

ORDINANCE NO. 563

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, ADOPTING THE UNIFORM BUILDING CODE, 1979 EDITION, AND SUCH OTHER REVISED EDITIONS AS ADOPTED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, PROVIDING MINIMUM STANDARDS TO SAFEGUARD LIFE OR LIMB, HEALTH, PROPERTY AND PUBLIC WELFARE BY REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, USE AND OCCUPANCY, LOCATION AND MAINTENANCE OF ALL BUILDINGS AND STRUCTURES WITHIN THE CITY AND CERTAIN EQUIPMENT SPECIFICALLY REGULATED HEREIN: AMENDING SAID UNIFORM BUILDING CODE, 1979 EDITION, TO PROVIDE THAT THE BOARD OF APPEALS BE THE CITY COUNCIL, APPLICATIONS FOR PERMIT, BUILDING PERMIT FEES, FEE EXEMPTION, REFUNDS, FEE FOR CERTIFICATE OF OCCUPANCY, SECTION 508, FIRE RESISTIVE SUBSTITUTION: SECTION 709, FIRE EXTINGUISHING SYSTEMS, SECTION 1711(b), SECTION 1807, PARAGRAPHS (d) and (m); SECTION 2402 - DEFINITIONS - ADDING STUCCO AND MEXICAN BRICK; SECTION 2403 - PLASTERING - ADDING PARAGRAPHS (x) AND (y); SECTION 2421 - STUCCO; SECTION 2422 - MEXICAN BRICK; SECTION 3802(b) BY ADDING PARAGRAPH SEVEN (7); BY ADDING SECTION 3806, COMBINED STANDPIPES; AND DELETING CHAPTER 53 MODEL ENERGY CODE. PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A REPEAL CLAUSE AND DECLARING AN EMERGENCY.

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

SECTION 1. There is hereby adopted by the City of Addison, Texas, for the purpose of providing minimum standards to safe-

guard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials used, use and occupancy, location and maintenance of all buildings and structures within the City and certain equipment specifically regulated herein. The Uniform Building Code, 1979 Edition, (a copy of which, authenticated by the signature of the Mayor and City Secretary, and made a public record by ordinance, is on file in the City Secretary's office) is hereby adopted as the Uniform Building Code of the City as fully as if copied at length in this ordinance, but with the following changes therein and additions thereto.

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

Section 204. Board of Appeals. Section amended to read, "In order to determine the suitability of alternate materials, and methods of construction and to provide for reasonable interpretation of the provisions of this Code, there shall be and is hereby created, a Board of Appeals, consisting of three (3) members of the City Council. The building official shall be the ex officio member and shall act as Secretary of the Board. The Board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the building official with a duplicate copy to the appellant."

Section 205. 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."

The owner or owners of any building or structure failing to comply with any provisions of this code, and the owner or owners of

any premises wherein a violation of the provisions of this code occurs, and any architect, engineer, designer, builder, contractor, agent, person, firm or corporation employed therewith and who has assisted in the commission of any such violation, shall be guilty of a separate offense.

Section 302(b). Application for permit. Last line amended to read, "The building official shall require plans and specifications to be prepared and designated by a registered professional engineer or architect licensed by the State of Texas to practice as such. This requirement shall be carried out when the building is used for commercial, industrial or manufacturing purposes, assembly buildings, or multi-family dwellings, which shall include apartments, townhouses and duplexes."

Section 304(a). Building permit fees. Amended to read, "A fee for each building permit shall be paid to the City of Addison as set forth in the schedule of fees. 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 which 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. Fee schedule attached.

VALUATION ESTIMATE.

The valuation estimate is not used to determine the permit fee for new construction, (building area is used). The shell classification applies to structures when plans are incomplete, allowing for completion at a later date according to the tenants requirements.

Section 304(b). Amended to read, "A plan-checking fee is an additional fee that is paid at the time of submitting plans and specifications for checking. There are no plan-checking fee refunds. This fee is at the rate of 20% of the Building Fee Schedule. The following are exempt from the plan-checking fee:

- (1) Any private dwelling, or apartments having a maximum height of two stories, or garages or other structures pertinent to such buildings; or

(2) Private buildings which are to be used exclusively for farm, ranch or agricultural purposes, or used exclusively for storage or raw agriculture commodities; or

(3) Other buildings (except public buildings involving public work) having no more than one story and containing no clear span between supporting structures greater than 24 feet on the narrow side and having a total floor area not in excess of 5,000 square feet; or

(4) No permit fee or plans-checking fee is required for work involving buildings or structures, the title of which is directly vested in the U.S. Government, State of Texas, County of Dallas or the City of Addison."

