

ORDINANCE NO. 764

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE UNIFORM BUILDING CODE BY THE CREATION AND ADOPTION OF APPENDIX CHAPTER 71 TO REGULATE THE CONSTRUCTION OF HOMES IN THOSE AREAS OF THE CITY WHICH ARE SUBJECT TO AIRCRAFT NOISE.

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

SECTION 1. In response to a study of noise exposure contours conducted by Addison Municipal Airport and for the purpose of providing minimum standards to safeguard health, property, and public welfare, there is hereby adopted an ordinance revising the Uniform Building Code. The following revisions are made thereto.

SECTION 2. The Uniform Building Code is revised by the creation of Appendix Chapter 71 which is entitled "Aircraft Noise" and reads as follows:

Purpose

Sec. 7101. The purpose of this chapter is to safeguard health, property, and public welfare by regulating the construction of homes in certain areas of the City.

Scope

Sec. 7102. This chapter pertains to the construction of Group R Occupancies which are located in those areas of the City which are within Land Use Guidance Zones C or D in the study of noise exposure contours conducted by Addison Municipal Airport. The Noise Exposure Contours map which was a part of the study is to be considered a part of this chapter and is attached.

Application to Existing Buildings & Structures

Sec. 7103. Buildings in existence at the time of the adoption of this chapter which housed Group R Occupancies

may have their use and occupancy continued without being required to comply with this chapter. Such buildings may also be altered or repaired without being required to comply with this chapter. Additions to such buildings, however, must comply with this chapter.

Construction Requirements

Sec. 7104. (a) General. Buildings constructed in areas specified in section 7102 must comply with the requirements of this section.

(b) Exterior walls. Exterior walls must be constructed as follows:

1. The exterior walls of the structure must be brick veneer, stucco veneer, or wood siding.
2. Regardless of the type of exterior material used, sheathing must be used which is no less than one-half inch ($\frac{1}{2}$ ") thick and is either gypsum, composition, or foamed plastic material. The sheathing must be applied in the following manner:
 - A) Adjoining edges must be fitted tightly together.
 - B) Where adjacent edges occur over framing members the edges must be nailed.
 - C) Where adjacent edges do not occur over framing members the joint must be sealed with duct tape or in similar fashion, and
 - D) Edges of sheathing at the top and bottom of the wall must be nailed to the plates.
3. The wall must be insulated to its full thickness.
4. Gypsum wallboard no less than one-half inch ($\frac{1}{2}$ ") thick must be installed on the inside surface of all walls. Any paneling or other finish material must be installed over the wallboard.
5. Caulking is required under the bottom plate.

(c) Roofs/Ceilings. Roofs, ceiling, and roof/ceiling assemblies must be constructed as follows:

- 1) All roofs must be provided with wooden decking no less than one-half inch ($\frac{1}{2}$ ") in thickness.
- 2) All attic spaces and all spaces between the ceiling and the roof deck must have insulation not less than six (6") inches thick.

- 3) Gypsum wallboard no less than one-half inch ($\frac{1}{2}$ ") in thickness must be provided on the underside of all ceiling joints. Any other finish material must be applied over the wallboard.

(d) Penetrations. Penetrations of all exterior walls, of the ceilings, or of the top plate of any wall must be sealed with a non-hardening caulk.

(e) Ventilation. Vent fans, air conditioning ducts, and fireplaces must be constructed as follows:

- 1) Vent fans in bathrooms, laundry rooms, and similar areas must be fitted with a sheet-metal duct in the attic no less than five feet (5') long. The duct must be lined on the inside with fiberglass and must have one 90° bend.
- 2) All air conditioning and heating ducts must be lined on the inside with fiberglass not less than one inch (1") thick.
- 3) All fireplaces must have tight-fitting dampers.

(f) Windows and glass patio doors. Windows and glass patio doors must be constructed as follows:

- 1) All windows must be double glazed, although custom decorative windows may have single glazing where the Building Official determines their individual sizes and the total square footage of all such windows is not excessive.
- 2) Openable portions of windows and patio doors must close on a soft gasket.
- 3) All window and patio door frames must be caulked with a non-hardening sealant.
- 4) All framing openings around windows and patio doors must be filled with insulation or caulked.

(g) Exterior doors. Exterior doors must be constructed as follows:

- 1) All exterior doors should be no less than one and three-quarter inches ($1 \frac{3}{4}$ ") thick and be either solid core wood doors or insulated hollow core doors.
- 2) The door must be weather stripped with a soft gasket around its edges.
- 3) A threshold seal must be provided.

4) All framing openings around doors must be filled with insulation or caulked.

SECTION 3. Violation of this ordinance shall be a misdemeanor punishable in accordance with Section 205 of the Uniform Building Code, as revised.

SECTION 4. Shall any paragraph, phrase, sentence, or clause of this ordinance be determined to be unconstitutional, said determination shall not affect the remaining paragraphs, phrases, sentences, or clauses of this ordinance, which shall remain in full force and effect.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, this the 19 day of January, 1982.

MAYOR *John R. Kelly*

ATTEST:

Reggie Sharp
CITY SECRETARY