

**TOWN OF ADDISON, TEXAS**

**ORDINANCE NO. 011-023**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS AMENDING CHAPTER 18 (BUILDING AND BUILDING REGULATIONS) OF THE CODE OF ORDINANCES OF THE TOWN BY AMENDING VARIOUS PROVISIONS OF ARTICLE I (IN GENERAL) AND ARTICLE II (BUILDING CODE) THEREOF, INCLUDING: SECTIONS 18-4 (LICENSING REQUIRED), 18-31 (ADOPTED) (AND ADOPTING THE INTERNATIONAL BUILDING CODE, 2009 EDITION, INCLUDING CERTAIN APPENDICES THERETO), 18-53 (CERTIFICATE OF OCCUPANCY), 18-54 (BOARD OF APPEALS), 18-55 (VIOLATION PENALTIES), 18-55.1 (HIGH-RISE BUILDINGS), 18-59 (UNITY AGREEMENTS), 18-62 (ALTERNATIVE PROTECTION), 18-63 (AUTOMATIC FIRE-EXTINGUISHING SYSTEMS), 63.1 (NFPA 13 SPRINKLER SYSTEMS), 18-63.2 (SPRINKLER SYSTEMS MONITORING ALARMS), 18-63.5 (HIGH-RISE BUILDINGS), 18-67 (CORRIDOR CONSTRUCTION), 18-67.1 (SMOKEPROOF ENCLOSURE), 18-68 (DESIGN), AND 18-79 (AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE); ADDING TO THE CODE OF ORDINANCES SECTIONS 18-67.2 (LUMINOUS EGRESS PATH MARKINGS) AND 18-73.1 (SWIMMING POOL ENCLOSURES AND SAFETY DEVICES); AND DELETING IN THEIR ENTIRETY FROM THE CODE OF ORDINANCES SECTIONS 18-55.2 (APPLICABILITY) AND 18-72 (EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)); PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the amendments set forth in this Ordinance to Chapter 18 are pursuant to investigation and analysis by the City, and are with a view of and to further the purposes and objectives set forth in Section 18-31 of the Code, including to promote the health, safety, welfare, convenience and enjoyment of the public, including to protect the public welfare, and are to comply with applicable State law; and

**WHEREAS**, among other things, this Ordinance continues in effect the provisions of chapter 9 of the International Building Code, 2006 Edition for the purposes of the application, interpretation, and/or enforcement of Section 18-429 of the Code of Ordinances (together with any other provisions of the International Building Code (including, without limitation, any appendices) that are deemed by the Building Official of the Town of Addison to be necessary for or useful to the application, interpretation, and/or enforcement of the said Section 18-429), and the City Council hereby finds that the requirements included in and provisions of the said chapter 9 and other provisions of the International Building Code, 2006 Edition have been in effect prior to January 1, 2009, and that the continuation of those requirements and provisions by this Ordinance is not and does not constitute the enactment of an ordinance, bylaw, order, building code, or rule requiring the installation of a multipurpose residential fire protection sprinkler system or any other fire sprinkler protection system in a new or existing one- or two-family dwelling after January 1, 2009; and

**WHEREAS**, the adoption of this Ordinance and the amendments set forth herein are for and in the best interests of the health, safety and welfare of the City and its citizens.

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

Section 1. Incorporation of Recitals. The above and foregoing recitals and premises to this Ordinance are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Amendment. The Code of Ordinances of the Town of Addison, Texas (the "City") is hereby amended by amending certain sections and provisions of Chapter 18 (Building and Building Regulations), Article II (Building Code) thereof as set forth in Exhibit A attached hereto and incorporated herein for all purposes, and all other chapters, articles, sections, subsections, sentences, phrases and words of the said Code of Ordinances are not amended hereby.

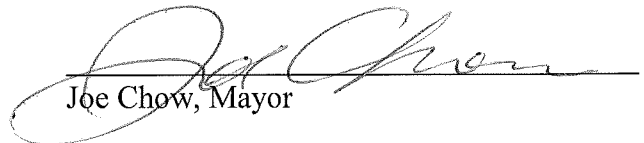
Section 3. Savings; Repealer. This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. Provided, however, that the repeal of such ordinances or parts of such ordinances, and the amendments and changes made by this Ordinance, shall not affect any right, property or claim which was or is vested in the City, 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, amended or changed; and to that extent and for that purpose the provisions of such ordinances or parts of such ordinances shall be deemed to remain and continue in full force and effect.

Section 4. Penalty. It shall be unlawful for any person, firm, corporation, or other business entity to violate any provision of this Ordinance, and any person, firm, corporation, or other business entity violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount of not more than Five Hundred and No/100 Dollars (\$500.00), and a separate offense shall be deemed committed each day during or on which a violation or failure occurs or continues.

Section 5. Severability. The provisions of this Ordinance are severable, and if any section or provision of this Ordinance or the application of any section or provision to any person, firm, corporation, entity, situation or circumstance is for any reason adjudged invalid or held unconstitutional by a court of competent jurisdiction, the same shall not affect the validity of any other section or provision of this Ordinance or the application of any other section or provision to any other person, firm, corporation, entity, situation or circumstance, and the City Council declares that it would have adopted the valid portions of this Ordinance adopted herein without the invalid or unconstitutional parts and to this end the provisions of this Ordinance adopted herein shall remain in full force and effect.

Section 6. Effective Date. This Ordinance shall become effective from and after its passage and approval and its publication as may be required by law (including, without limitation, the City Charter and the ordinances of the City).

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas this 22<sup>nd</sup> day of **March**, 2011.

  
Joe Chow, Mayor

ATTEST:

By:   
Lea Dunn, City Secretary

APPROVED AS TO FORM:

By:   
John Hill, City Attorney

**EXHIBIT A  
TO ORDINANCE NO. 011-023**

Chapter 18, Buildings and Building Regulations, of the Code of Ordinances (the "Code") of the Town of Addison, Texas is hereby amended in various sections of Article I (In General) and Article II (Building Code) thereof as set forth below and follows (additions are underlined; deletions are ~~struck-through~~):

1. Section 18-4 of the Code is amended to read as follows:

Sec. 18-4. Licensing required.

(a) No person shall engage in the business of construction, or make any repairs, alterations or changes to an existing building unless that person is licensed as a building contractor by the town. However, no license is required for work that is not required to be permitted.

(b) There will be a fee of seventy-five~~fifty~~ dollars (~~\$75.00~~~~\$50.00~~) for a building contractor's license.

(c) The building contractor's license shall be valid for one (1) year from the date of registration.

(d) The building contractor shall be subjected to the requirements and penalties of the Code of Ordinances of the Town of Addison.

Exception: Home owners are not required to be licensed as building contractors to perform work in their own home.

