

ORDINANCE NO. 006-011

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, 2003 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 2003 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. Reserved

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. 18-426.1. Definitions.

The International Residential Code is amended by changing the definition of Townhouse in section 202 to read as follows:

Townhouse. A single family dwelling unit constructed in a group of attached units separated by property lines in which each unit extends from foundation to roof and with open space on at least two sides.

Sec. 18-427. Exterior Walls.

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

Exception. 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.

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 R324 to read as follows:

SECTION R324

AUTOMATIC FIRE EXTINGUISHING SYSTEMS

R324.1. 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 R325 to read as follows:

SECTION R325

DISPOSAL OF CONSTRUCTION WASTE

R325.1 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 R326 to read as follows:

SECTION R326

EXCAVATION, CONSTRUCTION OR DEMOLITION AT NIGHT PROHIBITED

R326.1 General. See Section 3314 of the International Building Code.

Sec. 18-432. Stormwater Runoff.

The International Residential Code is amended by adding Section R327 to read as follows:

SECTION R327

STORMWATER RUNOFF

R327.1 General. See Section 3315 of the International Building Code.

Sec. 18-433. Building Security.

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

SECTION R328

BUILDING SECURITY

R328.1 General. See Chapter 36 of the International Building Code.

Sec. 18-434. Airport Noise.

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

SECTION R329

AIRPORT NOISE

R329.1 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 1403.8 of the International Building Code.

Sec. 18-436.1. Sewer Depth.

The International Residential Code is amended by changing subsection P2603.6.1 to read as follows:

P2603.6.1 Sewer depth. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

Sec. 18-436.2. Roof extension.

The International Residential Code is amended by changing subsection P3103.1 to read as follows:

P3103.1 Roof extensions. All vent pipes which extend through a roof shall be terminated at least 6 inches (152 mm) above the roof except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

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. 18-441-18-450 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, 2003 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, 2003 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 28th day of February, 2006.

MAYOR



ATTEST:

CITY SECRETARY



Published:
03/04/06