

ORDINANCE NO. 086-064

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING CHAPTER 5, ARTICLES I AND II, OF THE CODE OF ORDINANCES OF THE TOWN OF ADDISON, TEXAS, TO PROVIDE MINIMUM STANDARDS TO SAFEGUARD LIFE OR LIMB, PROPERTY, AND PUBLIC WELFARE BY REGULATING THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, USE AND OCCUPANCY, LOCATION AND MAINTENANCE OF BUILDINGS AND STRUCTURES. PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL CLAUSE.

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

SECTION 1. That Section 5-1 of the Code of Ordinances of the Town of Addison, Texas be amended so that such section shall read as follows:

Sec. 5-1. Building permit fee schedule.

The building permit fee schedule shall be as follows and as shown in Table 3-A of the Uniform Building Code:

COMBINED PERMITS

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.

TABLE NO. 3-A -- BUILDING PERMIT FEES

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.

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TABLE NO. 3-A -- BUILDING PERMIT FEES (continued)

<u>Total Valuation</u>	<u>Fee</u>
\$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof.
\$500,001.00 to \$1,000,000.00	\$2039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$3539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof.

OTHER INSPECTIONS AND FEES:

- |  |                   |
|--|-------------------|
| 1. Inspections outside of normal business hours<br>(minimum charge - two hours)  | \$30.00 per hour* |
| 2. Reinspection fees assessed under provisions of<br>Section 305(g)  | \$30.00 per hour* |
| 3. Inspections for which no fee is<br>specifically indicated<br>(minimum charge - one-half hour)                               | \$30.00 per hour* |
| 4. Additional plan review required by changes,<br>additions or revisions to approved plans<br>(minimum charge - one-half hour) | \$30.00 per hour* |

\*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

SECTION 2. That Section 5-2 of the Code of Ordinances of the Town of Addison, Texas, be amended so that such section shall read as follows:

Sec. 5-2. Subcontractor's and miscellaneous permit fee schedule.

The subcontractor's and miscellaneous permit fee schedule shall be as follows:

SUBCONTRACTOR WORK

"Subcontractor's work" shall mean the various types of work listed below which are done in previously completed building and when not done as part of the work allowed under a combined permit.

TYPE OF WORK	FEE
<u>Electrical Work</u>	
a. Residential building	\$10.00 per building
b. Commercial building	\$20.00 per building
<u>Plumbing Work</u>	
a. Residential building	\$10.00 per building
b. Commercial building	\$20.00 per building
<u>Mechanical Work</u>	
a. Residential building	\$10.00 per building
b. Commercial building	\$20.00 per building
<u>Demolition</u>	
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.	
<u>Moving all buildings</u>	\$25.00
<u>Irrigation sprinkler system</u>	\$25.00

SECTION 3. That Section 5-16 of the Code of Ordinances of the Town of Addison Texas, be amended so that such section shall read as follows:

Sec. 5-16. Adopted.

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 buildings and structures within the city and certain equipment specifically regulated herein, the Uniform Building Code, 1985 Edition (a copy of which, authenticated by the signature of the Mayor and the City Secretary, and made a public record by ordinance, is on file in the city secretary's office) is hereby adopted as the building code of the city as fully as if copied at length in this article, but with the changes therein and additions thereto provided in this article. Also, adopted are Chapter 7 (Division 1) and Chapter 55 of the Appendix to the 1985 Edition of the Uniform Building Code.

SECTION 4. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-19.1 to read as follows:

Sec. 5-19.1. Exempted work.

Section 301(b) is amended by deleting items 1, 2, and 11.

SECTION 5. That Section 5-20 of the Code of Ordinances of the Town of Addison Texas, be amended so that such section shall read as follows:

Sec. 5-20. Application for Permit.

