the vent opening on all sides and is attached to prevent direct line-of-site perpendicular to the vent. The new panel shall also be positioned so that the amount of ventilation is not reduced.

L1215.2.6 Ventilation.

- a. A ventilation system shall be provided that will provide at least the minimum air circulation and fresh air supply requirements of the applicable code, in each room without opening any windows, door or other opening to the exterior. Openable windows or doors will not be counted for compliance with the fresh air provisions. Fresh air must be brought in through the HVAC system.
- b. Window and/or through-the-wall ventilation or air-conditioning units shall not be used.
- c. All vent ducts connecting the interior space to the outdoors shall contain at least a ten-foot length of internal sound-absorbing duct lining. Each duct shall

be provided with a ninety-degree (right angle) bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room-opening cross-section. Residential bathroom vents discharging at an eave vent need only to have two ninety-degree (right angle) bends.

- d. Kitchen cooktop vent hoods shall be the non-ducted recirculating type with no ducted connection to the exterior.

L1215.2.7 Fireplaces. Each fireplace constructed of masonry units shall be fitted with a spark arrestor, a damper as required by code and shall have glass doors across the front of the firebox.

L1215.2.8 Wall and Ceiling Openings

- a. Brick veneer, masonry blocks, or stucco exterior walls shall be grouted or caulked airtight, except for weep holes.
- b. Openings in the exterior that degrades its ability to achieve an interior rating of 45 dB or less when all doors and windows are closed are prohibited. Any access panels, pet doors, mail delivery drops, air conditioning, or other openings must be designed to maintain the 45 dB or less standard in the room to which they provide access.
- c. At the penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked at the pipe duct or conduit or filled with mortar to the wall.

L1215.3 Building requirements for construction in the 70 dB Contour

L1215.3.1 Exterior Windows. Exterior windows must have STC rating 30 or greater, or approved for 70 dB or higher. It is permitted to use windows and doors of less than 30 STC but not less than 25 STC rating, provided the wall is upgrade to an STC 38 or higher, and non-compliance windows/door area shall not exceed 20% of the floor area per room.

If using other windows not listed in the tables, the applicant must provide acceptable manufacturer's documentation on STC rating.

The total area of glazing in rooms used for sleeping shall not exceed 20 percent of the floor area.

L1215.3.2 Exterior walls. Exterior walls must have STC rating of 30 or greater, or approved for 70 dB or higher. Walls that are exterior of the protected use, but **interior** to the building, separating the protected use from the remainder area, such as, an enclosed garages, unused space, warehouse, etc., may be reduced to an STC of 25. When the wall separates the protected use from an unfinished tenant space, the outside finish of the wall need not be installed until the space is finished out.

If using other walls not listed in the tables, the applicant must provide acceptable manufacturer's documentation on STC rating.

L1215.3.3 Exterior Doors. Exterior doors must be STC rating 30 or greater, or approved for 70 dB or higher. It is permitted to use windows and doors of less than 30 STC but not less than 25 STC rating, provided the wall is upgrade to an STC 38 or higher, and non-compliance windows/door area shall not exceed 20% of the floor area per room.

Doors that are exterior of the protected use, but **interior** to the building, separating the protected use from the remainder area, such as, an enclosed garages, unused space, warehouse, etc., may be reduced to an STC of 25, or may use option Door 21, 22 or 23.

If using other doors not listed in the tables, the applicant must provide acceptable manufacturer's documentation on STC rating.

View windows in doors and sidelights shall comply with the Exterior Window provisions listed above, unless using door options Door 3a, 3b or 3c.

L1215.3.4 Roof/Ceiling. Roof/Ceiling assemblies must be STC rating of 30 or greater, or approved for 70 dB or higher. If using other Roof/Ceiling assemblies not listed in the tables, the applicant must provide acceptable manufacturer's documentation on STC rating.