Section 304(e). Amended to read, "There will be no refunds of building permit fees except in the following instances:

(1) When it is determined that the permit was issued due to an error by the Building Official, a full refund may be authorized, or

(2) When it is determined that a permit cannot be legally issued, or

(3) In cases where the building permit has been issued and the fee paid, and no portion of the work has been commenced. However, the City will, in any case, retain \$50.00, or the total amount paid if less than \$50.00."

Section 307(f). Amended to read, "Fee for Certificate of Occupancy.

(1) Where a Certificate of Occupancy is required in connection with the completion of work under a building permit, no fee is charged for the Certificate.

(2) Where a Certificate of Occupancy is required for any reason except in direct connection with work done under a building permit, a fee of \$20.00 is charged.

(3) Where the structure must be examined and/or a structural analysis made to determine the suitability of the existing structure for the proposed occupancy, such examination or analysis must be done by a registered architect or engineer selected and paid for by the applicant for a Certificate of Occupancy."

Section 402(a). Definitions. Assembly Building - Definition amended to read, "Assembly building is a building or a portion of a building used for the gathering together of persons for such purposes as deliberation, education, instruction, worship, entertainment, amusement or awaiting transportation or drinking and dining establishments."

Section 508. Resistive Substitution. Where an approved and supervised automatic fire extinguishing system is provided in buildings, the following substitutions shall be approved by the Building Official.

- (1) Occupancy separations may be reduced by one hour.
- (2) Vertical shaft enclosures may be reduced by one hour, but in no case shall they be less than one hour in buildings three or more stories in height.
- (3) Corridor protection shall not be required for one story Group B, Division 2 occupancies. All other occupancies may reduce corridor protection to 3/4 hour construction with one and three quarter (1 3/4) inch solid core doors.
- (4) Fire protection for exit enclosures may be reduced by 50%, but in no case to less than one hour.
- (5) Exit courts and passageways may be constructed with thirty-minute fire protection with twenty-minute labeled assemblies in all openings.
- (6) Fire protection for exterior walls, floors and ceilings may be reduced by fifty percent.
- (7) Where one hour construction throughout is required by the Building Code, an approved sprinkler system may be substituted in lieu of that requirement in addition to the above substituitions when approved by the Fire Chief.

Section 707. Fire Extinguishing and Detection System.

(a) When required by other provisions of this Code, automatic fire extinguishing systems and standpipes shall be installed as specified in Chapter 38.

(b) An approved fire detection system that operates within the limitations of U.B.C. Standard No. 43-6 shall be installed in all buildings three or more stories in height. At least one approved products of combustion, other than heat, detector shall be installed in:

- (1) Every mechanical equipment, electrical, transformer, telephone equipment, elevator machine or similar room.
- (2) In the main return and exhaust air plenum of each air-conditioning system and located in a serviceable area downstream of the last duct inlet.
- (3) At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air-conditioning system. The fire detection system shall also be equipped with manual fire alarm boxes, local fire alarms and supervision by means of a continuously manned control station or an approved central station. The installation, inspection and maintenance shall be according to the standards

set forth in N.F.P.A. pamphlets numbers 72A and 72C.

Section 1711(b). Toilet Facilities. Amended to read, "Where toilet facilities are provided on any floor where access by the physically handicapped is required by Table 33-A, spacing dimensions shall be as specified in Section 7, Article 6016 of Vernon's Texas Civil Statutes, (Diagrams attached).

Section 1807(d). Smoke Detection Systems. An approved system set to operate within the limitations of U.B.C. Standard No. 43-6 shall be installed. At least one approved products of combustion, other than heat, detector shall be installed in:

(1) Every mechanical equipment, electrical, transformer, telephone equipment, elevator machine or similar room.

(2) In the main return and exhaust air plenum of each air-conditioning system and located in a serviceable area downstream of the last duct inlet.

(3) At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air-conditioning system. In Group R-1 occupancies, an approved smoke detector may be used in each return air riser carrying not more than 5,000 cfm and serving not more than ten (10) air inlet openings.

The actuation of any detector required by this Section shall operate the voice alarm system and shall place into operation all equipment necessary to prevent the recirculation of smoke. Supervision shall be by a continuously manned control station or by a central station.

Section 1807(m). Automatic Sprinkler System Alternatives. Sprinkler protection conforming to the following may be provided as an alternate to compartmentation:

(1) The sprinkler system is hydraulically designed using the parameters set forth in U.B.C. Standard No. 38-1 and the following:

a. Shut-off valves and waterflow devices shall be provided on each floor. In addition to actuating a local alarm on the floor upon which the water flow is detected, such valves shall be supervised by a continuously manned control station or by a central station.

b. The sprinkler system shall be looped between stand-pipe risers at the bottom in all buildings.

c. Piping may be copper or steel with no minimum size of pipe required. Solder used in connections shall contain not less than 95 percent tin and 5 percent antimony.

d. Pitching of lines is not required.

e. A minimum of one fire pump shall be provided and sized for the sprinkler demand and for a minimum 500 gallons per minute Fire Department standpipe operation.

f. Operation of the sprinkler system shall activate the voice communication system.

