

ORDINANCE NO. 001-017

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING CHAPTER 18, ARTICLE VII, 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 the Code of Ordinances of the Town of Addison be amended by rewriting Chapter 18, Article VII in its entirety to read as follows:

ARTICLE VII HOUSING CODE.

Sec. 18-401. 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 International Residential Code, 2000 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 to provided in this article. Also, adopted are Appendices E, F, G, H, I, J and K of the 2000 Edition of the International Residential Code.

Sec. 18-402 - 18-420. Reserved.

Sec. 18-421. Deletions, amendments and additions generally.

The International Residential Code, as adopted in this article, is hereby modified by deletions, amendments and additions provided herein.

Sec. 18-422. Referenced Codes.

The International Residential Code is amended by deleting Chapter 11.

Sec. 18-423. Exempted work.

The International Residential Code is amended by deleting items 1. and 2. from subsection R105.2.

Sec. 18-424. Certificate of Occupancy.

The International Residential Code is amended by deleting section R110.

Sec. 18-425. Board of Appeals.

The International Residential Code is amended by deleting subsection R112.3 and changing subsection R112.1 to read as follows:

“R112.1 General. See subsection 112.1 of the International Building Code.”

Sec. 18-426. Violation penalties.

The International Residential Code is amended by changing subsection R113.4 to read as follows:

“R113.4 Violation penalties. See subsection 113.4 of the International Building Code.”

Sec. 18-427. Exterior Walls.

The International Residential Code is amended by changing the exceptions in subsection R302.1 to read as follows;

Exception 1. Tool and storage sheds, play houses and similar structures where the floor area does not exceed 200 square feet are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.

Exception 2. When elements of a building or group of buildings are under single management, projections may extend past the exterior walls at distances greater than listed above and across property lines. The building or group of buildings, shall be equipped with an approved automatic fire

extinguishing system complying with section R328 and be a minimum type VA construction throughout.

Sec. 18-428. Unity Agreements.

The International Residential Code is amended by adding subsection R302.4 to read as follows:

"R302.4 Unity agreement. See subsection 704.15 of the International Building Code."

Sec. 18-429. Automatic Fire Extinguishing System.

The International Residential Code is amended by adding section R328 to read as follows:

SECTION R328

AUTOMATIC FIRE EXTINGUISHING SYSTEMS

R328.1 General. An automatic fire extinguishing system shall be installed according to Chapter 9 of the International Building Code.

Sec. 18-430. Disposal of Construction Waste.

The International Residential Code is amended by adding subsection R329 to read as follows:

SECTION R329

DISPOSAL OF CONSTRUCTION WASTE

R329.1 General. See Section 3313 of the International Building Code.

Sec. 18-431. Excavation, Construction or Demolition at night prohibited.

The International Residential Code is amended by adding section R330 to read as follows:

SECTION R330

EXCAVATION, CONSTRUCTION OR DEMOLITION AT NIGHT PROHIBITED

R330.1 General. See Section 3314 of the International Building Code.

Sec. 18-432. Stormwater Runoff.

The International Residential Code is amended by adding Section R331 to read as follows:

SECTION R331

STORMWATER RUNOFF

R331.1 General. See Section 3315 of the International Building Code.

Sec. 18-433. Building Security.

The International Residential Code is amended by adding Section R332 to read as follows:

SECTION R332

BUILDING SECURITY

R332.1 General. See Chapter 36 of the International Building Code.

Sec. 18-434. Airport Noise.

The International Residential Code is amended by adding Section R333 to read as follows:

SECTION R333

AIRPORT NOISE

R333.1 General. See Chapter 37 of the International Building Code.

Sec. 18-435. Exterior Plaster.

The International Residential Code is amended by adding subsection R703.6.3 to read as follows:

"R703.6.3 3/8" One-coat stucco system. See subsection 2512.10 of the International Building Code."

Sec. 18-436. Exterior insulation and finish system (EIFS).

The International Residential Code is amended by adding subsection R703.9.3 to read as follows:

"R703.9.3 Requirements: In addition to the above requirements the exterior insulation and finish system shall comply with subsection 2603.8 of the International Building Code."

Sec. 18-437. Administrative approval.

The International Residential Code is amended by adding subsection P3114.8 to read as follows:

"P3114.8 Administrative approval. The administration shall have final approval of all location of air admittance valves."

Sec. 18-438. Location of clear spaces.

The International Residential Code is amended by adding a sentence to subsection E3305.4 to read as follows:

"Overcurrent devices shall be permitted in clothes closets if the working clearances required in subsection E3305.2 are maintained."

Sec. 18-439. Minimum size of conductors.

The International Residential Code is amended by changing the first sentence of subsection E3306.3 to read as follows:

"The minimum size of conductors for feeders and branch circuits shall be No. 14 copper and aluminum conductors shall be No. 8 or larger and shall not be used on branch circuits."

Sec. 18-440. Service disconnect location.

The International Residential Code is amended by adding sentences to subsection E3501.6.2 to read as follows:

"Unfused service entrance conductors entering buildings shall be enclosed in rigid metal conduit, wireways, auxiliary gutters, or as busways. Unfused service conductors extending within the building above the third floor shall be enclosed in at least two inches of concrete, except in meter rooms."

Sec. 18-441. Barrier Requirements

The International Residential Code is amended by deleting subsection AG105.2

Item 9. and rewriting subsection AG105.2 Item 10.2. to read as follows:

10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 8. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch diameter (102 mm) sphere.

Secs. 18-442-18-450 Reserved

SECTION 2. 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 3. In the event that any section, paragraph, subdivision, clause, phrase, or provision of this ordinance or the International Residential Code, 2000 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 International Residential Code, 2000 Edition, or revisions thereof as a whole or any part of provision other than the part so decided to be invalid or unconstitutional.

SECTION 4. 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 five hundred dollars (\$500.00), and each and every day that the prohibited condition remains shall constitute a separate offense.

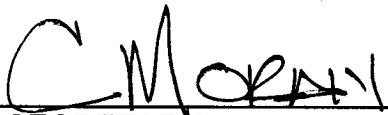
SECTION 5. That this ordinance shall become effective from and after its adoption.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, this the 26th day of June, 2001.



MAYOR

ATTEST:



CITY SECRETARY

Published
Northwest Morning News
7-6-01