2. Section 18-31 of the Code is amended to read as follows:

Sec. 18-31. 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 Building Code, 20092006 Edition, the and the International Energy Conservation Code, 20092006 Edition, (copies 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), are 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, I and J of the 20092006 Edition of the International Building Code.

Notwithstanding the adoption of the 2009 International Building Code, chapter 9 of the International Building Code, 2006 Edition ("2006 International Building Code") is continued in full force and effect for the purpose of the application, interpretation, and/or enforcement of Section 18-429 of this Chapter, together with any other provisions of the 2006 International Building Code (including, without limitation, any appendices) that are deemed by the Building Official of the Town of Addison to be necessary for or useful to the application, interpretation, and/or enforcement of the said Section 18-429. For purposes of the said Section 18-429, the reference to chapter 9 of the International Building Code means chapter 9 of the 2006 International Building Code. In the event of any conflict between the provisions of the 2006 International Building Code and the provisions of the International Residential Code, 2009 Edition, the provisions of the 2006 International Building Code shall control for purposes of (and only for purposes of) the application, interpretation, and/or enforcement of Section 18-429 of this Chapter and any other provisions of the 2006 International Building Code (including, without limitation, any appendices) that are deemed by the Building Official of the Town of Addison to be necessary for or useful to the application, interpretation, and/or enforcement of the said Section 18-429.

3. Section 18-53 of the Code is amended to read as follows:

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Sec. 18-53. Certificate of Occupancy.

The International Building Code is amended by changing section 111.110 to read as follows:

111.110.1 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. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or other ordinances of the jurisdiction. Individual dwelling units are exempt from the requirements of this section.

111.210.2 Change in Use. A certificate of occupancy shall be obtained for a building, structure, or land where there is a change in uses as found in the zoning ordinance of the Town of Addison, where there is a change in occupancy classification as found in the International Building Code, or where there is a change in owner, tenants or occupants of the building, individual lease space, individual suite, structure, or land.

111.310.3 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, individual lease space, individual suite, 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, individual

- lease space, individual suite, structure or land.
3. A statement concerning the approved use of the building, structure or land.
  4. The maximum allowed occupancy load for assembly uses.
  5. Other information deemed necessary by the building official.

111.4110.4 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.

111.5110.5 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, individual lease space, individual suite, structure, or land.

111.6110.6 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.

111.7110.7 Fee. The fee for each certificate of occupancy will be in the following amounts:

Number of Square Feet In a Building Fee	Certificate of Occupancy
0-5000 square feet	\$50.00
5001-25,000 square feet	\$100.00
25001-50,000 square feet	\$150.00
50001-75,000 square feet	\$200.00
75001-100,000 square feet	\$250.00

100,001-125,000 square feet	\$300.00
125,001-150,000 square feet	\$350.00
150,001-175,000 square feet	\$400.00
175,001-200,000 square feet	\$450.00
200,001-225,000 square feet	\$500.00
225,001-250,000 square feet	\$550.00
250,001-275,000 square feet	\$600.00
275,001-300,000 square feet	\$650.00
300,001-325,000 square feet	\$700.00
325,001-350,000 square feet	\$750.00
350,001-375,000 square feet	\$800.00
375,001-400,000 square feet	\$850.00
400,001-425,000 square feet	\$900.00
425,001-450,000 square feet	\$950.00
450,001-475,000 square feet	\$1000.00
475,001-500,000 square feet	\$1050.00
Over 500,000 square feet	\$1100.00

4. Section 18-54 of the Code is amended to read as follows:

Sec. 18-54. Board of appeals

The International Building Code is amended by amending Section ~~113412~~ thereof in its entirety to read as follows:

SECTION ~~113412~~  
BOARD OF APPEALS

*~~113.1412.1~~. General.* There is hereby created a board of appeals (the “board of appeals”), consisting of the members of the board of adjustment appointed by the city council pursuant to Appendix A, Article XXIV of the Code of Ordinances of the Town of Addison. Accordingly, the number of members of the board of appeals shall be equal to the number of members of the said board of adjustment, and alternate members of the said board of adjustment shall be alternate members of the board of appeals who may serve in the absence of one or more regular members when requested to do so by the City Manager or the City Manager’s designee, including the director of development services of the Town.

Appointment to (including the filling of a vacancy), removal from, and the terms (including term limits) of the members of the board of appeals shall be the same as for members of the board of adjustment. Four (4) members of the board of appeals (including, in the absence of one or more regular members, alternate



members) shall constitute a quorum for the conduct of business of the board of appeals, and any action of the board of appeals shall require at least four (4) affirmative votes to be adopted or passed.

113.2412.2 *Limitations on authority.* The board of appeals shall have no authority to waive requirements of this code.

113.3412.3 *Powers of the board of appeals.* The board of appeals has all of the following powers and authority:

113.3.1412.3.1 To hear and decide appeals of orders, decisions or determinations made by the building official to the application and interpretation of the code.

113.3.2412.3.2 To hear requests for the use of a material or method of construction not prescribed by the code and to authorize the use when, in the board of appeals' judgement, the material or method of construction is at least equivalent to that prescribed.

113.3.3412.3.3 To hear complaints from the building official arising against any person, firm, or corporation licensed by the Town under or related to chapter 18 of the Code of Ordinances of the Town, and shall have the power after hearing, to revoke or suspend said license for the following reasons:

- (a) Chronic violation of the code;
- (b) Misrepresentation of material facts in obtaining said license or renewal thereof;
- (c) Chronic failure to secure permits, inspections, or approvals as required by the code; or
- (d) Use of said license to obtain a permit for another person, firm or corporation.

113.3.4412.3.4 *Rules and procedures.* The board of appeals is authorized to establish policies and procedures necessary to carry out its duties.

113.3.5412.3.5 *Chairperson.* The board of appeals shall annually select one of its members to serve as chairperson.

113.3.6412.3.6 *Disqualification of member.* A member of the of board of appeals shall not hear an appeal in which that member has a personal interest,

professional or financial interest or in any other instance which would be in violation of law.

113.3.7112.3.7 Secretary. The City Manager or the City Manager's designee, including the director of development services, shall designate a qualified clerk to serve as secretary to the board of appeals. The secretary shall file a detailed record of all proceedings in the office of the City Secretary.

113.4112.4 Appeal process.

113.4.1112.4.1 Application. The application for appeal shall be filed on a form obtained from the building official within 20 days after the notice was served.

113.4.2112.4.2 Notice of meeting. The board of appeals shall meet upon notice from the chairperson or the City Manager or the City Manager's designee, including the director of development services.

113.4.3112.4.3 Open hearing. Except as allowed by State law, all meetings of the board of appeals and hearings before the board of appeals shall be open to the public. At a hearing of the board of appeals pursuant to this appeal process, the appellant, the appellant's representative, the building official and any person whose interests are affected shall be given an opportunity to be heard.

113.4.4112.4.4 Procedure. The board of appeals shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall provide that only relevant information be received.