- a. An accessible attic space shall be provided above rooms on the uppermost level of Group R buildings.
- b. Attic insulation shall be batt or blown-in glass fiber or mineral wool with a minimum R-value as required by the Energy Code, but not less than R-30 rating applied between the ceiling joists.
- c. Attic ventilation, when installed, shall be:
 1. Gable vents or other attic vents that penetrate the attic enclosure shall be fitted with a 1/2" plywood panel, with 1" semi-rigid insulation attached to the surface facing the vent, so that the panel is at least six inches larger than the vent opening on all sides and is attached to prevent direct line-of-site perpendicular to the vent. The new panel shall also be positioned so that the amount of ventilation is not reduced. Or,
 2. Eave vents that are located under the roof overhang.
- d. Skylights shall penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel shall be mounted at the ceiling line and shall be glazed with at least 3/16-inch plastic, tempered or laminated glass. The weather-side skylight shall be any type that is permitted by this code. The total size of skylights shall be no more than 20 percent of the roof area of the room.

L1215.3.5 Floors. Floors must be STC rating of 30 or greater, or approved for 70 dB or higher. This includes floors exposed to outside air; e.g. floors over garage,

raised floors over pier and beam structures, cantilevered floors projecting from the exterior walls, etc. which would include all floors subject to the Energy Code.

If using other floors not listed in the tables, the applicant must provide acceptable manufacturer's documentation on STC rating.

All crawlspace vents must be fitted with a ½" plywood panel, with 1" semi-rigid insulation attached to the surface facing the vent, so that the panel is at least six inches larger than the vent opening on all sides and is attached to prevent direct line-of-site perpendicular to the vent. The new panel shall also be positioned so that the amount of ventilation is not reduced.

L1215.3.6 Ventilation

- a. A ventilation system shall be provided that will provide at least the minimum air circulation and fresh air supply requirements of the applicable code, in each room without opening any windows, door or other opening to the exterior. Openable windows or doors will not be counted for compliance with the fresh air provisions. Fresh air must be brought in through the HVAC system.
- b. Window and/or through-the-wall ventilation or air-conditioning units shall not be used.
- c. All vent ducts connecting the interior space to the outdoors shall contain at least a ten-foot length of internal sound-absorbing duct lining. Each duct shall be provided with a ninety-degree (right angle) bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room-opening cross-section. Residential bathroom vents discharging at an eave vent need only to have two ninety-degree (right angle) bends.
- d. Kitchen cooktop vent hoods shall be the non-ducted recirculating type with no ducted connection to the exterior.

L1215.3.7 Fireplaces. Each fireplace constructed of masonry units shall be fitted with a spark arrestor, a damper as required by code and shall have glass doors across the front of the firebox.

L1215.3.8 Wall and Ceiling Openings.

- a. Brick veneer, masonry blocks, or stucco exterior walls shall be grouted or caulked airtight, except for weep holes.
- b. Openings in the exterior that degrades its ability to achieve an interior rating of 45 dB or less when all doors and windows are closed are prohibited. Any access panels, pet doors, mail delivery drops, air conditioning, or other openings must be designed to maintain the 45 dB or less standard in the room to which they provide access.

- c. At the penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked at the pipe duct or conduit or filled with mortar to the wall.

L1215.4 Building requirements for construction in the 75 dB or greater Contour

L1215.4.1 Exterior Windows. Exterior windows must have STC rating 35 or greater, or approved for 75 dB or higher. It is permitted to use windows and doors of less than 35 STC but not less than 30 STC rating, provided the wall is upgrade to an STC 44 or higher, and non-compliance windows/door area shall not exceed 20% of the floor area per room.

If using other windows not listed in the tables, the applicant must provide acceptable manufacturer's documentation on STC rating.

The total area of glazing in rooms used for sleeping shall not exceed 20 percent of the floor area.

L1215.4.2 Exterior walls. Exterior walls must have STC rating of 35 or greater, or approved for 75 dB or higher. Walls that are exterior of the protected use, but **interior** to the building, separating the protected use from the remainder area, such as, an enclosed garages, unused space, warehouse, etc., may be reduced to an STC of 30. When the wall separates the protected use from an unfinished tenant space, the outside finish of the wall need not be installed until the space is finished out.

If using other walls not listed in the tables, the applicant must provide acceptable manufacturer's documentation on STC rating.

L1215.4.3 Exterior Doors. Exterior doors must be STC rating 35 or greater, or approved for 75 dB or higher. It is permitted to use windows and doors of less than 35 STC but not less than 30 STC rating, provided the wall is upgrade to an STC 44 or higher, and non-compliance windows/door area shall not exceed 20% of the floor area per room.