(2) When the automatic sprinkler system described above is installed, the following reductions from the requirements of this code are permitted.

a. The fire resistive time periods set forth in Table No. 17-A may be one hour for interior bearing walls, exterior bearing and non-bearing walls, roofs and the beams supporting roofs, provided they do not frame into columns. All building partitions required to be of one hour fire resistive construction by Table No. 17-A and Section 3304(g) may be of noncombustible construction without a fire resistive time period. Openings in corridor walls shall be protected by tight-fitting, self-closing doors that need not have a fire resistive time period. In Group R-1 occupancies, corridors and dwelling unit or guest room separation may be reduced to one-half hour.

b. Travel distance to a horizontal exit or to an enclosed stairwell may be 300 feet.

c. Smokeproof enclosures may be eliminated if each required stairway is pressurized as provided in Section 3309(h) to 0.15 inches of water column.

d. Spandrell protection required by Section 1807(b) may be omitted.

Section 2402. Definitions. Stucco - Exterior plastering of portland cement properly applied according to Chapter 47 of the U.B.C.
Mexican Brick - All brick coming from Mexico.

Section 2403 - Materials. Item X. - Stucco/Plastering: Portland Cement properly applied over exterior base in accordance with Chapter 47, Section 4708 of this code. Item Y. - "Mexican" Brick - those fired brick which meet the following test. Compression 1500 PSI - five bricks no single brick less than 1250 PSI. Absorption rate 6% maximum.

Section 2421 - Stucco. For the purpose of meeting the masonry requirements of the Zoning Ordinances of the City of Addison, Stucco or Exterior Plastering will be acceptable when applied according to Chapter 47 of this code.

Section 2422. Mexican Brick. Mexican Brick which have been properly tested and found to be sound may be used for the purpose of brick Veneer Application Only.

Section 3802(b). Automatic Sprinkler Systems - Where Required.

(7) Approved automatic extinguishing systems shall be installed in all multi-story buildings three (3) stories or more in height.

a. Buildings three (3) or more stories in height, but less than sixty-five (65) feet in height, shall have hydraulically designed systems conforming to U.B.C. Standard No. 38-1, Parts I-VII, 1979 Edition. The system shall be equipped with monitored shutoff valves and flow switches on each floor. Such valves and switches shall be supervised by a continuously manned control station or by a central station. Standpipe systems shall be combined with the sprinkler system as required by U.B.C. Section 3806 as amended.

b. Buildings sixty-five (65) feet or more in height shall have a system that meets all the requirements, of U.B.C. Section 1807(m) as amended. Standpipes shall be combined with the sprinkler system.

Section 3806. Combined Standpipe Systems.

(a) General. A combined standpipe system is a system in which vertical riser piping supplies both the 2 1/2 inch outlets for the Fire Department use and in addition supplies an automatic fire extinguishing system. Design and installation shall be in accordance with U.B.C. Standard No. 38-3, unless otherwise stated in this section. Where a combined standpipe system is installed in accordance with this section, a separate dry standpipe system need not be installed.

(b) Where Required. A combined standpipe system shall be required in all buildings when standpipe systems and sprinkler systems are both required by other sections of the code.

(c) Location. There shall be a combined standpipe riser within all required enclosed stairways or smokeproof enclosures and standpipe outlet connections at every floor level landing. The system shall have connections located as required for Class III standpipes in Section 3803(e).

(d) Detailed Requirements for Buildings 65 Feet or More in Height. Combined standpipe systems shall meet all requirements listed in U.B.C. Section 3806 as amended and U.B.C. Standard No. 38-3.

(e) Detailed Requirements for Buildings Less than 65 Feet in Height.

(1) Combined standpipe system shall be installed and tested as required for dry standpipe systems in accordance with U.B.C. Standard 38-3.

(2) Size: Combined standpipe systems shall be hydraulically designed in accordance with the criteria contained in U.B.C. Standard No. 38-1 to deliver the prescribed fire flow rates based on available or augmented supplies from approved sources, but in no case shall the risers be less than

4 inches in size.