113.4.5112.4.5 Postponed hearing. A hearing by the board of appeals shall not be conducted when a quorum of the board of appeals is not present to hear the appeal.

113.4.6112.4.6 Board decision. Any action to shall reverse a decision of the building official shall require the number of votes of the board of appeals as set forth in Section 112.1, above.

113.4.7112.4.7 Resolution. The decision of the board of appeals shall be by resolution or by motion recorded in the minutes of the board of appeals. Certified copies of the same shall be furnished to the appellant and to the building official.

113.4.8112.4.8 Administration. The building official shall take immediate

action in accordance with the decision of the board of appeals.

5. Section 18-56 of the Code is amended to read as follows:

Sec. 18-55. Violation penalties.

The International Building Code is amended by adding a second paragraph to subsection 114.4113.4 to read as follows:

"Any person, firm or corporation violating any of the provisions of this code shall be subject to a fine, upon conviction in the municipal court, in any sum not to exceed five hundred dollars (\$500.00), and each and every day of continuance thereof shall constitute a distinct and separate offense. The owner or owners of any building or structure failing to comply with any provisions of this code, and the owner or owners of any premises wherein a violation of the provisions of this code occurs, and any architect, engineer, designer, builder, contractor, agent, person, firm or corporation employed therewith and who has assisted in the commission of any such violation, shall be guilty of a separate offense."

6. Section 18-55.1 of the Code is amended to read as follows:

Sec. 18-55.1. High rise buildings.

The International Building Code is amended by changing the definition of a High rise building~~adding a definition to in~~ Section 202 to read as follows:

High rise building. A building having any floor for human occupancy located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access.

(a) Any and all references in the Code to high-rise buildings or portions thereof shall be assumed to have this meaning regardless of any other height specified.

7. Section 18-55.2 of the Code is deleted in its entirety:

Sec. 55.2 Reserved ~~Applicability~~.

~~The International Building Code is amended by changing 75 feet to read 55 feet and 22,860 mm to read 16,764 mm in the first paragraph of section 403.1.~~

8. Section 18-59 of the Code is amended to read as follows:

Sec. 18-59. Unity agreements.

The International Building Code is amended by adding subsection 705.12704.15 to read as follows:

705.12704.15. Unity agreements.

(a) The building official may authorize the dissolution of common boundary lines between two (2) or more lots for purposes of this code if a written agreement is executed in accordance with this section on a form provided by the city.

(b) The agreement must:

1. Contain legal descriptions of the properties sharing the common boundary lines;
2. Set forth adequate consideration between the parties;
3. State that all parties agree that the properties sharing the common boundary lines may be collectively treated as one lot for the limited purpose of meeting requirements of this code;
4. State that the dissolution of the common boundary lines described in the agreement is only for the limited purpose of meeting requirements of this code, and that actual lines of property ownership are not affected;

5. State that the agreement constitutes a covenant running with the land with respect to all properties sharing the common boundary lines;
6. State that all parties agree to defend, indemnify and hold harmless the Town of Addison from and against all claims or liabilities arising out of or in connection with the agreement;
7. State that the agreement will be governed by the laws of the State of Texas;
8. State that the agreement may only be amended or terminated in accordance with subsection (d) of this section;
9. Be approved by the building official and be proved as to form by the city attorney; and
10. Be signed by all owners of the properties sharing the common boundary lines;
11. Be signed by all lienholders, other than taxing entities, that have either an interest in the properties sharing the common boundary lines or an improvement on those properties; and
12. Be filed and made a part of the deed records of the county or counties in which the properties are located.

(c) An agreement is not effective until a true and correct copy of the approved agreement is filed in the deed records in accordance with subsection (b) and two (2) file-marked copies of the agreement are filed with the building official.

(d) An agreement may only be amended or terminated by written instrument that is executed in accordance with this subsection on a form provided by the city. The instrument must be:

1. Signed by an owner of property sharing the common boundary lines or by a lienholder, other than a taxing entity, that has either an interest in a property sharing the common boundary lines or an improvement on such a property;
2. Proved by the building official;
3. Approved as to form by the city attorney; and
4. Filed and made a part of the deed records of the county or counties in which the properties are located.

(e) The building official shall approve an instrument amending or terminating an agreement if all properties governed by the agreement fully comply with this code. The amending or terminating instrument is not effective until it is filed in the deed records in accordance with subsection (d) and two (2) file-marked copies are filed with the building official.

9. Section 18-62 of the Code is amended to read as follows:

Sec. 18-62. Alternative protection.

The International Building Code is amended by changing deleting 903.1.1 to read as follows: ~~in its entirety.~~ 903.1.1 Alternative protection: Alternative automatic fire-extinguishing systems complying with Section 904 may be permitted as approved by the Fire Prevention Chief only in addition to automatic fire sprinkler protection. In no case shall fire sprinkler protection be removed or omitted based on the presence of alternative-extinguishing systems.

10. Section 18-63 of the Code is amended to read as follows:

Sec. 18-63. Automatic fire-extinguishing systems.

The International Building Code is amended by changing subsection 903.2 to read as follows:

903.2 Sprinklers required. An approved automatic fire sprinkler system shall be installed as follows:

- (1) In all buildings of any area, size or occupancy built, ~~or added to~~ or moved into the Town of Addison after December 8, 1992. In the case of an addition to an existing structure or space an approved automatic fire sprinkler system shall be installed in the addition and the existing structure or space ~~building unless separated by an approved fire wall.~~ Unless otherwise required in the code, the following exceptions apply:

*Exception 1:* Detached Group U occupancies that do not exceed 500 square feet in area and are located six feet from any other building.

*Exception 2:* Open parking garages of noncombustible construction that have no other types of occupancies located above the garage.

*Exception 3:* Existing, unsprinklered, single family detached dwellings which are added to for the purpose of increasing livable area.

*Exception 4:* Covered walkways or open canopies above fuel dispensing pumps, bus stops or other similar structures intended only for the temporary protection of persons from inclement weather but not including covered patios attached to buildings.

*Exception 5:* Group S-2 occupancies used only for the storage or parking of aircraft. (NOTE: Aircraft hangars are subject to the provisions of NFPA 409.)

- (2) In any existing building of any size, area or occupancy ~~(except single family residences),~~ remodeled or reconstructed after the effective date of this ordinance ~~where work performed exceeds 50 percent of either the square footage or the (DCAD assessed) dollar value of the building~~ where the remodel or

reconstruction involves greater than %50 of the square footage of the structure or costs in excess of %50 of the dollar value of the structure as assessed by the Dallas Central Appraisal District.

(3) In the attic of any building required by this ~~section~~ to have a fire sprinkler system. ~~except the attics of single family dwellings.~~  
Exception: Attics of single family residences on fee simple lots.

(4) In the occupancies and location as set forth in this section.

For provisions on special hazards and hazardous materials, see the fire code.