Doors that are exterior of the protected use, but **interior** to the building, separating the protected use from the remainder area, such as, an enclosed garages, unused space, warehouse, etc., may be reduced to an STC of 30, or may use option Door 21, 22 or 23.

If using other doors not listed in the tables, the applicant must provide acceptable manufacturer's documentation on STC rating.

- a. View windows in doors and sidelights shall comply with the Exterior Window provisions listed above, unless using door options Door 5a, 5b or 5c.
- b. The joint between the wall opening and the door frame shall be continuously filled with glass fiber insulation and the exterior cover trim shall be continuously caulked to seal the joint.

L1215.4.4 Roof/Ceiling. Roof/Ceiling assemblies must be STC rating of 35 or greater, or approved for 75 dB or higher. If using other Roof/Ceiling not listed in the tables, the applicant must provide acceptable manufacturer's documentation on STC rating.

- a. An accessible attic space shall be provided above rooms on the uppermost level of Group R buildings.
- b. Attic insulation shall be batt or blown-in glass fiber or mineral wool with a minimum R-value as required by the Energy Code, but not less than R-30 rating applied between the ceiling joists.
- c. Attic ventilation, when installed, shall be:
 1. Gable vents or other attic vents that penetrate the attic enclosure shall be fitted with a ½" plywood panel, with 1" semi-rigid insulation attached to the surface facing the vent, so that the panel is at least six inches larger than the vent opening on all sides and is attached to prevent direct line-of-site perpendicular to the vent. The new panel shall also be positioned so that the amount of ventilation is not reduced. Or,
 2. Eave vents that are located under the roof overhang.
- d. Skylights shall penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel shall be mounted at the ceiling line and shall be glazed with at least 3/16-inch plastic, tempered or laminated glass. The weather-side skylight shall be any type that is permitted by this code. The total size of skylights shall be no more than 20 percent of the roof area of the room.

L1215.4.5 Floors. Floors must be STC rating of 35 or greater, or approved for 75 dB or higher. This includes floors exposed to outside air; e.g. floors over garage, raised floors over pier and beam structures, cantilevered floors projecting from the exterior walls, etc. which would include all floors subject to the Energy Code.

If using other floors not listed in the tables, the applicant must provide acceptable manufacturer's documentation on STC rating.

All crawlspace vents must be fitted with a ½" plywood panel, with 1" semi-rigid insulation attached to the surface facing the vent, so that the panel is at least six inches larger than the vent opening on all sides and is attached to prevent direct line-of-site perpendicular to the vent. The new panel shall also be positioned so that the amount of ventilation is not reduced.

L1215.4.6 Ventilation

- a. A ventilation system shall be provided that will provide at least the minimum air circulation and fresh air supply requirements of the applicable code, in each room without opening any windows, door or other opening to the exterior. Openable windows or doors will not be counted for compliance with the fresh air provisions. Fresh air must be brought in through the HVAC system.
- b. Window and/or through-the-wall ventilation or air-conditioning units shall not be used.
- c. All vent ducts connecting the interior space to the outdoors shall contain at least a ten-foot length of internal sound-absorbing duct lining. Each duct shall be provided with a ninety-degree (right angle) bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room-opening cross-section. Residential bathroom vents discharging at an eave vent need only to have two ninety-degree (right angle) bends.
- d. Kitchen cooktop vent hoods shall be the non-ducted recirculating type with no ducted connection to the exterior.

L1215.4.7 Fireplaces. Each fireplace constructed of masonry units shall be fitted with a spark arrestor, a damper as required by code and shall have glass doors across the front of the firebox.