Section 302(b) of the Uniform Building Code is amended to read as follows:

(b) Plans and Specifications. Plans, engineering drawings and calculations, diagrams and other data as required by the building official shall be submitted in one or more sets with each application for a permit. The building official shall require structural plans and engineering calculations to be prepared by a person licensed by the State of Texas to provide such services. Such plans and calculations must bear the seal of the person responsible for them. This requirement shall apply to all non-residential uses and all apartments and townhouses.

Exception: The building official may waive the submission of plans, calculations, and other such data, if he finds that the nature of the work applied for is such that professionally prepared plans are not necessary to insure compliance with this code.

If deemed necessary by the building official to insure the structural safety of the building or structure, the building official may require that plans for uses other than those listed above be prepared by a person licensed by the State of Texas to prepare structural drawings or calculations.

SECTION 6. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-20.1 to read as follows:

Sec. 5-20.1. Plans.

The second paragraph of Section 302(c) of the Uniform Building Code is hereby deleted.

SECTION 7. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section numbered 5-20.2 to read as follows:

Sec. 5-20.2. Platting.

Section 303 of the Uniform Building Code is amended by adding subsection (f) to read as follows:

(f) Platting. No building permit shall be issued for the construction of any building or for improvements for which a building permit is required, until the property shall have been platted as a subdivision and the plat filed for record with the County Clerk of Dallas County, Texas. When such buildings or improvements are of a minor nature, however, the building official may issue a permit on unplatted property.

SECTION 8. That Section 5-21 of the Code of Ordinances of the Town of Addison, Texas, be amended so that such section shall read as follows:

Sec. 5-21. Permit Fees.

Permit fees shall be paid to the Town of Addison as set forth in Table No. 3-A in the Uniform Building Code.

SECTION 9. That Section 5-22 of the Code of Ordinances of the Town of Addison, Texas, be amended so that such section shall read as follows:

Sec. 5-22. Plan review fees.

Subsection 304(c) of the Uniform Building Code is amended to read:

There will be a plan review fee charged for plans sent to ICBO for plan review services.

SECTION 10. That Section 5-24 of the Code of Ordinances of the Town of Addison, Texas, be amended so that such section shall read as follows:

Sec. 5-24. Certificate of occupancy.

Section 307 of the Uniform Building Code is amended to read:

- (a) Use or Occupancy. No building, structure or land may be occupied or used until a certificate of occupancy has been issued by the building official as provided herein. Group R, Division 3 occupancies are exempt from the requirements of this section.
- (b) Change in Use. A certificate of occupancy shall be obtained for a building, structure, or land when there is a change in uses as found in the zoning ordinance of the Town of Addison, when there is a change in occupancy classification as found in the Uniform Building Code, or when there is a change in tenants or occupants of the building, structure, or land.

- (c) Certificate Issued. After all necessary inspections are conducted by the building inspection division and the fire department, and when it is determined that the building, structure or land complies with all applicable provisions of the ordinances of the Town of Addison, the building official shall issue a certificate of occupancy which may contain the following:
1. The address of the building, structure or land.
  2. The name of the tenant or occupant who is occupying or using the building, structure or land.
  3. A statement concerning the approved use of the building, structure or land.
  4. The maximum allowed occupant load for assembly uses.
  5. Other information deemed necessary by the building official.
- (d) 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.
- (e) Revocation. The building official may revoke a certificate of occupancy when it is determined that it was issued in error or on the basis of incorrect information, or in the event of an unapproved additional use or occupancy or unapproved change in use or occupancy of the building, structure or land.
- (f) Temporary Certificate. If the building official finds that no substantial hazard will result from the occupancy of any building or portion thereof before the same is completed, he may issue a temporary certificate for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure.
- (g) Fee. There will be a \$20.00 fee for each Certificate of Occupancy.

SECTION 11. That Section 5-25 of the Code of Ordinances of the Town of Addison, Texas, be amended to add the following:

The definition of "Fire detection and suppression system" is added to Section 407 of the Uniform Building Code to read:

FIRE DETECTION AND SUPPRESSION SYSTEM is that group of smoke detectors, water flow detectors, alarms, extinguishing systems, and other similar devices required in Section 1807.