11. Section 18-63.1 of the Code is amended to read as follows:

Sec. 18-63.1 NFPA 13 Sprinkler systems.

The International Building Code is amended by changing subsection 903.3.1.1 to read as follows:

903.3.1.1 NFPA-13 sprinkler systems. Where the provisions of this ordinance require that a building or portion thereof be equipped with an automatic fire sprinkler system, sprinklers shall be installed in accordance with NFPA-13 with any such additions or modifications as may be required by the Fire Prevention Chief, ~~or other standards as appropriate for the occupancy type and, in addition, sprinkler coverage shall include any area, regardless of size or use, that contains an energy source except as provided in Sections 903.3.1.1.1 exceptions (1) & (2).~~ Sprinkler will also be installed on covered balconies and porches.

12. Section 18-63.2 of the Code is amended to read as follows:

Sec. 18-63.2. Sprinkler systems monitoring alarms.

The International Building Code is amended by changing



subsection 903.4 to read as follows:

903.4 Sprinkler system monitoring and alarms. All valves controlling the water supply and all water flow alarm switches on fire sprinkler systems shall be electronically supervised and monitored by an approved fire alarm monitoring agency, regardless of the number of sprinkler heads served. ~~Valve and alarm monitoring on single family residence sprinkler systems shall be at the discretion of the property owner.~~

Exception: Fire sprinkler valve and alarm monitoring for single family residences on fee simple lots shall be at the discretion of the property owner.

13. Section 18-63.5 of the Code is amended to read as follows:

Sec. 18-63.5 High-rise buildings.

The International building code is amended by changing 75 feet to read 55 feet and 22 860 mm to read 16 764 mm in section ~~907.2.13~~ ~~907.2.12~~ and section ~~907.8.2~~.

14. Section 18-67 of the Code is amended to read as follows:

Sec. 18-67. Corridor Construction.

The International Building Code is amended by adding Exception 5 to subsection ~~1018.11~~ ~~1017.1~~ to read as follows:

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

- (i) Smoke detectors are installed along the path of travel per manufacturer's instructions, but in no case more than 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.

15. Section 18-67.1 of the Code is amended to read as follows:

Sec. 18-67.1. Smokeproof enclosures and pressurized stairways.

The International Building Code is amended by changing 75 feet to read 55 feet and 22 860 mm to read 16 674 mm in section 1022.91020.1.7.

16. A new Section 18-67.2 is added to the Code to read as follows:

Sec.18-67.2 Luminous egress path markings.

The International Building Code is amended by changing 75 feet to read 55 feet and 22 860 mm to read 16 674 mm in section 1024.1.

17. Section 18-68 of the Code is amended to read as follows:

Sec. 18-68. Design.

The International Building Code is amended by adding an exception to Section 1101.21102.2 to read as follows:

Exception: Buildings regulated under State Law and built in accordance with State certified plans, including any differences and variances or waivers granted by the State, shall be deemed in compliance with the requirements of this chapter.

18. Section 18-72 of the Code is deleted in its entirety.

Sec. 18-72. Reserved Exterior insulation and finish systems (EIFS).

~~The International Building Code is amended by adding subsection 1403.7 to read as follows:~~

~~1403.8 Exterior insulation and finish systems (EIFS). When~~

~~these systems are used, the following requirements shall be complied with:~~

- ~~1. Plans submitted for permit shall specifically identify the EIFS assembly.~~
- ~~2. Only systems with an International Code Council (ICC) Evaluation Report will be allowed, and before the start of installation of the EIFS assembly, the holder of a building permit must submit for approval the International Code Council Evaluation Report on the specific system to be used.~~
- ~~3. The applicator to install the EIFS assembly must be approved by the manufacturer and must submit documentation to that effect before beginning work.~~
- ~~4. The architect or a special inspector must supervise and oversee the installation of EIFS assemblies.~~
- ~~5. Upon completion of the project, the architect and applicator must submit all pertinent documentation called for in the ICC report and the manufacturer's recommendations for EIFS.~~
- ~~6. EIFS from six (6) feet and down on any building and where accessible to pedestrian and vehicular traffic shall be a "high impact" system.~~
- ~~7. EIFS assemblies shall not be used where the protection of openings is required.~~

19. A new Section 18-73.1 is added to the Code to read as follows:

Sec. 18-73.1 Swimming pool enclosures and safety devices.

The International Building Code is amended by changing section 3109.1 to read as follows;

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3109.1 General. Swimming pools shall comply with the requirements of this section and other applicable sections of this code as well as also complying with applicable state laws and Section 18-681 of the Code of Ordinances.

20. Section 18-79 of the Code is amended to read as follows:

Sec.18-79. Amendments to the International Energy Conservation Code.

The International Energy Conservation Code is amended to read as follows:

Amend Section 101.4.2 Historic Buildings to read as follows:

101.4.2 Historic Buildings. Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource with a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Registers of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer of the Keeper of the National Register of Historic Places, shall comply with all the provisions of this code.

Exception: Whenever a provision or provisions shall invalidate or jeopardize the historical designation or listing, that provision or provisions may be exempted.

Amend Section 103.1.1 Above code programs to read as follows:

103.1.1 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star

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Program certification of energy code equivalency shall be considered in compliance.

Amend SECTION 202 GENERAL DEFINITIONS by adding the following definition:

GLAZING AREA. Total area of the glazed fenestration measured using the rough opening and including sash, curbing or other framing elements that enclose the conditioned space. Glazing area includes the area of the glazed fenestration assemblies in walls bounding conditioned basements. For doors where daylight opening is less than 50 percent of the door area, that glazing area is the daylight opening area. For all other doors, the glazing area is the rough opening area for the door including the door and the frame.

Amend Section 401.2 Compliance, Item #1 to read as follows:

1. Sections 402.1 through 402.3, 403.2.1 and 404.1 (prescriptive) and the use of Tables 402.1.1 and 402.1.3 are limited to a maximum glazing area of 15% window area to floor area or ratio; or

Amend Section 402 by adding Section 402.2.12 to read as follows:

402.2.12 Insulation installed in walls. Insulation installed in walls shall be totally surrounded by an enclosure on all sides consisting of framing lumber, gypsum, sheathing, wood structural panel sheathing or other equivalent material approved by the building official.

Amend Section 405.4.1 by adding a sentence to the end of the paragraph to read as follows:

RemRate™, Energy Gauge™, and IC3 are deemed acceptable performance programs.

Amend Section 301.1 to read as follows:

301.1 General. Climate zones from Figure 301.1, Figure 301.2,

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Table 301.1(1), Table 301.2(1), or Table 301.3(3) shall be used in determining the applicable requirements from Chapters 4&5. Locations not in Table 301.1 (outside the US) shall be assigned climate zone based on Section 301.3.