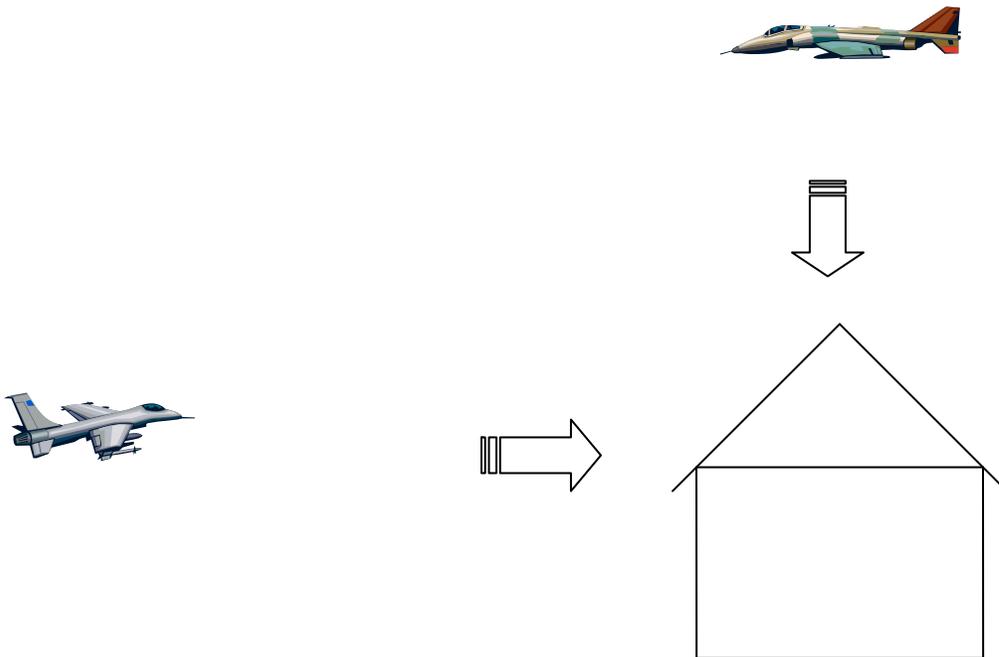
L1215.4.8 Wall and Ceiling Openings

- a. Brick veneer, masonry blocks, or stucco exterior walls shall be grouted or caulked airtight, except for weep holes.
- b. Openings in the exterior that degrades its ability to achieve an interior rating of 45 dB or less when all doors and windows are closed are prohibited. Any access panels, pet doors, mail delivery drops, air conditioning, or other openings must be designed to maintain the 45 dB or less standard in the room to which they provide access.
- c. At the penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked at the pipe duct or conduit or filled with mortar to the wall.

SECTION L1216 Sound Waves

L1216.1 General. The following are examples of compliance issues and methods.

Airplanes, jets and helicopters (aircraft) approach structures from different angles. It is not always from overhead. Low flying aircraft, as well as, take offs and landings will create sound waves that approach structures from all sides.



Sound waves are just that, waves. They travel out in a circular method from the producing object. They enter through openings and in a case like an attic, reverberate within the cavity. When the entry of such waves cannot be prevented such as with the installation of attic ventilation, dampening devices are needed to prevent the reverberation.

Figure 2-2 displays the three different major paths for noise transmission into a dwelling: air infiltration through gaps and cracks, secondary elements such as windows and doors, and primary building elements such as walls and the roof.