SECTION 12. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section numbered 5-25.2 to read as follows:

Sec. 5-25.2. Occupancy separation.

Section 503(d), Exception 3, is amended by revising the words "...materials approved for one-hour fire-resistive construction..." to read "...1/2-inch gypsum board..." The words "...self-closing..." shall be deleted.

An Exception 6 is also added to Section 503(d) to read as follows:

6. The one-hour occupancy separation wall between Group B, Division 2 Occupancies and the elevator lobbies of open parking garages may be constructed with openings protected by fixed tempered glass in frames or 135° F. sprinkler heads which must be located in such a manner as to thoroughly wet the openings when the heads are activated. Doors may be constructed as specified in Section 3305(h)1, Exception 3.

SECTION 13. That Section 5-26 of the Code of Ordinances of the Town of Addison, Texas, be amended to read as follows:

Sec. 5-26. This section is amended to require the fire resistive substitutions as set out in Section 508 of the 1985 Uniform Building Code.

SECTION 14. That Section 5-27 of the Code of Ordinances of the Town of Addison, Texas, be amended so that such section shall read as follows:

Sec. 5-27. Fire extinguishing and detection system.

Section 707 of the Uniform Building Code is hereby amended to read as follows:

- (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 smoke 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 in the following locations:
  - (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 either in the building or at a remote location approved by the Fire Chief. The installation, inspection and maintenance shall be according to the standards set forth in NFPA pamphlets 72A and 72C.



SECTION 15. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be number 5-27.01 to read as follows:

Sec. 5-27.01. Residential alarms.

Section 1210 of the Uniform Building Code is amended by adding a subsection (c) to read:

(c) Alarms. See Fire Code.

SECTION 16. That Section 5-27.1 of the Code of Ordinance of the Town of Addison, Texas, be amended to read as follows:

Subsection 1705(b)1 of the Uniform Building Code is amended by adding Item E which will read as follows:

E. Nonrated construction within a single tenant space in the following circumstances:

(a) If the travel distance of the corridor is less than seventy five (75) feet; or

(b) If the travel distance of the corridor is seventy-five (75) feet or more and;

(i) Smoke detectors are installed along the path of travel at intervals not to exceed sixty (60) feet.

(ii) The actuation of the smoke detectors provides an alarm audible within the space.

(iii) The smoke alarms are connected to the building's fire alarm system where such a system is provided.

SECTION 17. That Section 5-28 of the Code of Ordinances of the Town of Addison, Texas, is deleted.

SECTION 18. That Section 5-29 of the Code of Ordinances of the Town of Addison, Texas, be amended by changing the words "... (65) feet more..." to read "... (65) feet or more..."

SECTION 19. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-29.1 to read as follows:

Sec. 5-29.1. Sprinkler system in highrise construction.

Section 1807(c) of the Uniform Building Code is amended by inserting the following:

3. Shut-off valves and waterflow devices shall be provided on each floor. In addition to activating the building alarm system when water flow is detected, such valves shall be supervised by a continuously manned control station either within the building or at a remote location approved by the Fire Chief.
4. The sprinkler system shall be looped between standpipe risers at the bottom of the building.
5. Pipe may be copper or steel with no minimum size of pipe required. Solder used in connection shall contain not less than 95 percent tin and 5 percent antimony.
6. Pitching of lines is not required.
7. 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.
8. In addition to providing the normal required protection, sprinkler heads in elevation lobbies must be located in such a manner that the elevator doors will be thoroughly wet when the heads are activated.
9. Activation of the lobby sprinkler system shall activate the voice alarm system in the building and shall return all elevators to the main floor or approved transfer floor.

SECTION 20. That Section 5-30 of the Code of Ordinances of the Town of Addison, Texas, be amended so that such section shall read as follows:

Sec. 5-30. Same - Smoke detection system.