Amend the code by inserting FIGURE 301.2-TEXAS CLIMATE ZONES immediately following Figure 301.1:

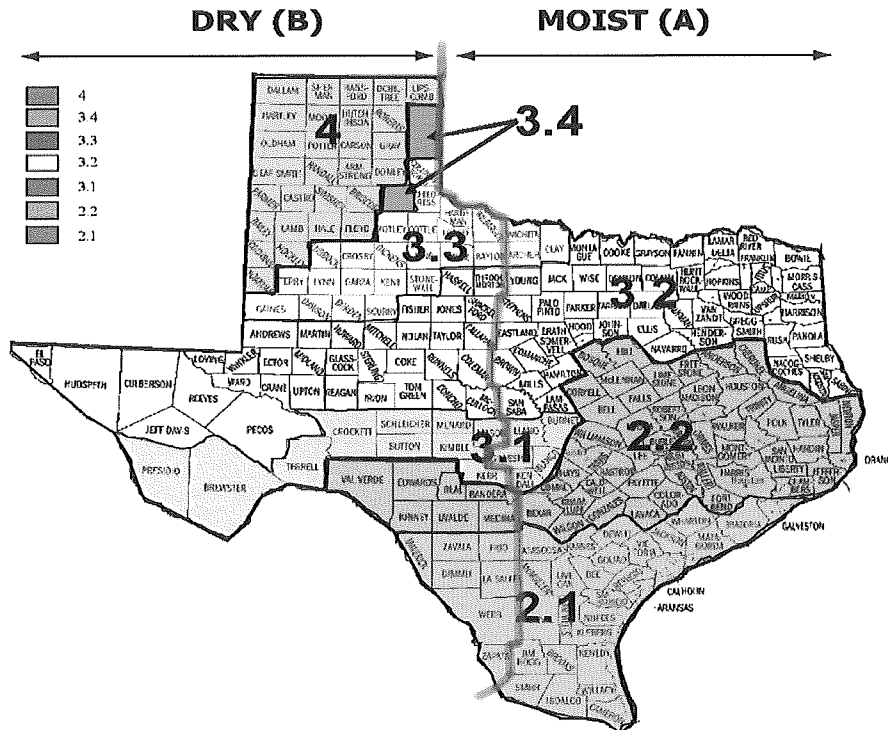


FIGURE 301.2: TEXAS CLIMATE ZONES

Amend TABLE 301.1 CLIMATE ZONES BY STATE, COUNTY AND TERRITORIES by deleting references to Texas and add TABLE 301.1(1) CLIMATE ZONES AND SUB CLIMATE ZONES FOR TEXAS:

TABLE 301.1(1) CLIMATE ZONES AND SUB CLIMATE ZONES FOR TEXAS

Zone 2							
ANDERSON	2.2	DE-WITT	2.4	JIM-HOGG	2.4	ORANGE	2.2
ANGELINA	2.2	DIMMIT	2.4	JIM-WELLS	2.4	POLK	2.2
ARANSAS	2.4	DUVAL	2.4	KARNES	2.4	REAL	2.2
ATASCOSA	2.4	EDWARDS	2.2	KENEDY	2.4	REFUGIO	2.4

AUSTIN	2.2	FALLS	2.2	KINNEY	2.2	ROBERTSON	2.2
BANDERA	2.2	FAYETTE	2.2	KLEBERG	2.1	SAN-JACINTO	2.2
BASTROP	2.2	FORT-BEND	2.2	LA-SALLE	2.1	SAN-PATRICIO	2.1
BEE	2.1	FREESTONE	2.2	LAVACA	2.2	STARR	2.1
BELL	2.2	FRIO	2.1	LEE	2.2	TRAVIS	2.2
BEXAR	2.2	GALVESTON	2.1	LEON	2.2	TRINITY	2.2
BOSQUE	2.2	GOLIAD	2.1	LIBERTY	2.2	TYLER	2.2
BRAZORIA	2.1	GONZALES	2.2	LIMESTONE	2.2	UVALDE	2.2
BRAZOS	2.2	GRIMES	2.2	LIVE-OAK	2.1	VAL-VERDE	2.2
BROOKS	2.1	GUADALUPE	2.2	MADISON	2.2	VICTORIA	2.1
BURLESON	2.2	HARDIN	2.2	MATAGORDA	2.1	WALKER	2.2
CALDWELL	2.2	HARRIS	2.2	MAVERICK	2.1	WALLER	2.2
CALHOUN	2.1	HAYS	2.2	MCLENNAN	2.2	WASHINGTON	2.2
CAMERON	2.1	HIDALGO	2.1	MCMULLEN	2.1	WEBB	2.1
CHAMBERS	2.2	HILL	2.2	MEDINA	2.2	WHARTON	2.1
CHEROKEE	2.2	HOUSTON	2.2	MILAM	2.2	WILLACY	2.1
COLORADO	2.2	JACKSON	2.1	MONTGOMERY	2.2	WILLIAMSON	2.2
COMAL	2.2	JASPER	2.2	NEWTON	2.2	WILSON	2.2
CORYELL	2.2	JEFFERSON	2.2	NUECES	2.1	ZAPATA	2.1

**Zone 3**

ANDREWS	3.2	EL-PASO	3.2	KERR	3.1	ROCKWALL	3.2
ARCHER	3.3	ELLIS	3.2	KIMBLE	3.1	RUNNELS	3.2
BAYLOR	3.3	ERATH	3.2	KING	3.3	RUSK	3.2
BLANCO	3.1	FANNIN	3.2	KNOX	3.3	SABINE	3.2
BORDEN	3.3	FISHER	3.2	LAMAR	3.2	SAN-AUGUSTINE	3.2
BOWIE	3.2	FOARD	3.3	LAMPASAS	3.2	SAN-SABA	3.2
BREWSTER	3.1	FRANKLIN	3.2	LLANO	3.1	SCHLEICHER	3.1
BROWN	3.2	GAINES	3.3	LOVING	3.2	SCURRY	3.3
BURNET	3.1	GARZA	3.3	LUBBOCK	3.3	SHACKELFORD	3.2
CALLAHAN	3.2	GILLESPIE	3.1	LYNN	3.3	SHELBY	3.2
CAMP	3.2	GLASSCOCK	3.2	MARION	3.2	SMITH	3.2
CASS	3.2	GRAYSON	3.2	MARTIN	3.2	SOMERVELL	3.2
CHILDRESS	3.3	GREGG	3.2	MASON	3.1	STEPHENS	3.2
CLAY	3.3	HALL	3.4	MCCULLOCH	3.2	STERLING	3.2
COKE	3.2	HAMILTON	3.2	MENARD	3.1	STONEWALL	3.3
COLEMAN	3.2	HARDEMAN	3.3	MIDLAND	3.2	SUTTON	3.1
COLLIN	3.2	HARRISON	3.2	MILLS	3.2	TARRANT	3.2
COLLINGSWORTH	3.3	HASKELL	3.2	MITCHELL	3.2	TAYLOR	3.2
COMANCHE	3.2	HEMPHILL	3.4	MONTAGUE	3.2	TERRELL	3.1
CONCHO	3.2	HENDERSON	3.2	MORRIS	3.2	TERRY	3.3
COOKE	3.2	HOOD	3.2	MOTLEY	3.3	THROCKMORTON	3.2
COTTLE	3.3	HOPKINS	3.2	NACOGDOCHES	3.2	TITUS	3.2
CRANE	3.2	HOWARD	3.2	NAVARRO	3.2	TOM-GREEN	3.2
CROCKETT	3.1	HUDSPETH	3.2	NOLAN	3.2	UPSHUR	3.2
GROSBY	3.3	HUNT	3.2	PALO-PINTO	3.2	UPTON	3.2
CULBERSON	3.2	IRION	3.2	PANOLA	3.2	VAN-ZANDT	3.2
DALLAS	3.2	JACK	3.2	PARKER	3.2	WARD	3.2
DAWSON	3.3	JEFF-DAVIS	3.2	PECOS	3.2	WHEELER	3.4
DELTA	3.2	JOHNSON	3.2	PRESIDIO	3.1	WICHITA	3.3
DENTON	3.2	JONES	3.2	RAINS	3.2	WILBARGER	3.3
DICKENS	3.3	KAUFMAN	3.2	REAGAN	3.2	WINKLER	3.2
EASTLAND	3.2	KENDALL	3.1	RED-RIVER	3.2	WISE	3.2
ECTOR	3.2	KENT	3.3	REEVES	3.2	WOOD	3.2