(3) Outlets. Combined standpipes shall be equipped with a 2 1/2 inch to 1 1/2 inch reducer and a cap with attachment chain. The outlet shall not be less than 2 feet nor more than 4 feet above the floor level of each story and shall also be installed in basements. All outlets shall be installed so that a 12 inch long wrench may be used in connecting hose with wrench clearance on all sides of the outlets. Outlets in stairway enclosures or smokeproof enclosures shall be so located that the exit doors do not interfere with the use of the outlet. A two-way 2 1/2 inch outlet shall be required above the roof line when the roof has a pitch of less than 4 inches in 12 inches. Roof outlets need not be provided with hose. In areas subject to freezing, roof outlets shall be protected from freezing.

(4) Fire Department Inlet Connections. The system shall be equipped with a two-way Fire Department connection. The Fire Department connection shall be located on a street front not less than 18 inches nor more than 4 feet above grade and shall be equipped with an approved straightway check valve and substantial plug or cap.

(5) Water Supply. The water supply shall be sufficient to satisfy the required demand of the fire extinguishing system.

(6) Fire Pumps. Fire pumps shall be approved and shall deliver not less than the required fire flow and pressure. Such pumps shall be supplied with adequate power source and shall be automatic in operation.

(7) Signs. Inlet hose connections shall be designated by a sign having raised letters at least 1 inch high, cast on a plate or fitting, reading "COMBINATION STANDPIPE AND AUTOMATIC SPRINKLER."

SECTION 3. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance or of the Building Code shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or portion thereof, other than that portion so decided to be invalid or unconstitutional.

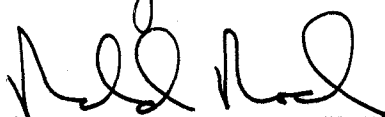
SECTION 4. Injunctive Relief. In the addition to and cumulative to all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction in the Municipal Court shall be subject to a fine not to exceed Two Hundred Dollars (\$200.00) for each offense, and each and every day such violation continues, it shall constitute a separate offense.

SECTION 6. That all Ordinances of the City in conflict with the provisions of this Ordinance be, and the same are hereby repealed, and all other Ordinances of the City not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 7. The fact that the present Building Code of the City of Addison is inadequate and out of date creates an urgency and an emergency in the preservation of the public health, safety, and welfare, and requires that this ordinance shall take effect immediately after publication of the caption of said ordinance, as the law in such cases provides, and it is accordingly so ordained.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ADDISON,
TEXAS, this the 19 day of February, 1980.


MAYOR PRO-TEM

ATTEST:


CITY SECRETARY

PERMIT FEE SCHEDULECOMBINED PERMITS -- NEW CONSTRUCTION

The term "Combined Permit" shall mean a single permit, issued for a single fee, authorizing all structural, plumbing, electrical, mechanical, and fence work to be performed in the construction of a building or structure.

RESIDENTIAL BUILDINGS AND STRUCTURESCOMBINED PERMIT FEE

| | |
|--|--|
| <u>Single Family Residences</u> including Condominiums, Town- houses and Duplexes | \$.085 per square foot (excluding garages) |
| Residential garage or carport not constructed at time of construction of main building | \$25.00 |
| Residential Accessory Building | |
| a. 200 square feet or less | \$10.00 |
| b. Over 200 square feet | \$25.00 |
| Fireplaces, woodburning stoves, etc. | \$10.00 |
| Repair, alteration or re- modeling of a residence | \$25.00 ✓ |
| <u>Apartments</u> | \$75.00 per unit ✓ |
| Repair, alteration or re- model of apartments | \$25.00 per unit ✓ |

COMMERCIAL CONSTRUCTIONCommercial Building or Structure
(Complete)

| | |
|-----------------------------------|-----------------------|
| a. 0-500 square feet | \$75.00 |
| b. 501-100,000 square feet | \$.10 per square foot |
| c. 100,001-500,000 square feet | \$.08 per square foot |
| d. 500,001 or more square feet | \$.06 per square foot |

Commercial Shell Building or Structure

- | | | |
|----|-----------------------------|-----------------------|
| a. | 0-500 square feet | \$40.00 |
| b. | 501-100,000 square feet | \$.05 per square foot |
| c. | 100,001-500,000 square feet | \$.04 per square foot |
| d. | 500,001 or more square feet | \$.03 per square foot |

Interior Tenant Finish Out
(Same fees as Shell Building)

SUBCONTRACTOR WORK

Work performed in previously finished buildings.