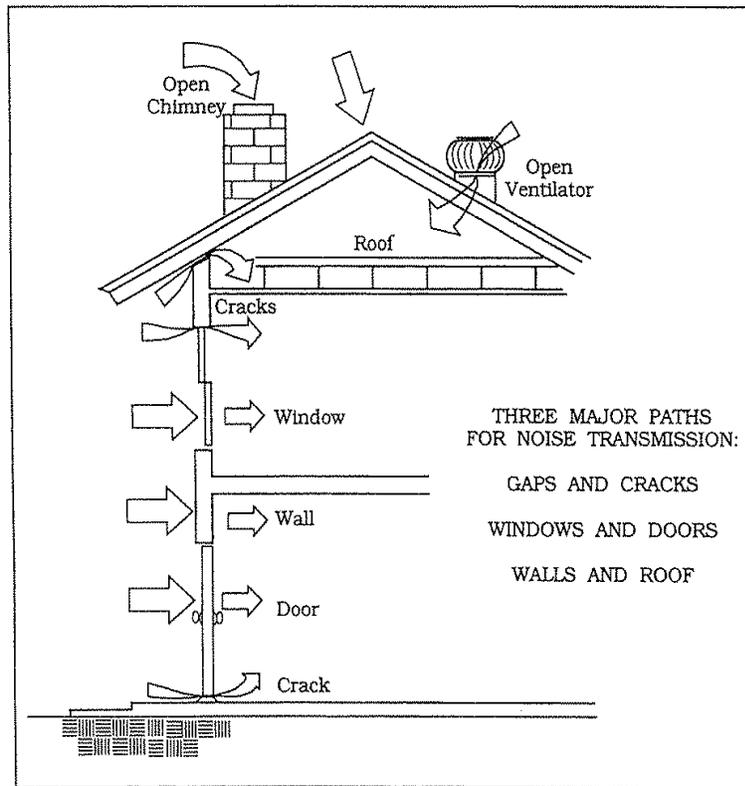


Figure 2-2. Sound Transmission Paths Into Dwelling Interiors

Low-frequency sound is most efficiently transmitted through solid structural elements such as walls, roofs, doors, and windows. High frequencies travel best through the air gaps.

Within these broad categories, different building materials have different responses based on the frequency of the incident sound and varying abilities to insulate against sound.

- Ducts to the outside, whether intake or exhaust, and all ducts in the attic or crawl space can be lined with 1-inch acoustical internal lining material, and have at least one 90-degree (right angle) elbows (turns) thereby breaking the line-of-sight to the outside as shown in Figure 3-6. It must be noted that there is concern that this fibrous acoustical lining material will affect air quality. Installing a duct sound attenuator (silencer) is an alternative to this technique; there are silencers available that do not contain fibrous lining. These measures ensure that the ventilation system is not bringing additional aircraft noise into the house.