Subsection 1807(d) of the Uniform Building Code is amended by adding Item 4 and changing the last paragraph to read as follows:

4. The fire detection system shall also be equipped with manual fire alarm boxes installed in a location approved by the Fire Chief. The alarm boxes shall be connected to the building alarm system.

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 of these detectors shall be by a continuously manned control station either within the building or at a remote location approved by the Fire Chief.

SECTION 21. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-30.1 to read as follows:

Sec. 5-30.1. Alarm speakers.

Subsection 1807(e) of the Uniform Building Code is amended by adding a sentence to the second paragraph to read:

The sound level for both the voice alarm system and the public address system must be no less than 60 dB in all areas of the building or 15 dB above the ambient noise level of the room or area in which the speaker is located, whichever is the louder.

SECTION 22. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-30.2 to read as follows:

Sec. 5-30.2. Two-way communication.

Subsection 1807(d)3 of the Uniform Building Code is amended by changing the second sentence to read:

It shall operate between the central control station and every elevator, elevator lobby, and an approved point inside every entry door to every enclosed exit stair.

SECTION 23. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-30.3 to read as follows:

Sec. 5-30.3. Central Control Station.

Subsection 1807(f) of the Uniform Building Code is amended by revising item 5 to read as shown and by adding items 10 through 15:

5. Status indicators and controls for air-handling systems and instructions for operating such systems.

10. Work table.
11. Suitable storage compartment for plans and such building plans as are required by the Fire Chief.
12. Key storage area and such building keys as are required by the Fire Chief.
13. Generator fuel level indicator of a type required by the Fire Chief.
14. Indicator which will show the activation of any alternate fire protection system, such as a halon system.
15. Manometers to indicate air pressure in stairwell enclosures and vestibules.

SECTION 24. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-30.4 to read as follows:

Sec. 5-30.4. Window Marking.

Subsection 1807(g)1 of the Uniform Building Code is amended by changing the last sentence to read:

Such windows or panels and their controls shall be clearly identified by markings specified by the Fire Chief.

SECTION 25. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-30.5 to read as follows:

Sec. 5-30.5. Elevator smoke detectors.

Subsections 1807(h)2 and 3 of the Uniform Building Code are amended to read as follows; 4, 5, and 6 are created to read as follows:

2. Each elevator lobby shall be provided with an approved smoke detector on the lobby ceiling. The detector is to operate before the optical density reaches 0.03 per foot.
3. When any element of the building fire detection and suppression system is activated all elevators shall return to the main floor or transfer floor and be switched to manual control. In the event that the main floor elevator lobby detector or transfer floor elevator lobby detector is activated, the cars are to move to an alternate floor approved by the Fire Chief.
4. In the event of a loss of power to the building, automatic transfer of power to the generator shall occur. All elevator cars are to return to the first floor or other approved floor; the cars may return one at a time. These requirements are in addition to those in Section 5103(c).

5. When any smoke detector is activated which is serving to close automatically closing doors in elevator lobby separation walls, the building's alarm system shall be activated. When such a smoke detector, or any other element in the building's fire detection and suppression system is activated, all automatically closing doors in elevator lobby separation walls on all floors must close.
6. Elevator hoistways shall not be vented through an elevator machine room. Cable slots entering the machine room shall be sleeved beneath the machine room floor and extend to not less than 12 inches below the shaft vent to inhibit the passage of smoke into the machine room.

SECTION 26. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-30.6 to read as follows:

Sec. 5-30.6. Standby power.

Subsection 1807(i)1 of the Uniform Building Code is amended by adding a second sentence to the second paragraph to read:

Fuel tanks and fuel lines must comply with the Fire Code.

Subsection 1807(i) of the Uniform Building Code is further amended by revising the fourth paragraph to read:

All power, lighting, signal, and communication facilities specified in (d), (e), (f), (g), (h), (i), and (j), as applicable, shall be automatically transferable to standby power. Fire pumps required to maintain pressure, elevators, standby lighting, and normal circuits supplying exit signs and exit illumination shall also be automatically transferable to the standby power source.