Electrical Work

- | | | |
|----|----------------------|----------------------|
| a. | Residential Building | \$10.00 per building |
| b. | Commercial Building | \$20.00 per building |

Plumbing Work

- | | | |
|----|----------------------|----------------------|
| a. | Residential Building | \$10.00 per building |
| b. | Commercial Building | \$20.00 per building |

Mechanical Work

- | | | |
|----|----------------------|----------------------|
| a. | Residential Building | \$10.00 per building |
| b. | Commercial Building | \$20.00 per building |

MISCELLANEOUS WORK

Fences

- | | | |
|----|----------------------|---------|
| a. | Residential Property | \$15.00 |
| b. | Commercial Property | \$25.00 |

Swimming Pools

- | | |
|-----------------|---------|
| a. In Ground | \$50.00 |
| b. Above Ground | \$25.00 |

Demolition

- | | |
|-------------------------|---------|
| a. Residential Building | \$10.00 |
| b. Commercial Building | \$20.00 |

NOTE: If ordered by the City to demolish a building,
there is no fee charged.

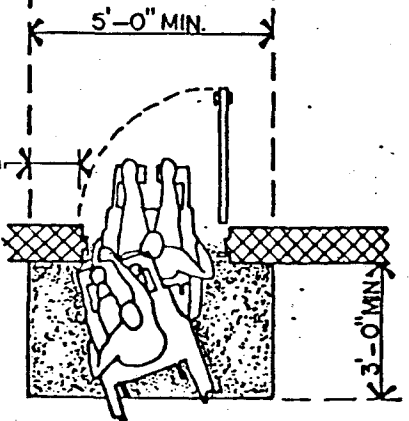
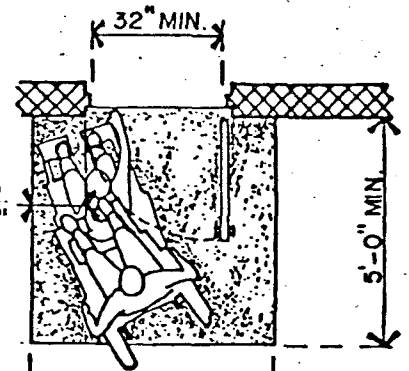
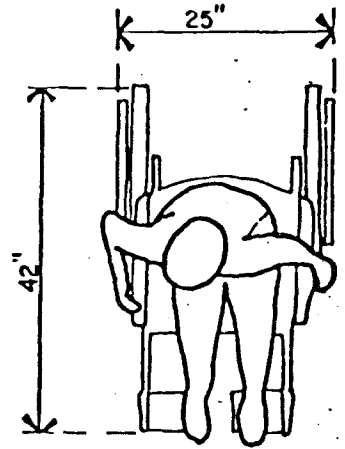
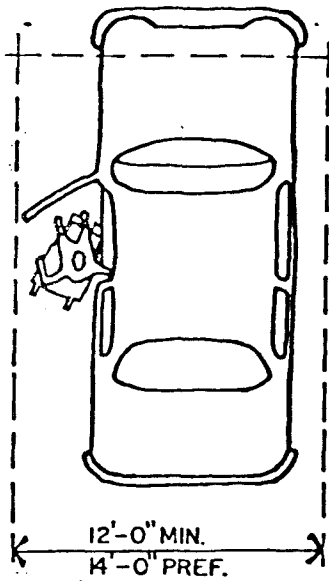
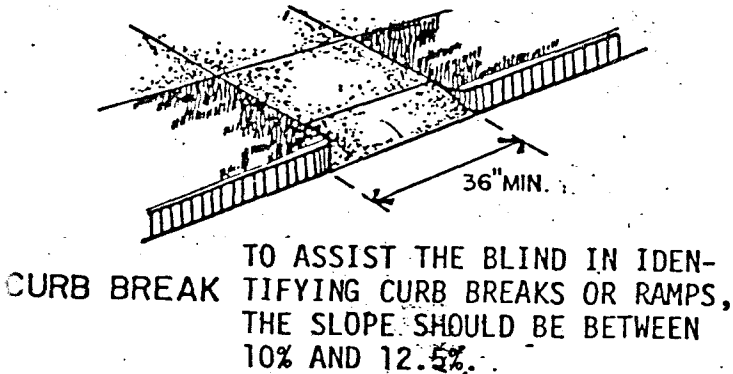
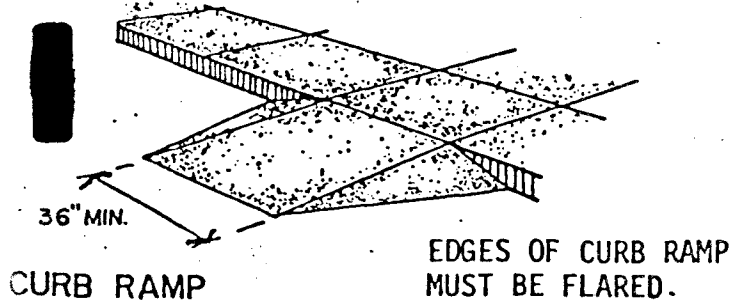
Moving