**Zone 4**

ARMSTRONG	DEAF SMITH	HOCKLEY	PARMER
BAILEY	DONLEY	HUTCHINSON	POTTER
BRISCOE	FLOYD	LAMB	RANDALL
CARSON	GRAY	LIPSCOMB	ROBERTS
CASTRO	HALE	MOORE	SHERMAN
COCHRAN	HANSFORD	OCHILTREE	SWISHER
DALLAM	HARTLEY	OLDHAM	YOAKUM

~~Amend TABLE 301.2 WARM HUMID COUNTIES AND TERRITORIES by deleting the references to Texas and add TABLE 301.2(1) WARM HUMID COUNTIES FOR TEXAS:~~

**TABLE 301.2(1) WARM HUMID COUNTIES FOR TEXAS**

ANDERSON	2.2	DUVAL	2.1	KAUFMAN	3.2	RED RIVER	3.2
ANGELINA	2.2	EDWARDS	2.2	KENDALL	3.1	REAL	2.2
ARANSAS	2.1	ELLIS	3.2	KENEDY	2.1	REFUGIO	2.1
ATASCOSA	2.1	ERATH	3.2	KINNEY	2.2	ROBERTSON	2.2
AUSTIN	2.2	FALLS	2.2	KLEBERG	2.1	ROCKWALL	3.2
BANDERA	2.2	FAYETTE	2.2	LA SALLE	2.1	RUSK	3.2
BASTROP	2.2	FORT BEND	2.2	LAMAR	3.2	SABINE	3.2
BEE	2.1	FRANKLIN	3.2	LAMPASAS	3.2	SAN AUGUSTINE	3.2
BELL	2.2	FREESTONE	2.2	LAVACA	2.2	SAN JACINTO	2.2
BEXAR	2.2	FRIO	2.1	LEE	2.2	SAN PATRICIO	2.1
BLANCO	3.1	GALVESTON	2.1	LEON	2.2	SAN SABA	3.2
BOSQUE	2.2	GILLESPIE	3.1	LLANO	3.1	SHELBY	3.2
BOWIE	3.2	GOLIAD	2.1	LIBERTY	2.2	SMITH	3.2
BRAZORIA	2.1	GONZALES	2.2	LIMESTONE	2.2	STARR	2.1
BROWN	3.2	GREGG	3.2	LIVE OAK	2.1	SOMMERVELL	3.2
BRAZOS	2.2	GRIMES	2.2	MADISON	2.2	TARRANT	3.2
BROOKS	2.1	GUADALUPE	2.2	MARION	3.2	TITUS	3.2
BURLESON	2.2	HAMILTON	3.2	MATAGORDA	2.1	TRAVIS	2.2
BURNET	3.1	HARDIN	2.2	MAVERICK	2.1	TRINITY	2.2
CALDWELL	2.2	HARRIS	2.2	MCLENNAN	2.2	TYLER	2.2
CALHOUN	2.1	HARRISON	3.2	MCMULLEN	2.1	UPSHUR	3.2
CAMERON	2.1	HAYS	2.2	MEDINA	2.2	UVALDE	2.2
CHAMBERS	2.2	HENDERSON	3.2	MILAM	2.2	VAL VERDE	2.2
CAMP	3.2	HIDALGO	2.1	MILLS	3.2	VAN ZANDT	3.2
CASS	3.2	HOOD	3.2	MONTGOMERY	2.2	VICTORIA	2.1
CHEROKEE	2.2	HOPKINS	3.2	MORRIS	3.2	WALKER	2.2
COLLIN	3.2	HILL	2.2	NACOGDOCHES	3.2	WALLER	2.2
COLORADO	2.2	HOUSTON	2.2	NAVARRO	3.2	WASHINGTON	2.2
COMAL	2.2	HUNT	3.2	NEWTON	2.2	WEBB	2.1
COMANCHE	3.2	JACKSON	2.1	NUECES	2.1	WHARTON	2.1
CORYELL	2.2	JASPER	2.2	ORANGE	2.2	WILLACY	2.1
DALLAS	3.2	JEFFERSON	2.2	PALO PINTO	3.2	WILLIAMSON	2.2
DELTA	3.2	JIM HOGG	2.1	PANOLA	3.2	WILSON	2.2
DENTON	3.2	JIM WELLS	2.1	PARKER	3.2	WOOD	3.2
DE WITT	2.1	JOHNSON	3.2	POLK	2.2	ZAPATA	2.1
DIMMIT	2.1	KARNES	2.1	RAINS	3.2	ZAVALA	2.1



Add Section 401.2.1. Compliance software tools. to read as follows:

401.2.1. Compliance software tools. Software tools may be used to demonstrate energy code compliance that and deemed acceptable by the building official. The PNL program REScheck is not acceptable for residential compliance.

Amend Section 402.1.1 Insulation and fenestration criteria; to read as follows:

402.1.1 Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table 402.1.1 based on the climate zone specified in Chapter 3. The use of REScheck shall not be an acceptable means of demonstrating envelope compliance.

When compliance using Table 402.1.1 is demonstrated with a ceiling R-value of R30 or less, no more that 33% of the total projected ceiling area may be of cathedral type construction (ceiling joist/roof rafter assembly) and the required insulation R-value may be reduced to a minimum of R22 insulation when the remaining area insulation is increased to R38.