SECTION 27. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-30.7 to read as follows:

Sec. 5-30.7. Exits.

Subsection 1807(i)3 of the Uniform Building Code is amended by adding another sentence which will read:

Exit signs must flash off and on when any element of the building's fire detection and suppression system is activated.

SECTION 28. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-30.8 to read as follows:

Sec. 5-30.8. Exit signs.

Subsection 1807(j) of the Uniform Building Code is amended by adding Item 3 to read as follows:

3. Contrasting reflective, or contrasting luminous (but not necessarily illuminated), exit signs are required on the bottom of the hallway side of exit enclosure doors in Group R, Division 1 occupancies. The lettering of the sign shall be of the size specified in Section 3314(b), and the sign must be located so that the bottom of the sign is no more than 6 inches from the bottom of the door. The design and construction of such signs must be approved by the Fire Chief.

SECTION 29. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-30.9 to read as follows:

Sec. 5-30.9. Compartmentation.

Subsection 1807(1) of the Uniform Building Code is amended to read as follows:

The creation of areas of refuge is not an acceptable alternate to the automatic sprinkler system.

SECTION 30. That Section 5-31 of the Code of Ordinances of the Town of Addison, Texas, be amended so that such section shall read as follows:

Sec. 5-31. Automatic sprinkler system alternatives.

Subsection 1807(m)1 of the Uniform Building Code is amended by changing the first sentence to read as follows:

The fire-resistive time periods set forth in Table No. 17-A may be reduced by one hour for interior bearing walls, exterior bearing or non-bearing walls, roofs, and the beams supporting roofs, provided the beams do not frame into columns.

Subsection 1807(m)3 is also amended by adding a sentence to read as follows:

Such tempered glass must be identified as required by the Fire Chief.

Subsection 1807(m)5 is deleted.

SECTION 31. That Section 5-32 of the Code of Ordinances of the Town of Addison, Texas, be amended to read as follows:

Sec. 5-32. Strength.

Section 2402(d) is added to the Uniform Building Code to read as follows:

(d) Strength. All brick used as an exterior veneer must have a minimum compressive strength of 1500 pounds per square inch (based upon a five-brick sample, with no single brick being less than 1250 pounds per square inch). The absorption rate of the bricks can be no more than six percent.

SECTION 32. That Section 5-33 of the Code of Ordinances of the Town of Addison, Texas, be amended so that such section shall read as follows:

Sec. 5-33. Stucco.

Section 2412 is inserted in the Uniform Building Code to read:

For the purposes of complying with the masonry requirements of the zoning ordinance of the Town of Addison, stucco or exterior plastering will be acceptable when applied according to Chapter 47 of this code.

SECTION 33. That Section 5-34 of the Code of Ordinances of the Town of Addison, Texas, be amended so that such section shall read as follows:

Sec. 5-34. Slopes.

Section 2907(d) of the Uniform Building Code is deleted.

SECTION 34. That Section 5-35 of the Code of Ordinances of the Town of Addison, Texas, is amended to read as follows:

Sec. 5-35. Stud spacing.

The second paragraph of Section 3006(d)1(i) of the Uniform Building Code is amended by changing the words "...16 inches on center..." to read "...24 inches on center (unless required to be otherwise by other sections of this code)..."

SECTION 35. That Section 5-35.01 of the Code of Ordinances of the Town of Addison, Texas, is amended to read as follows:

Sec. 5-35.01. Number of exits.

The following sentence is to be added to Section 3303(a) of the Uniform Building Code as Exception 3 to the fourth paragraph and as Exception 5 to the fifth paragraph:

When one or more private garages or carports are located under a dwelling or apartment, the garages or carports are not to be considered as a story when separated from the living area as required by Section 503.

SECTION 36. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to the numbered 5-35.02 to read as follows:

Sec. 5-35.02. Dead bolts.