| | |
|---------------|---------|
| All Buildings | \$25.00 |
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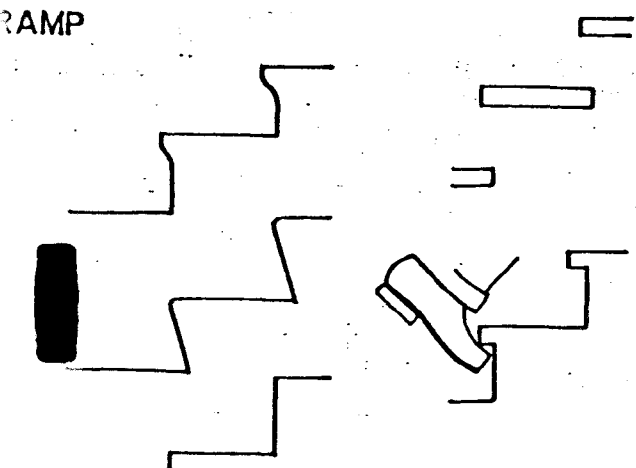
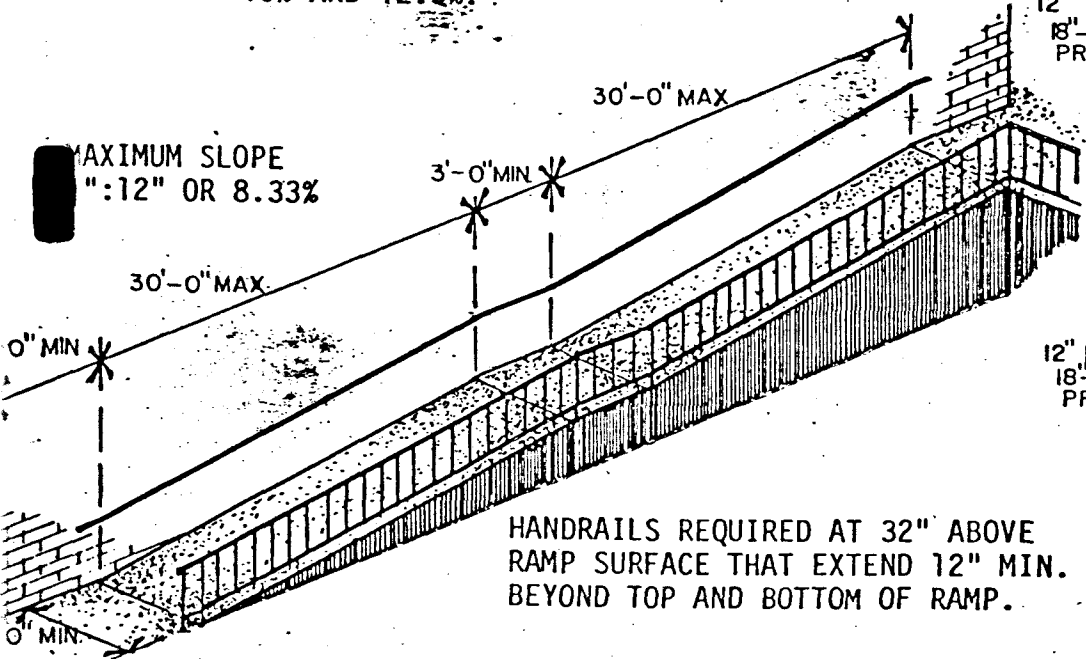
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|------------------------------------|---------|
| <u>Irrigation Sprinkler System</u> | \$10.00 |
|------------------------------------|---------|

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| <u>Commercial Automatic Fire Extinguisher System</u> | \$50.00 |
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(New or Add-on)