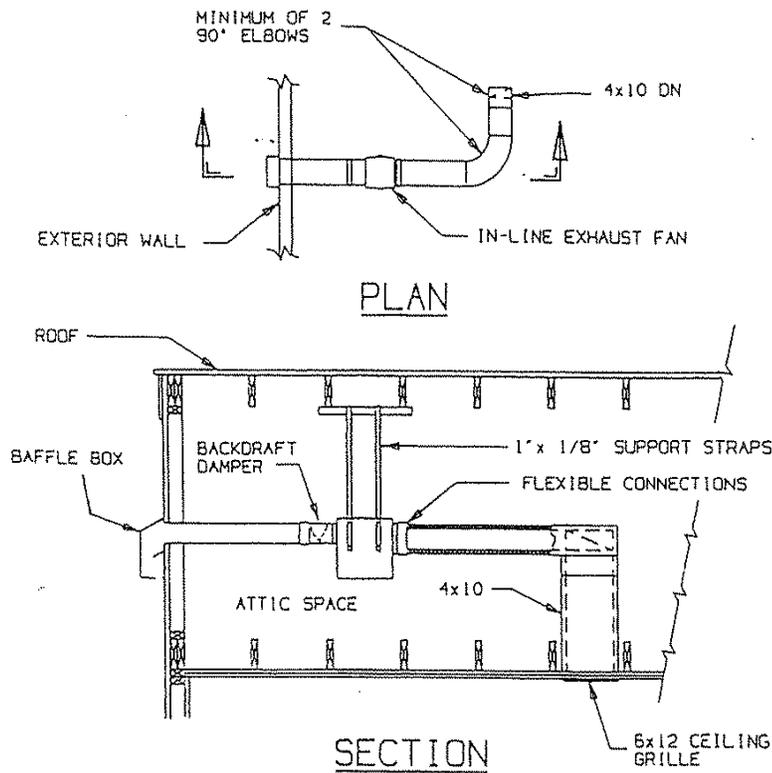


Figure 3-6. Controlling Noise Entering Through Ducts in Attic Space

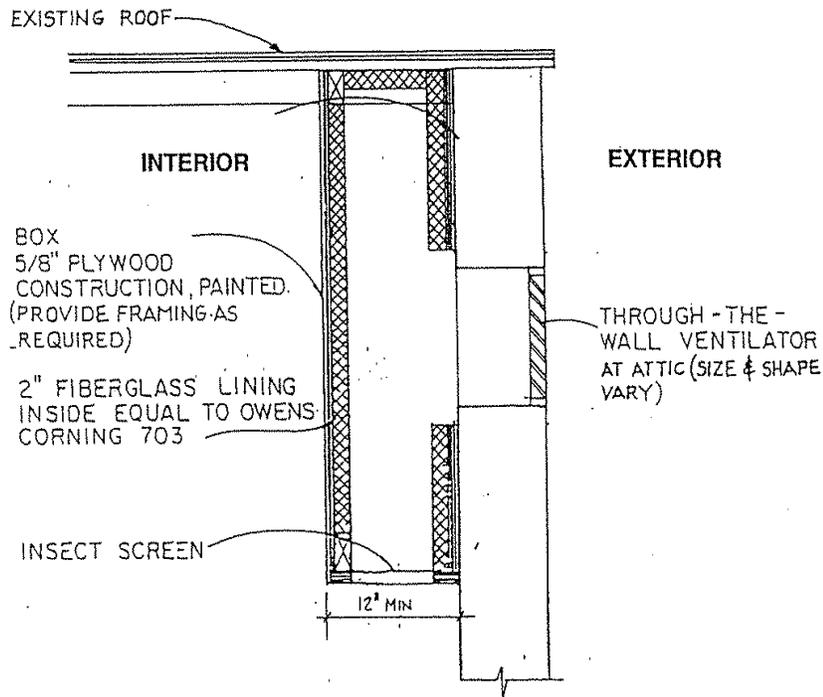
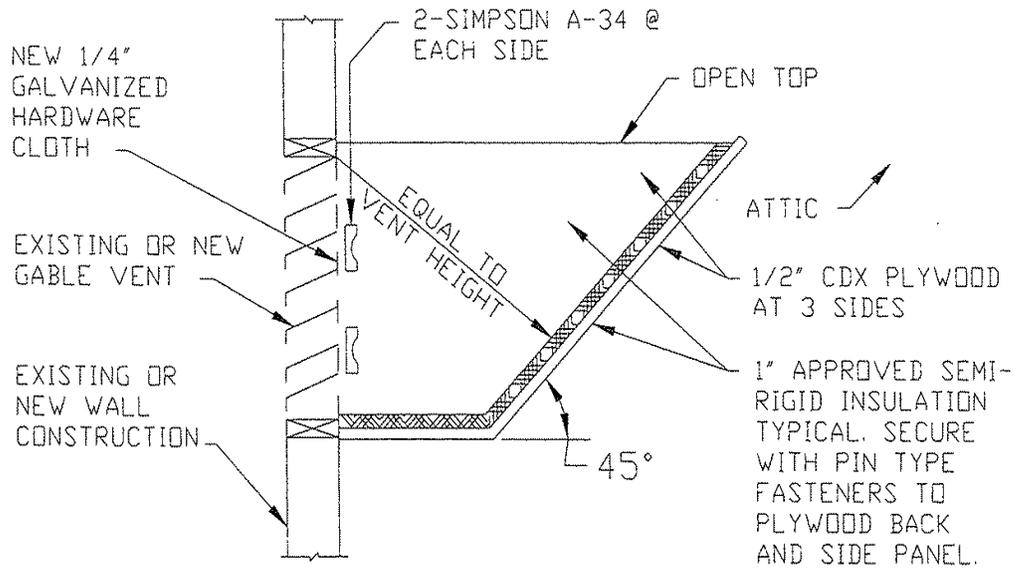


Figure 3-5. Built-in-place Gable Baffle

Attic Insulation

When considering the upgrade of thermal insulation to reduce noise levels it is important to understand what the insulation will do. Thermal insulation materials will act to absorb sound that is reverberating in the attic or in the space between flat panels. It does not prevent noise from entering the space. That is, it has no appreciable acoustic "insulating" properties but acts as an absorbent instead.

GENERIC DETAILS FOR SOUND INSULATION
PRESCRIPTIVE BUILDING STANDARDS



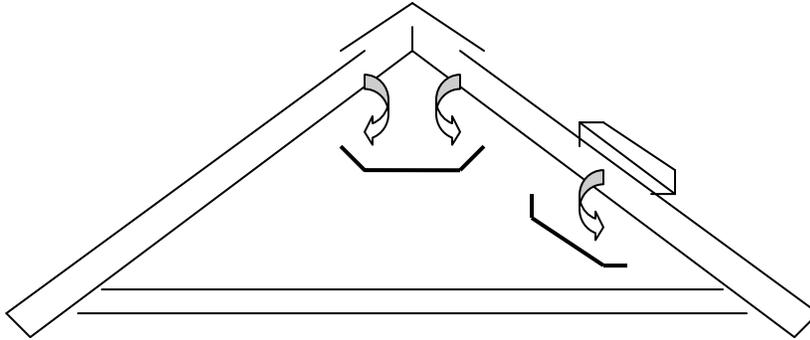
ATTIC BAFFLE FOR GABLE VENT

NOT TO SCALE

NOTE:

