

ORDINANCE NO. 192

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, ADOPTING THE RULES AND REGULATIONS OF THE UNIFORM MECHANICAL CODE, 1973 EDITION AND SUCH OTHER REVISED EDITIONS AS ADOPTED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, TO PROVIDE MINIMUM STANDARDS TO SAFEGUARD LIFE OR LIMB, HEALTH, PROPERTY, AND PUBLIC WELFARE BY REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION, AND MAINTENANCE OF HEATING, VENTILATING, COOLING, REFRIGERATION SYSTEMS, INCINERATORS AND OTHER MISCELLANEOUS HEAT - PRODUCING APPLIANCES; AMENDING SAID CODE TO PROVIDE FOR THE BOARD OF APPEALS TO CONSIST OF THREE (3) CITY COUNCILMEN, ESTABLISHING FEE FOR PERMIT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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

SECTION 1. That the rules and regulations of the Uniform Mechanical Code, 1973 Edition and such other revised editions as adopted by the International Conference of Building Officials are hereby adopted as the rules and regulations regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliance in the City.

The Uniform Mechanical Code, 1973 Edition is hereby adopted, a copy of which is attached hereto and made a part hereof for all purposes.

SECTION 2. The Uniform Mechanical Code as adopted in Section 1 hereof is hereby modified by the following deletions, amendments and additions:

Section 202. Violations and Penalties. Second paragraph amended to read: "Any person, firm or corporation violating any of the provisions of this Code shall be subject to a fine, upon conviction in Municipal Court, in any sum not to exceed Two Hundred Dollars (\$200.00) and each and every day of continuance thereof shall constitute a distinct and separate offense."

Section 203. Board of Appeals. Amended to read: "In order to determine the suitability of alternate materials and type of construction and to provide for reasonable interpretations of the provisions of this Code, there shall be and is hereby creating a Board of Appeals consisting of three (3) Council members. The Building Official shall be an ex-officio member and shall act as secretary of the Board. The Board of Appeals shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing."

Section 304. Permit Fees. Amended to read: "Any person desiring a permit required by this Code, shall at the time of filing an application therefor pay a fee as set forth in Exhibit "A" attached hereto and made a part hereof for all purposes. The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official. The evaluation to be the total value of all construction work for which the permit is issued, as well as all finished work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire extinguishing systems and any other permanent work or permanent equipment.

Where work for such a permit is required by this Code is started or proceeded with, prior to obtaining said permit, the fee specified shall be doubled, but the payment of such fee shall not relieve any person from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.

The fee for permits for new construction shall be based on the area to be constructed in the following manner:

BUILDING AREA.

For fee calculation purposes, the building area includes:

- (A) Total floor under the roof of all stories (excluding garages, porches, and patios)
- (B) One-half of the garages, porches, patios, and ground-covered area.

The sum of all the above areas constitute the building area for permit fee determination and is to be stated on the permit application.

VALUATION ESTIMATE.

The valuation estimate is not used to determine the permit fee for new construction (Building area is used), but it is used for remodeling, additions, and alterations, including swimming pools, fences, etc. The shell classification applies to structures when plans are incomplete, allowing for completion at a later date according to the tenants requirements. Completions of shell buildings are based on valuation."

SECTION 3. All other Ordinances and parts of Ordinances in conflict with this Ordinance shall be, and the same are hereby repealed, but the repeal of such Ordinances or parts of Ordinances shall not affect any right, property or claim which was or is vested in the City of Addison, Texas, or any act done, or right accruing or accrued, or established, or any suit, action or proceeding had or commenced before the time when this Ordinance shall take effect; nor shall said repeals, amendments or changes affect any offense committed, or any penalty or forfeiture incurred, or any suit or prosecution pending at the time when this ordinance shall take effect under any of the ordinances or sections thereof so repealed.

SECTION 4. In the event that any section, paragraph, sub-division, clause, phrase, or provision of this Ordinance or the Uniform Mechanical Code, 1973 Edition, or revisions thereof, adopted herein shall be adjudged invalid or held unconstitutional, the same shall not effect the validity of this Ordinance or of the Uniform Mechanical Code, 1973 Edition or revisions thereof, as a whole or any part or provision other than the part so decided to be invalid or unconstitutional.

SECTION 5. That the City of Addison, Texas has not adopted the Uniform Mechanical Code, 1973 Edition governing the design, construction, installation, quality of materials, location, operation, and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances within the City creates an urgency and an emergency and in the preservation of the public health, safety and welfare, requires that this Ordinance take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED by the City Council of the City of Addison, Texas, on this the 24 day of February, 1975.

