

Exhibit I – Ordinance 783-25

The following sections, paragraphs, and sentences of the 2021 *International Existing Building Code* are hereby amended as follows: Standard type is text from the IEBC. Underlined type is text inserted. ~~Lined through type is deleted text from IEBC.~~

Section 102.4; amend to read as follows:

[A] 102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

Exception: Where enforcement of a code provision would violation the conditions of the listing of the equipment or appliance, the conditions of the listing shall govern.

(Reason: To not inadvertently adopt other codes (i.e. Wildland Urban Interface Code etc...) by reference.)

Section 110.2; amend by deleting paragraph 11.

Section 202; amend definition of “Existing Building,” and “Existing Structure,” to read as follows:

Existing Building - A building, ~~erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued~~ structure, or space, with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; a building, structure or space that is undergoing a change of occupancy or use.

Existing Structure- A building, structure, ~~erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued~~ or space, with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; a building, structure or space that is undergoing a change of occupancy or use.

(Reason: To prevent potential abuses in new construction and shell buildings.)

Section 305; amend by adding Section 305.2 to read as follows:

305.2 Complete change of occupancy. Where an entire building undergoes a change of occupancy, it shall comply with Section 305.4.1 and shall have all of the following accessible features:

1. Not fewer than one accessible building entrance.
2. Not fewer than one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1111 of the International Building Code.
4. Accessible parking, where parking is being provided.
5. Not fewer than one accessible passenger loading zone, where loading zones are provided.
6. Not fewer than one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.
7. At least one accessible family or assisted use toilet room shall be provided in accordance with Chapter 11 of the International Building Code.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, Items 1 through 7 shall conform to the requirements to the maximum extent technically feasible.

Exception: The accessible features listed in Items 1 through 7 are not required for an accessible route to Type B units.

(Reason: Accessible toilet rooms should be available for disabled occupants.)

Section 306.1; amend by adding “Exceptions,” to read as follows:

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Exceptions:

1. Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.
2. If the cost of the project is less than \$50,000, it must comply with ICC A117.1, or it shall be reviewed and inspected to the Texas Accessibility Standards by a Registered Accessibility Specialist.

Section 306.2; amend by adding “Exception,” to read as follows:

Exception: Projects subject to the Texas Accessibility Standards as adopted by the Texas Department of Licensing and Regulations are exempt from this section. Projects with a valuation of less than \$50,000 (which are subject to the Texas Accessibility Standards) may be accepted as equivalent to this section where reviewed and inspected to the Texas Accessibility Standards by a Texas Department of Licensing and Regulation Registered Accessibility Specialist when a plan review report and a compliant inspection report are provided to the building code official.

Section 306.5; amend by creating Section 306.5.1 to read as follows:

306.5.1 Complete change of occupancy. Where an entire building undergoes a *change of occupancy*, it shall comply with Section 305.4.1 and shall have all of the following accessible features:

1. Not fewer than one accessible building entrance.
2. Not fewer than one accessible route from an accessible building entrance to *primary function* areas.
3. Signage complying with Section 1111 of the *International Building Code*.
4. Accessible parking, where parking is being provided.
5. Not fewer than one accessible passenger loading zone, where loading zones are provided.
6. Not fewer than one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.
7. At least one accessible family or assisted use toilet room shall be provided in accordance with Chapter 11 of the *International Building Code*.

Where it is *technically infeasible* to comply with the new construction standards for any of these requirements for a change of group or occupancy, Items 1 through 6 shall conform to the requirements to the maximum extent technically feasible.

Exception: The accessible features listed in Items 1 through 6 are not required for an accessible route to Type B units.

(Reason: Accessible toilet rooms should be available for disabled occupants.)

Section 401.3 Flood hazard areas; delete this section:

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

Section 405.2.6 Flood hazard areas; delete this section:

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

Section 406.1; amend to read as follows:

406.1 Material. Existing electrical wiring and equipment undergoing *repair* shall be allowed to be repaired or replaced with like material, in accordance with the requirements of NFPA 70.

(Reason: To ensure compliance with the NEC relative to any electrical repairs/replacement.)

Section 502.3 Flood hazard areas; delete this section:

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(Reason: Flood hazard ordinances may be administered by other departments within the city.)

Section 503.2 Flood hazard areas; delete this section:

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

Section 503.16; amend by adding “Exception,” to read as follows:

Exception: Compliance with the Texas Accessibility Standards is not considered equivalent compliance for the purpose of enforcement of this code section.

Section 504.1.2; amend to read as follows:

504.1.2 Existing fire escapes. Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only. Existing fire escapes shall be permitted to be repaired or replaced.

(Reason: To add clarity and help reduce confusion associated with the amendment preventing new fire escapes.)

Section 504.1.3; delete entire section:

(Reason: To generally require a higher level of egress protection.)

Section 507.3 Flood hazard areas; delete this section:

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

Section 701.3 Flood hazard areas; delete this section:

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

Section 702.4; amend by adding paragraph 2 to “Exception,” to read as follows:

Exceptions:

1. Operable windows where the bottom of the clear opening of the window opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below, on the exterior of the room, space or building, and that are provided with window fall prevention devices that comply with ASTM F2006.
2. Operable windows with openings that are provided with window fall prevention devices that comply with ASTM F2090.

Section 702.7; amend to read as follows:

702.7 Materials and methods. All new work shall comply with the materials and methods requirements in the *International Building Code*, *International Energy Conservation Code*, *International Mechanical Code*, *National Electrical Code*, *International Fuel Gas Code*, and *International Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

(Reason: To provide a more complete list of potentially adopted codes.)