1. AFTER FABRICATION BAFFLE SHALL BE SECURELY ATTACHED IN POSITION.
2. NEW BAFFLE SHALL BE AT LEAST AS WIDE AS THE EXISTING VENT OPENING.

Roof vents



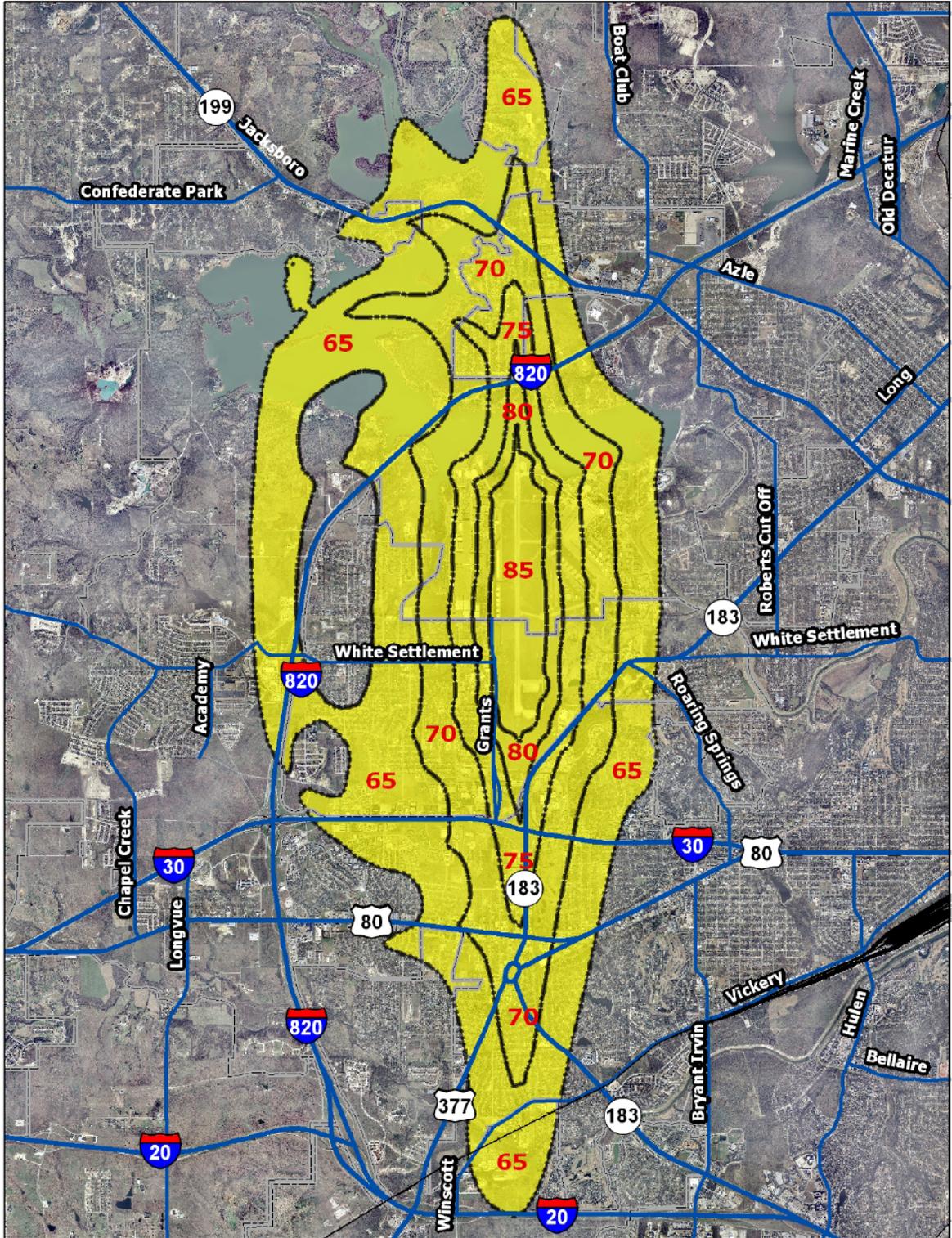
When using roof vents, whether a ridge vent or a single vent, a trough should be constructed and hung from the joists. The trough should be as wide as possible to cover the area of the vent. For ridge vents, it is preferable that it extend from joists to joists, leaving enough room around the edges for the required amount of venting. For single vents, the trough should be installed at the appropriate angle to match the roof slope.