APPROVED:

William B. Cook
Mayor

ATTESTED:

Joyce L. Stevens
City Secretary

APPROVED AS TO FORM:

Robert L. McCall
Attorney

EXHIBIT "A"
NEW CONSTRUCTION

Occupancy Classification	Building Area Square Feet	Mechanical Fee
SINGLE FAMILY, DUPLEX, TOWNHOUSE (GROUP I)	1,000 or less	\$ 15
	1,001 to 1,250	20
	1,251 to 1,500	25
	1,501 to 1,750	30
	1,751 to 2,000	40
	2,001 to 2,250	50
	2,251 to 2,500	55
	2,501 to 3,000	60
	3,001 to 3,500	70
	3,501 to 4,000	85
	4,001 to 4,500	95
4,501 or more	100	
APARTMENTS (GROUP H)	2,000 to 20,000	\$.025/sq ft
	20,001 to 50,000	200+.015/sq ft
	50,001 to 100,000	350+.012/sq ft
	100,001 to 200,000	550+.010/sq ft
	200,001 or more	1150+.007/sq ft
GROUPS: A,B,C,D, E,F (Div. 2), H (except apartments)	0 to 50	\$ 10
	51 to 100	10
	101 to 250	10
	251 to 400	15
	401 to 500	15
	501 to 100,000	5 +.02/sq ft
	100,001 to 500,000	500 +.015/sq ft
	500,001 or more	500 +.015/sq ft
GROUPS: F (Div. 1&3), G,J, all shell Buildings	0 to 50	\$ 10
	51 to 100	10
	101 to 250	10
	251 to 500	15
	501 to 5,000	10+.01/sq ft
	5,001 to 100,000	10+.01/sq ft
	100,001 to 500,000	510+.005/sq ft
500,001 or more	510+.015/sq ft	

ADDITIONS, ALTERATIONS AND REPAIRS

Occupancy Classification	Value of Proposed Work	Mechanical Fee
ALL GROUPS Including Completion of Shell Buildings	\$ 0 to 500	\$ 10
	501 to 1,000	3% of Value
	1,001 to 1,500	3% of Value
	1,501 to 2,000	15+2% of Value
	2,001 to 2,500	15+2% of Value
	2,501 to 3,000	15+2% of Value
	3,001 to 5,000	45+1% of Value
5,001 to 10,000	45+1% of Value	
10,000 or more	95+ $\frac{1}{2}$ of 1% of Value	

OCCUPANCY CLASSIFICATION

Group	
A	Any assembly building with a stage and an occupant load of 1000 or more in the building
B	1 - Any assembly building with a stage and an occupant load of less than 1000 in the building
	2 - Any assembly building without a stage and having an occupant load of 300 or more in the building including such buildings used for educational purposes not classed as a Group C or Group F, Division 2 Occupancy
	3 - Any assembly building without a stage and having an occupant load of less than 300 in the building, including such buildings used for educational purposes and not classed as a Group C or Group F, Division 2 Occupancy
	4 - Stadiums, reviewing stands, and amusement park structures not included within Group A nor Divisions 1,2 and 3, Group B, Occupancies
C	1 - Any building used for educational purposes through the 12th grade by 50 or more persons for more than 12 hours per week or four hours in any one day
	2 - Any building used for educational purposes through the 12th grade by less than 50 persons for more than 12 hours per week or four hours in any one day
	3 - Any building used for day care purposes for more than 6 children

1 - Mental hospitals, mental sanitariums, jails, prisons, reformatories, houses of correction, and buildings where personal liberties of inmates are similarly restrained

D

2 - Nurseries for full-time care of children under kindergarten age. Hospitals, sanitariums, nursing homes with nonambulatory patients, and similar buildings (each accommodating more than five persons)

3 - Nursing homes for ambulatory patients, homes for children of kindergarten age or over (each accommodating more than five persons)

1 - Storage and handling of hazardous and highly inflammable or explosive materials other than flammable liquids

E

2 - Storage and handling of Class I, II and III flammable liquids, as specified in U.B.C. Standard No. 10-1; dry cleaning plants using flammable liquids, paint stores with bulk handling; paint shops and spray painting rooms and shops

3 - Woodworking establishments, planing mills and box factories; shops, factories where loose, combustible fibers or dust are manufactured, processed, or generated; warehouses where highly combustible material is stored

4 - Repair garages

5 - Aircraft repair hangars

1 - Gasoline and service stations, storage garages where no repair work is done except exchange of parts and maintenance requiring no open flame, welding, or the use of highly flammable liquids

F

2 - Wholesale and retail stores, office buildings, drinking and dining establishments having an occupant load of less than 100, printing plants, municipal police and fire stations, factories and workshops using material not highly flammable or combustible, storage and sales rooms for combustible goods, paint stores without bulk handling
Buildings or portions of buildings having rooms used for educational purposes, beyond the 12th grade with less than 50 occupants in any room

3 - Aircraft hangars where no repair work is done except exchange of parts and maintenance requiring no open flame, welding, or the use of highly flammable liquids
Open parking garages. (for requirements, see Sec. 1109)

G

Ice plants, power plants, pumping plants, cold storage, and creameries, factories and workshops using noncombustible and nonexplosive materials. Storage and sales rooms of noncombustible and nonexplosive materials.

H

Hotels and apartment houses
Convents, monasteries (each accommodating more than 10 persons)

I

Dwellings and lodging houses

J

1 - Private garages, carports, sheds and agricultural buildings used as accessories only when not over 1000 square feet in area
2 - Fences over 6 feet high, tanks and towers