Section 3304(c), Exception 2 of the Uniform Building Code, is revised to read:

2. Exit doors from individual dwelling units and guest rooms of Group R Occupancies having an occupant load of 10 or less may be provided with a night latch, dead bolt, or security chain.

SECTION 37. That Section 5-35.1 of the Code of Ordinances of the Town of Addison, Texas, be amended so that such section shall read as follows:

Sec. 5-35.1. Exception to construction requirement for corridors.

Subsection 3305(g) of the Uniform Building Code is amended by adding Exceptions 7 and 8 to the first paragraph to read as follows:

7. Corridors within tenant lease spaces described in Section 1705(b), 1, E.
8. Corridors more than 30 feet in width in buildings protected by an automatic sprinkler system.

SECTION 38. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-35.2 to read as follows:

Sec. 5-35.2. Corridor doors.

Subsection 3305(h)1 of the Uniform Building Code is amended by inserting Exception 3 which will read as follows:

3. In buildings protected by an automatic sprinkler system doors may be either of the following:
  - a. 1-3/4 inch solid core wood doors with either wood or metal frames which are self-closing or automatic-closing, and which are provided with stops and smoke gaskets as described above.



- b. Tempered glass doors with either wood or metal frames, which are self-closing or automatic-closing, and which are provided with stops and smoke gaskets as described above. The glass must be considered as part of the glass allowed in Subsection 2 below. However, each individual tenant is allowed a single glass door leaf (or the equivalent area of sidelight) regardless of the area of the wall common to the corridor.

SECTION 39. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-35.3 to read as follows:

Sec. 5-35.3. Other corridor openings.

Subsection 3305(h)2 of the Uniform Building Code is amended by inserting Exception 2 which will read as follows:

2. In buildings protected by an automatic sprinkler system interior openings other than doors and ducts may be protected by tempered glass in metal or wood frames. The total area of glass shall not exceed 25 percent of the area of the common wall between the corridor and a tenant space. See Exception 3b in Subsection 1 above.

SECTION 40. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-35.4 to read as follows:

Sec. 5-35.4. Stairs.

Section 3306(f) of the Uniform Building Code is amended by adding a sentence to the first paragraph which will read as follows:

In Group A restaurant occupancies and in Group B occupancies spiral stairways may be used when all required exits are provided by means other than spiral stairways.

SECTION 41. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-35.5 to read as follows:

Sec. 5-35.5. Smokeproof enclosures.

Subsection 3310(b) is amended by changing the phrase "...more than 75 feet..." to read "...65 feet or more...".

SECTION 42. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-35.6 to read as follows:

Sec. 5-35.6. Exit lights.

Subsection 3314(c) of the Uniform Building Code is amended by adding a sentence to read:

In buildings or structures in which fire alarms are required by this code or the Fire Code, exit lights which are required to be illuminated must flash when the alarm is activated.

SECTION 43. That the Code of Ordinances of the Town of Addison, Texas, be amended by revising Section 5-36 to read as follows:

Sec. 5-36. Sprinklers.

Subsection 3802(b) of the Uniform Building Code is amended by adding a subparagraph 5 which will read as follows:

5. In all buildings three or more stories in height.

EXCEPTIONS - 1. When a building housing a Group R, Division 1 apartment house occupancy is designed in such a manner that all required exits open either directly to the outside or to exterior exit balconies, the automatic extinguishing system may be omitted. 2. The automatic extinguishing system may be omitted from an open parking garage which is not a part of a building containing other occupancies and when such a system is not required elsewhere in this code. 3. When one or more private garages or carports are located under a dwelling or apartment, the garages or carports are not to be considered a story when separated from the living area as required by Section 503.