Amend TABLE 402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT to read as follows:

**TABLE 402.1.1**

**INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (TEXAS)<sup>a</sup>**

CLIMATE -SUB CLIMATE ZONE	MAX GLAZED AREA TO WALL AREA RATIO	MAX GLAZED FENESTRATION U-FACTOR	MAX SKYLIGHT U- FACTOR <sup>b</sup>	MAX GLAZED FENESTRATION SHGC	MIN CEILING R-VALUE	MIN-WOOD FRAME WALL R-VALUE <sup>d</sup>	MASS WALL R- VALUE	MIN FLOOR R- VALUE	MIN BASEMENT WALL R-VALUE	MIN SLAB R-VALUE & DEPTH <sup>e</sup>	MIN CRAWL-SPACE WALL R-VALUE
2.1	15	0.75	0.75	0.38	19	13	6	19	0	0	5
	20	0.70	0.75	0.38	30	13	6	19	0	0	5
	25	0.65	0.75	0.35	30	13	6	19	0	0	5
	30	0.54	0.75	0.35	38	13	6	19	0	0	5
2.2	15	0.65	0.75	0.38	30	13	6	19	5	0	6
	20	0.65	0.75	0.38	38	13	6	19	6	0	6
	25	0.54	0.75	0.35	38	13	6	19	8	0	10

	30	0.46	0.75	0.35	38	16, 13+3.7 <sup>e</sup>	6	19	8	0	10
3-1	15	0.65	0.65	0.40	30	13	6	19	5	0	6
	20	0.55	0.65	0.40	38	13	6	19	5	0	6
	25	0.54	0.65	0.35	38	13	6	19	8	0	10
	30	0.46	0.65	0.35	38	16, 13+3.7 <sup>e</sup>	7	19	8	0	10
3-2	15	0.60	0.65	0.40	30	13	6	19	6	0	7
	20	0.54	0.65	0.40	38	13	6	19	6	0	7
	25	0.51	0.65	0.40	38	16, 13+3.7 <sup>e</sup>	7	19	6	0	7
	30	0.46	0.65	0.38	38	16, 13+3.7 <sup>e</sup>	7	19	6	0	7
3-3	15	0.51	0.65	0.40	30	13	6	19	7	0	8
	20	0.45	0.65	0.40	38	13	6	19	7	0	9
	25	0.40	0.65	0.40	38	16, 13+3.7 <sup>e</sup>	7	19	7	0	9
	30	0.40	0.65	0.40	38	19, 13+8.1 <sup>e</sup>	9	19	7	0	9
3-4	15	0.45	0.60	NR	38	13	6	19	8	5, 2 ft	11
	20	0.37	0.60	NR	38	13	6	19	8	6, 2 ft	13
	25	0.37	0.60	NR	38	19, 13+8.1 <sup>e</sup>	9	19	8	6, 2 ft	13
	30	0.37	0.60	NR	38	19, 13+8.1 <sup>e</sup>	9	30	8	6, 2 ft	13
4	15	0.45	0.60	NR	38	13	8	19	8	5, 2 ft	11
	20	0.37	0.60	NR	38	13	8	19	9	6, 2 ft	13
	25	0.37	0.60	NR	38	19, 13+8.1 <sup>e</sup>	10	19	9	6, 2 ft	13
	30	0.37	0.60	NR	38	19, 13+8.1 <sup>e</sup>	10	30	9	6, 2 ft	13

For SI: 1 foot = 304.8 mm.

- a. R-values are minimums. U-factors and SHGC are maximums. R-19 shall be permitted to be compressed into a 2 x 6 cavity.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. R-5 shall be added to the required slab edge R-values for heated slabs.
- d. The total R-value may be achieved with a combination of cavity insulation and insulating sheathing that covers 100% of the exterior wall.
- e. The wall insulation may be the sum of the two values where the first value is the cavity insulation and the second value is insulating sheathing. The combination of cavity insulation plus insulating sheathing may be used where structural sheathing covers not more than 25% of the exterior wall area and insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25% of exterior wall area then the wall insulation requirement may only be satisfied with the single insulation value.

Amend TABLE 402.1.3 EQUIVALENT U-FACTORS to read as follows:

**TABLE 402.1.3  
EQUIVALENT U-FACTORS<sup>a</sup>**

CLIMATE-SUB CLIMATE ZONE	MAX GLAZED AREA-TO WALL-AREA RATIO	MAX GLAZED FENESTRATION U-FACTOR	MAX SKYLIGHT U-FACTOR	MAX CEILING U-FACTOR	MAX WOOD FRAME-WALL U-FACTOR	MAX MASS WALL U-FACTOR	MAX FLOOR U-FACTOR	MAX BASEMENT WALL U-FACTOR	MAX CRAWL SPACE WALL U-FACTOR
2-1	15	0.75	0.75	0.039	0.082	0.124	0.047	0.360	0.136
	20	0.70	0.75	0.034	0.082	0.124	0.047	0.360	0.136
	25	0.65	0.75	0.034	0.082	0.124	0.047	0.360	0.136
	30	0.54	0.75	0.030	0.082	0.124	0.047	0.360	0.136
2-2	15	0.65	0.75	0.034	0.082	0.124	0.047	0.210	0.100
	20	0.65	0.75	0.030	0.082	0.124	0.047	0.210	0.100
	25	0.54	0.75	0.030	0.082	0.124	0.047	0.119	0.065

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	30	0.46	0.75	0.030	0.071	0.124	0.047	0.119	0.065
3.1	15	0.65	0.65	0.034	0.082	0.124	0.047	0.210	0.100
	20	0.55	0.65	0.030	0.082	0.124	0.047	0.210	0.100
	25	0.54	0.65	0.030	0.082	0.124	0.047	0.119	0.065
	30	0.46	0.65	0.030	0.071	0.112	0.047	0.119	0.065
3.2	15	0.60	0.65	0.034	0.082	0.124	0.047	0.179	0.075
	20	0.54	0.65	0.030	0.082	0.124	0.047	0.179	0.075
	25	0.51	0.65	0.030	0.071	0.112	0.047	0.179	0.075
	30	0.46	0.65	0.030	0.071	0.112	0.047	0.179	0.075
3.3	15	0.51	0.65	0.034	0.082	0.124	0.047	0.149	0.061
	20	0.45	0.65	0.030	0.082	0.124	0.047	0.149	0.058
	25	0.40	0.65	0.030	0.075	0.112	0.047	0.149	0.058
	30	0.40	0.65	0.030	0.061	0.094	0.047	0.149	0.058
3.4	15	0.45	0.60	0.030	0.082	0.124	0.047	0.119	0.083
	20	0.37	0.60	0.030	0.082	0.124	0.047	0.119	0.152
	25	0.37	0.60	0.030	0.061	0.094	0.047	0.119	0.152
	30	0.37	0.60	0.030	0.061	0.094	0.033	0.119	0.152
4	15	0.45	0.60	0.030	0.082	0.102	0.047	0.119	0.083
	20	0.37	0.60	0.030	0.082	0.102	0.047	0.089	0.152
	25	0.37	0.60	0.030	0.061	0.087	0.047	0.089	0.152
	30	0.37	0.60	0.030	0.061	0.087	0.033	0.089	0.152

a. Nonfenestration  $U$ -factors shall be obtained from measurement, calculation or an approved source.

