

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, REVISING ORDINANCE NO. 563 WHICH ADOPTS AND AMENDS THE 1979 EDITION OF THE UNIFORM BUILDING CODE AND FURTHER AMENDING THE 1979 EDITION OF THE UNIFORM BUILDING CODE, 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 PROVIDING A PENALTY.

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

SECTION 1. For the purpose of providing minimum standards to safeguard 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 structures within the City, there is hereby adopted an ordinance revising Ordinance No. 563 which adopts and amends the 1979 Edition of the Uniform Building Code and further amending the 1979 Edition of the Uniform Building Code. The following revisions and amendments are made thereto.

SECTION 2. The 1979 Edition of the Uniform Building Code is hereby further modified by the following revisions and amendments:

Section 504(b) of the Uniform Building Code is amended by adding the following sentence to the first paragraph:

"For Group R, Division 3, and Group M, Division 1 Occupancies the specific distances for openings in exterior walls, eave overhangs, and fire resistance of exterior walls shall be measured from an assumed vertical plane located midway from the exterior wall to the nearest point on the adjacent lot where a wall may legally be built."

Section 508, as amended, of the Uniform Building Code is amended to read as follows:

"Section 508. Fire-resistive Substitution. Where an automatic fire extinguishing system is installed in a building as specified in Chapter 38, the following fire-resistive substitutions will be allowed:

- (1) Vertical shaft enclosures other than stairway enclosures and elevator shaft enclosures may be reduced to one-hour when sprinklers are installed within the shafts at alternate floors.
- (2) In corridors constructed as specified in Section 3304(g) one and three quarter (1 3/4") inch solid core wood doors may be used in lieu of the 20-minute rated doors specified provided the doors

are in steel frames, are self-closing or automatic-closing and are provided with smoke gaskets as specified in Section 3304(h).

- (3) Fire protection for floors and ceilings may be reduced by one-hour.
- (4) Where one-hour construction throughout is required by this code, an automatic fire extinguishing system may be substituted in lieu of that requirement in addition to the other fire-resistive substitutions allowed in this section."

Section 1705(b) of the Uniform Building Code is amended by adding Item 5 which will read as follows:

- "5. Nonrated construction may be used in partitions that form a corridor serving an occupant load of 30 or more within a single tenant space in the following circumstances:
 - (A) If the travel distance of the corridor is less than 75 feet; or
 - (B) In Group B Occupancies if the travel distance of the corridor is 75 feet or more and
 - (i) smoke detectors are installed along the path of travel at intervals not to exceed 60 feet; and
 - (ii) the actuation of the smoke detectors provides an alarm audible within the space; and
 - (iii) the smoke alarms are connected to the building's fire alarm system where such a system is provided."

Section 1807(m), as amended, of the Uniform Building Code is amended by revising subsection (2) to read as follows:

- "(2) When the automatic fire extinguishing system described above is installed, the following modifications of code requirements are permitted. These modifications are permitted in addition to those allowed in Section 508 as amended.
 - (a) The fire-resistive time periods set forth in Table No. 17-A may be reduced by one hour for interior bearing walls, exterior bearing and nonbearing walls, roofs and the beams supporting roofs, provided they do not frame into columns.

- (b) Except for corridors required by Section 3304(g) in Group B, Division 2 and Group R, Division 1 Occupancies and partitions separating dwelling units or guest rooms, all interior nonbearing partitions required to be one-hour fire-resistive construction by Table 17-A may be of noncombustible construction without a fire-resistive time period.
- (c) Fixed tempered glass may be used in lieu of openable panels for smoke control purposes. Such tempered glass must be identified as required by the Fire Department.
- (d) Travel distance from the most remote point in the floor area to a horizontal exit or to an enclosed stairway may be 300 feet.
- (e) The manually operated fire alarm system required in the compartmented building is not required.
- (f) Smokeproof enclosures are not required but all required stairways shall be pressurized to a minimum of 0.15 inch of water column.
- (g) Spandrel walls, eyebrows and compartmentation are not required; however, the fire resistance of the floors and juncture of exterior walls with each floor must be maintained.
- (h) Fire dampers, other than those needed to protect floor-ceiling assemblies to maintain the fire resistance of the assembly, are not required except for those which may be necessary to bypass smoke to the outside, those provided to convert from recirculated air to 100 percent outside air, and those which may be required to protect the fresh air supply intake against smoke which may be outside the building.
- (i) Emergency windows required by Section 1204 are not required."

Section 3304(g) of the Uniform Building Code is amended by adding Exception 4 to the first paragraph to read as follows:

"4. Corridors within tenant spaces as described in Section 1705(b)."

Chapter 44 of the Uniform Building Code is amended by adding a new section, Section 4410, to read as follows:

Section 4410. "Stormwater Run-off -- It shall be unlawful for any person on any construction site to allow excessive stormwater run-off to be discharged directly into any public street, alley or private street so as to create a

nuisance. Should surface run-off be declared a nuisance by the City, the builder and/or developer of the site may be required to construct dikes or dams on site to form detention areas such that stormwater may be temporarily detained until such storm abates at which point the trapped water may be slowly released. It shall be the responsibility of the builder and/or developer at a construction site to remove any dirt or mud deposit on adjacent public streets, alleys or private streets as a result of stormwater run-off."

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, subdivision, clause, phrase, or provision of this Ordinance or the Uniform Building Code, 1979 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 Building Code, 1979 Edition, or revisions thereof as a whole or any part of provision other than the part so decided to be invalid or unconstitutional.

SECTION 5. Any person, firm or corporation violating any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Hundred Dollars and each and every day that the prohibited condition remains shall constitute a separate offense.

SECTION 6. That this Ordinance shall become effective from and after its adoption.

PASSED AND APPROVED THIS 8 DAY OF December, 1981

ATTEST:

Jacque Sharp
CITY SECRETARY

[Signature]
MAYOR

APPROVED AS TO FORM:

CITY ATTORNEY

12-23-81
EFFECTIVE DATE