Section 802.5.1; amend to read as follows:

802.5.1 Minimum requirement. Every portion of a floor, such as a balcony or a loading deck, open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps, and landings that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

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(Reason: To be consistent with Building Code requirements for guards and unsafe conditions.)

Section 803.1; amend by adding sentence to read as follows:

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

(Reason: The intent is to avoid work area protection that would result in partial sprinkler or fire alarm protection. Partial sprinkler protection not delineated by walls would be a clear violation of NFPA 13 and would not allow the sprinkler to perform or function as intended. Also, partial fire alarm coverage is a clear violation of the Fire Code, NFPA 72, and ADA.)

Section 803.2.6; amend “Exception,” to read as follows:

Exception: Supervision is not required where the Fire Code does not require such for new construction for the following:

- ~~1. Underground gate valve with roadway boxes.~~
- ~~2. Halogenated extinguishing systems.~~
- ~~3. Carbon dioxide extinguishing systems.~~
- ~~4. Dry and wet chemical extinguishing systems.~~
- ~~5. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.~~

(Reason: The published exceptions are over-reaching and will result in inconsistencies among supervised protection systems and cause confusion for first responders as well.)

Section 803.3; amend to read as follows:

803.3 Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.
{Delete rest of Section 803.3.}

(Reason: The Fire Code already requires standpipes in these buildings (greater than 50 ft.) retroactively in Section 1103.6. This new section would negate/lessen those retroactive provisions already contained in the Fire Code.)

Section 804.2; amend by deleting Exception 1.

Section 804.4.1.2; amend to read as follows:

804.4.1.2 Fire escapes required. For other than Group I-2, where more than one exit is required, an existing ~~or newly constructed~~ fire escape complying with section 804.4.1.2.1 shall be accepted as providing one of the required means of egress.

Section 804.4.1.2.1; amend to read as follows:

804.4.1.2.1 Fire escape access and details. [Remain unchanged.]

1. [Remain unchanged.]
2. Access to a ~~new~~ fire escape shall be through a door [remainder unchanged.]
3. {deleted.}
4. [Remain unchanged]
5. In all buildings of Group E occupancy, up to and including the 12th grade, buildings of Group I

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occupancy, ~~boarding rooming~~ houses and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

Section 804.6.2; amend to read as follows:

804.6.2 Transoms. In all buildings of Group B, E, I-1, I-2, R-1 and R-2 occupancies, [remainder unchanged].

(Reason: Transom windows were historically a common practice in school buildings and each jurisdiction should evaluate the impact on their stakeholders and their community with regards to section.)

Section 805.2; amend by deleting Exception #1

(Reason: NFPA 101 is not a commonly adopted code in the region and enforcement could be problematic.)

Section 904.1; add sentence to read as follows:

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

(Reason: The intent is to avoid work area protection that would result in partial sprinkler or fire alarm protection. Partial sprinkler protection not delineated by walls would be a clear violation of NFPA 13 and the Fire Code and would not allow the sprinkler system to perform or function as intended. Also, partial fire alarm coverage is a clear violation of the Fire Code, NFPA 72, and ADA.)

Section 904.1.1; amend to read as follows:

904.1.1 High-rise buildings. An automatic sprinkler system shall be provided in work areas of where the high-rise buildings. ~~has a sufficient municipal water supply for the design and installation of an automatic sprinkler system at the site.~~

(Reason: Level 3 alterations are affecting more than 50% of the existing high-rise building, and as such, sprinkler protection is more than justifiable, even when fire pumps, etc., are necessary. It is noted that the work area method is one of three different methods available to the designer/owner in the IEBC.)

Section 1011.2.1; amend to read as follows:

1011.2.1 Fire sprinkler system. Where a change in occupancy classification occurs or where there is a *change of occupancy* within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *International Building Code* that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*. The installation of the automatic sprinkler system shall be required within the area of the *change of occupancy* and areas of the building not separated horizontally and vertically from the change of occupancy by one of the following:

1. {Deleted.}
2. {Deleted.}
3. {Deleted.}
4. {Deleted.}
5. Fire barrier, as required by Section 707 of the IBC.
6. Fire wall, as required by Section 706 of the IBC.

Exceptions:

1. An automatic sprinkler system shall not be required in a one- or two-family dwelling constructed in accordance with the International Residential Code.
2. Automatic sprinkler system shall not be required in a townhouse constructed in accordance with the International Residential Code.
3. The townhouse shall be separated from adjoining units in accordance with Section R302.2 of the International Residential Code.

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Section 1102.2.3; created to read as follows:

1102.2.3 Fire separations. Where fire separations are utilized to allow additions without exceeding the allowable area provisions of Chapter 5 of the IBC for either the existing building or the new addition, the decreased clear space where the two buildings adjoin shall be accounted for in such calculation relative to the allowable frontage increase.

Section 1103.3 Flood hazard areas; delete this section:

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

Section 1201.4 Flood hazard areas; delete this section:

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

Section 1301.3.2; amend to read as follows:

1301.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the *International Fire Code* and *International Property Maintenance Code*.

(Reason: NCTCOG does not currently review the IPMC for recommended amendments at this time.)

Section 1301.3.3 Compliance with flood hazard provisions; delete this section:

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

Section 1402.6 Flood hazard areas; delete this section:

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

Section 1509.1; amend to read as follows:

1509.1 When required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site ~~on commencement of the vertical combustible construction, and on installation of a standpipe system in buildings under construction, in accordance with Sections 1509.1 through 1509.5. The water supply design and the timing of the water supply installation relative to building construction shall comply with the adopted Fire Code.~~

Exception: ~~The fire code official is authorized to reduce the fire flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire flow requirements is impractical.~~

Sections 1509.2 through 1509.5; delete sections

END