The trough should be as long as the roof vent, perhaps a few inches longer, and capped on the ends.

The inside of the trough should be lined with 1" approved semi-rigid sound insulation.

SECTION L1217 COMPLIANCE TABLES

L1217.1 For allowable compliance tables of walls, windows, doors, roof/ceiling and floors, see the Compliance Packet as approved by the Building Official.



Naval Air Station Joint Reserve Base (NASJRB)
 Figure L1212.1(1)

SECTION 3.

Section 7-48 of the Code of the City of Fort Worth (1986) is amended to read as follows:

Sec. 7-48. Effect of conflict with other ordinances.

This article shall be cumulative of all provisions of ordinances of the Code of the City of Fort Worth, Texas (1986), affecting Building Code provisions, as amended, and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 4.

Section 7-49 of the Code of the City of Fort Worth (1986) is amended to read as follows:

Sec. 7-49. Penalty for violation.

Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine not to exceed Two Thousand Dollars (\$2,000.00) for all violations involving fire safety, or public health and sanitation and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day or any portion thereof during which any violation of this ordinance occurs or continues shall be deemed a separate offense and upon conviction thereof shall be punishable as herein provided.

SECTION 5.

Section 7-226 of the Code of the City of Fort Worth (1986) is amended to read as follows:

Sec. 7-226. Business registration.

Every firm, business or organization consisting of moving and demolition contractors required to be licensed under the provisions of this Code, shall register with the city's Planning and Development Department. The fee for such business registration shall be as specified in the building code of the city.

SECTION 6.

Section 20-358 of the Code of the City of Fort Worth (1986) is amended to read as follows:

Sec. 20-358. Permit fees.

Application for a sidewalk café permit shall be made in accordance with the provisions specified by the director who shall issue a permit upon compliance with the terms and conditions of this article. The permit fee shall be as specified in the building code and such permit shall be valid for one (1) year from date of issuance.

SECTION 7.

This article shall be cumulative of all provisions of ordinances of the Code of the City of Fort Worth, Texas (1986), affecting Building Code provisions, as amended, and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 8.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared void, ineffective, or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such void, ineffective, or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 9.

Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine not to exceed Two Thousand Dollars (\$2,000.00) for all violations involving fire safety, or public health and sanitation and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day or any portion thereof during which any violation of this ordinance occurs or continues shall be deemed a separate offense and upon conviction thereof shall be punishable as herein provided.

SECTION 10.

All rights and remedies of the City of Fort Worth, Texas are expressly saved as to any and all violations of the previous Building Code, or any other ordinances affecting construction and fire safety, which have accrued at the time of the effective date of this ordinance: and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 11.

A copy of the 2009 International Building Code, together with the local amendments contained in this ordinance, shall be filed in the office of the City Secretary for permanent record and inspection.

SECTION 12.

The Department of Planning and Development of the City of Fort Worth, Texas, is hereby authorized to publish this ordinance in pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof, as provided in Chapter XXV, Section 3, of the Charter of the City of Fort Worth, Texas.

SECTION 13.

The City Secretary of the City of Fort Worth, is hereby directed to publish the caption and Sections 1, 9, 11, 13 and 14 of this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas as authorized by Section 2, Chapter XXV of the Charter of the City of Fort Worth, Texas and by Section 52.013 (a) of the Texas Local Government Code.

SECTION 12.

This ordinance shall take effect upon April 1, 2011.

APPROVED AS TO FORM AND LEGALITY:

By: _____
Assistant City Attorney

Adopted: March 22, 2011

Effective: April 1, 2011

1-5-11