Add section 402.2.11. Insulation installed in walls. to read as follows:

~~Section 402.2.11. Insulation installed in walls. Insulation batts installed in walls shall be totally surrounded by an enclosure on all sides consisting of framing lumber, gypsum, sheathing, wood structural panel sheathing or other equivalent material approved by the building official.~~

~~Amend Section 402.3.2 Glazed fenestration SHGC. to read as follows:~~

~~402.3.2 Glazed fenestration SHGC. An area-weighted average of fenestration products more than 50 percent glazed shall be permitted to satisfy the SHGC requirements. In sub climate zones 2.1, 2.2, 3.1, 3.2 and 3.3 the maximum area weighted average and the maximum SHGC shall not exceed 0.40.~~

~~Amend Section 402.3.3 Glazed fenestration exemption. to read as follows:~~

~~402.3.3 Glazed fenestration exemption. Up to 1 percent of glazed fenestration per dwelling unit shall be permitted to be exempt from U-factor and SHGC requirements in Section 402.1.~~

~~Amend Section 402.3.5 Thermally isolated sunroom U-factor. To read as follows:~~

~~Section 402.3.5 Thermally isolated sunroom. New windows and doors separating the sunroom from conditioned space shall meet the building thermal envelope requirements.~~

~~Amend Section 402.3.6 Replacement fenestration. To read as follows:~~

~~Section 402.3.6 Replacement fenestration. Where some or all of an existing fenestration unit is replaced with a new fenestration product, including sashes and glazing, the replacement fenestration unit shall meet the applicable requirements for U-factor in Table 402.3.7.~~

~~Exceptions:~~

- ~~1. Replacement skylights shall have a minimum U-factor for 0.60 when installed in all sub climate zones except for 2.1.~~
- ~~2. For buildings constructed in accordance with an energy code as required by State of Texas Senate Bill Number 5, 77<sup>th</sup> Legislature, replacement fenestration units may comply with the original construction documents or applicable U-factor in Table 402.1.1.~~

~~Add Section 402.3.7 Prescriptive path for additions. to read as follows:~~

~~Section 402.3.7 Prescriptive path for additions. As an alternative for demonstrating compliance, additions with a conditioned floor area less than 500 square feet (46.5 mm) to existing single-family residential buildings and structures shall meet the prescriptive envelope component criteria in Table 402.3.7 for the sub climate zone applicable to the location. The U-factor of each individual fenestration product (windows, doors and skylights) shall be used to calculate an area-weighted~~

average fenestration product U-factor for the addition, which shall not exceed the applicable listed values in Table 402.3.7. For additions, other than sunroom additions, the total area of fenestration products shall not exceed 40 percent of the gross wall and roof area of the addition. The R-values for opaque thermal envelope components shall be equal to or greater than the applicable listed values in Table 402.3.7.

Conditioned sunroom additions shall maintain thermal isolation; shall not be used for kitchens or sleeping rooms.

In sub climate zones 2.1, 2.2, 3.1, 3.2 and 3.3 the combined solar heat gain coefficient (the area weighted average) of all glazed fenestration products used in additions and as replacement windows in accordance with this section shall not exceed 0.40.

Add Table 402.3.7 PRESCRIPTIVE ENVELOPE COMPONENT CRITERIA ADDITIONS TO AND REPLACEMENT WINDOWS FOR EXISTING DETACHED ONE- AND TWO-FAMILY DWELLINGS to read as follows:

**Table 402.3.7 PRESCRIPTIVE ENVELOPE COMPONENT CRITERIA  
ADDITIONS TO AND REPLACEMENT WINDOWS FOR EXISTING DETACHED  
ONE- AND TWO-FAMILY DWELLINGS<sup>d</sup>**

SUB CLIMATE ZONES	MAXIMUM	MINIMUM					
	Fenestration U-factor	Ceiling R-value <sup>a,e</sup>	Wall R-value <sup>e</sup>	Floor R-value	Basement wall R-value <sup>b</sup>	Slab perimeter R-value	Crawl-space wall R-value
2.1	0.75	R-26	R-13	R-11	R-5	R-0	R-5
2.2, 3.1, 3.2, 3.3 and 3.4	0.50	R-30	R-13	R-19	R-8	R-0	R-10
4	0.50	R-38	R-13	R-21	R-10	R-0	R-19

- a. "Ceiling R-value" shall be required for flat or inclined (cathedral) ceilings. Floors over outside air shall meet "Ceiling R-value" requirements.
- b. Basement wall insulation to be installed in accordance with Section 402.2.6.
- c. "Crawl space wall R-value" shall apply to unventilated crawl spaces only. Crawl space insulation shall be installed in accordance with Section 402.2.8.
- d. Sunroom additions shall be required to have a maximum fenestration U-factor of 0.5 in all sub climate zones except sub climate zone 2.1. In all sub climate zones, the minimum ceiling R-value for sunroom additions shall be R-19 and the minimum wall R-value shall be R-13.

~~Amend the Exception to Section 403.2.1 Insulation; to read as follows:~~

~~Section 403.2.1. Insulation.~~

~~Exceptions:~~

- ~~1. Ducts or portions thereof located completely inside the building thermal envelope.~~
- ~~2. Supply and return ducts can be insulated to a minimum R-6, if the efficiency of the cooling equipment is upgraded to one SEER point above the NAECA (National Appliance Energy Conservation Act) Standard.~~

~~Add Section 501.3 Compliance software tools. to read as follows:~~

~~Section 501.3. Compliance software tools. Software tools used to demonstrate energy code compliance that are deemed acceptable by the building official may only utilize the energy chapter of the 2006 International Energy Conservation Code or the 2004 Edition of the AHSRAE 90.1 Energy Standard for the Buildings Except Low-rise Residential Buildings when code edition and/or standard selection is available.~~

~~Amend Section 505.2.1 Interior Lighting Controls. to read as follows:~~

~~505.2.1 Interior lighting controls. Each area enclosed by walls or floor-to-ceiling partitions shall have at least one manual control for the lighting serving that area. The required controls shall be located within the area served by the controls or be a remote switch that identifies the lights served and their status. Each control device shall control a maximum of 2,500 square feet (232.26 square meters) of floor area for a space 10,000 square feet (929.03 square meters) or less and a maximum of 10,000 square feet (929.03 square meters) for a space greater than 10,000 square feet (929.03 square meters).~~