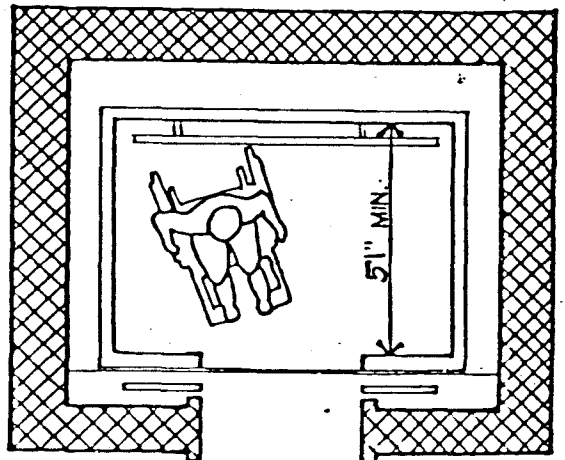


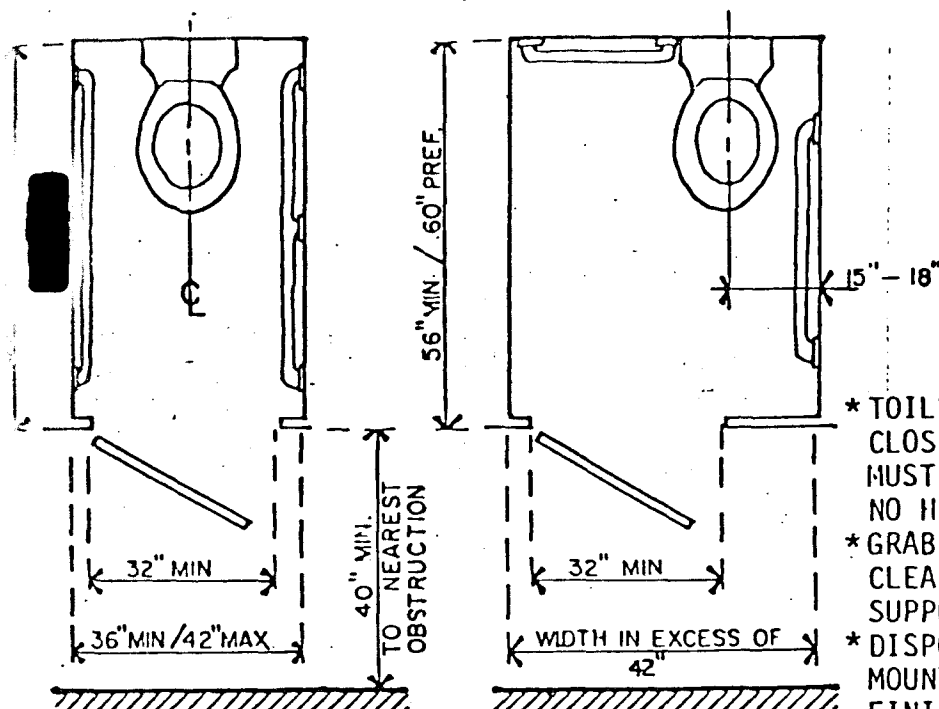
ENTRANCE



ELEVATOR CONTROLS SHALL BE MOUNTED AT A MAX. OF 54" ABOVE FLOOR AND HAVE RAISED OR INCISED CHARACTERS OR SYMBOLS AT LEFT OF EACH CONTROL DEVICE.

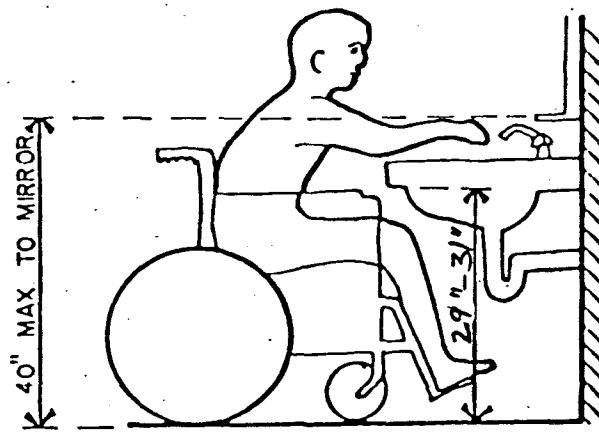
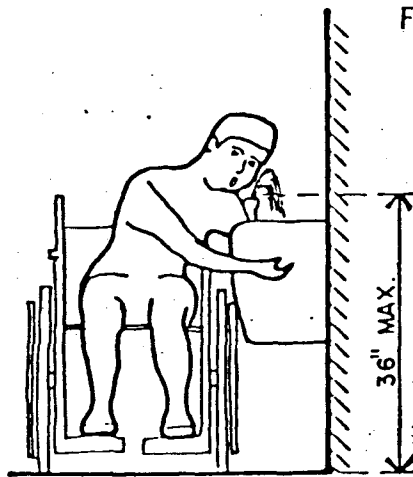
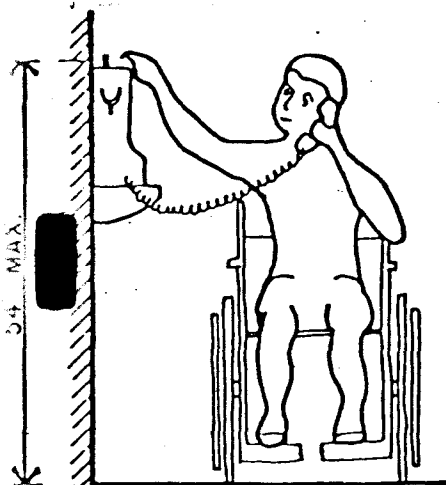
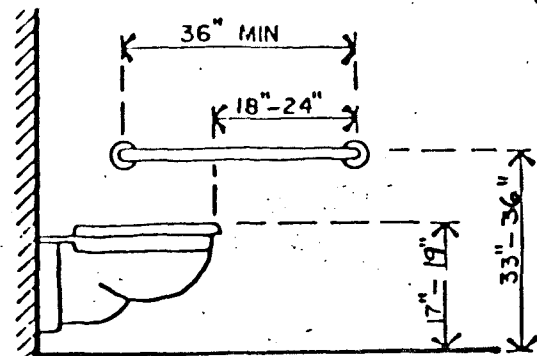
CAB SIZE SHOULD NOT BE LESS THAN 19 SQ. FT. ONE HANDRAIL SHALL BE PROVIDED AT 32"