In all such buildings, the automatic extinguishing system must comply with the following:

- (a) Buildings less than 65 feet in height shall have hydraulically designed systems conforming to U.B.C. Standard No. 38-1. 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 either in the building or at a remote location approved by the Fire Chief. Required standpipe systems shall be combined with the automatic extinguishing system as required by Section 3805(f).
- (b) Buildings 65 feet or more in height shall have a system that meets all requirements of Section 1807(c) as amended. Required standpipes shall be combined with the automatic extinguishing system as required by Section 3805(f).

SECTION 44. That Section 5-37 of the Code of Ordinances of the Town of Addison, Texas, be amended so that such section shall read as follows:

Sec. 5-37. Combined standpipe systems.

Subsection 3805(f) is created to read as follows:

- (1) 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. 38-2, 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.
- (2) 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.
- (3) 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 3805(e).
- (4) Detailed Requirements for Buildings 65 feet or More in Height. Combined standpipe systems shall meet all requirements listed in this section, including those in (e), and U.B.C. Standard No. 38-2.
- (5) Detailed Requirements for Buildings Less than 65 Feet in Height.
  - (a) Combined standpipe systems shall be installed and tested as required for dry standpipe systems in accordance with U.B.C. Standard 38-2.
  - (b) 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.
  - (c) 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.

- (d) 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.
- (e) Water Supply. The water supply shall be sufficient to satisfy the required demand of the fire extinguishing system.
- (f) 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.
- (g) 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 45. That the Code of Ordinances of the Town of Addison, Texas, be amended by adding a section to be numbered 5-37.01 to read as follows:

Table No. 38-A of the Uniform Building Code is amended by revising the column titled "Sprinklered Buildings" in two places. For Occupancy No. 2 the wording in the "Standpipe Class" sub-column shall be changed to read "Combined." For Occupancy No. 4 the wording in the "Hose Requirement" sub-column shall be changed to read "No requirement."

SECTION 46. That the Code of Ordinances of the town of Addison, Texas, be amended by adding a section to be numbered 5-37.02 to read as follows:

Sec. 5-37.02. Elevators.

Section 5102(d)6 of the Uniform Building Code is amended by adding a second paragraph to read as follows:

In buildings more than three stories in height where elevators are provided and in all buildings where elevators are provided to satisfy the requirements in Table No. 33-A, at least one elevator car shall have a minimum inside car platform of 6 feet 8 inches wide by 4 feet 3 inches deep with a minimum clear opening width of 42 inches unless otherwise designed to provide equivalent utility to accommodate an ambulance stretcher (minimum size 22 inches by 78 inches) in its horizontal position.

SECTION 47. That Section 5-41 of the Code of Ordinances of the Town of Addison, Texas, be amended so that such section shall read as follows:

Sec. 5-41. Adopted.

- (a) The Uniform Building Code Standards, 1985 Edition, is hereby adopted by the city 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 buildings and structures within the city.
- (b) The Uniform Building Code Standards, 1985 Edition, is hereby adopted as the Building Code Standards of the city as fully as if copied at length in this division. A copy which has been authenticated by the signature of the Mayor and the City Secretary, and made public record by ordinance, is on file in the city secretary's office.

SECTION 48. That Section 5-42 of the Code of Ordinances of the Town of Addison, Texas, be amended so that such section shall read as follows:

Sec. 5-42. Deletions, amendments and additions.

The Uniform Building Code Standards, 1985 Edition, as adopted in Section 5-41 hereof, is hereby adopted without modification.

SECTION 49. All other ordinances and parts of ordinances in conflict with this ordinance shall be, and the same is 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 Town 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 effect 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 50. In the event that any section, paragraph, subdivision, clause, phrase, or provision of this ordinance or the Uniform Building Code, 1985 Edition, or revisions thereof, adopted herein shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance or of the Uniform Building

Code, 1985 Edition, or revisions thereof as a whole or any part of provision other than the part so decided to be invalid or unconstitutional.

SECTION 51. 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 52. That this ordinance shall become effective from and after its adoption.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, this the

26th day of August, 1986.

  
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MAYOR

ATTEST:

  
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CITY SECRETARY