* TOILET STALLS

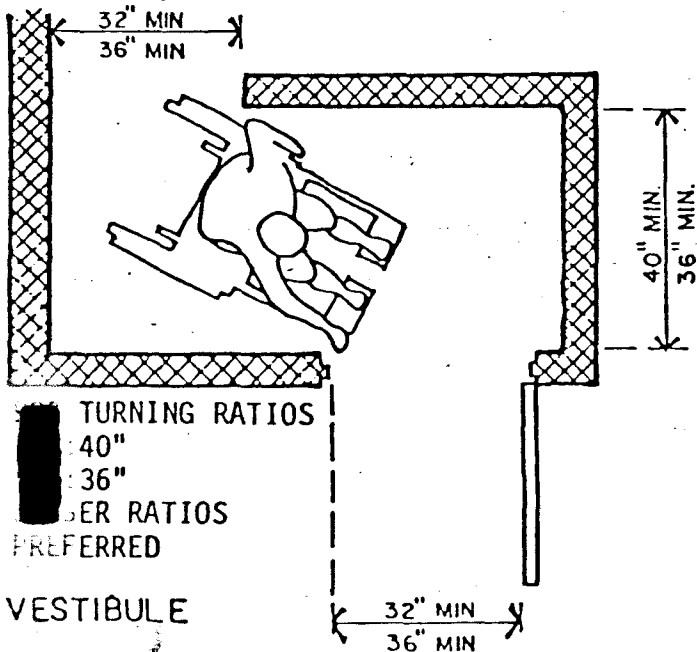
- * TOILET ROOMS FOR MEN, HAVING A WATER CLOSET IN EXCESS OF 17" ABOVE FLOOR, MUST HAVE AN ACCESSIBLE URINAL MOUNTED NO HIGHER THAN 17" ABOVE THE FLOOR.
- * GRAB BARS, 1 1/2"-1 3/4" O.D. WITH 1 1/2" CLEAR BETWEEN WALL AND BAR SHALL SUPPORT 250 LBS. AT CENTER SPAN.
- * DISPOSAL/DISPENSER UNITS MUST BE MOUNTED NO HIGHER THAN: 48" FROM FINISH FLOOR TO ALLOW FOR VERTICAL FORWARD REACH. 54" FROM FINISH FLOOR TO ALLOW FOR VERTICAL SIDE REACH.



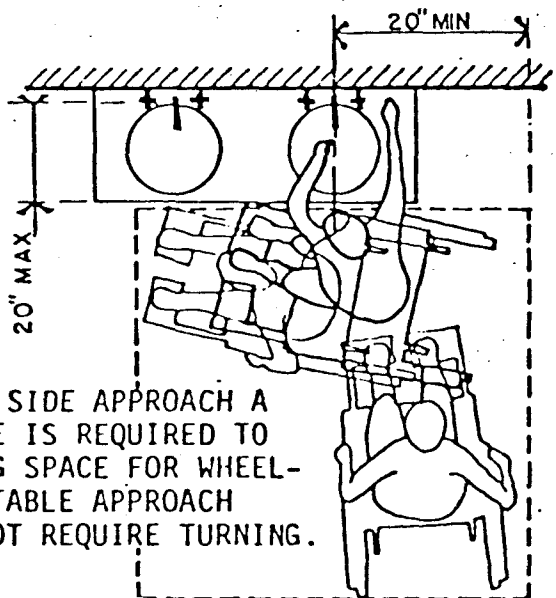
SWITCHES/CONTROLS/ TELEPHONE

* WATER FOUNTAIN

- * LAVATORIES
29"-31" CLEARANCE NOT REQUIRED IF ACCESS CAN BE ACHIEVED BY SIDE APPROACH.



VESTIBULE



TO ALLOW FOR SIDE APPROACH A 5' X 5' SPACE IS REQUIRED TO ALLOW TURNING SPACE FOR WHEEL-CHAIR OR SUITABLE APPROACH WHICH DOES NOT REQUIRE TURNING.