

**ORDINANCE NO.**

**AN ORDINANCE REPEALING AND REPLACING DIVISION 1 OF ARTICLE 1 OF CITY CODE CHAPTER 25-12 (TECHNICAL CODES) TO ADOPT THE 2024 INTERNATIONAL BUILDING CODE AND LOCAL AMENDMENTS; AND CREATING OFFENSES.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** City Code Chapter 25-12 (*Technical Codes*) is amended to repeal Division 1 of Article 1 (*Building Code*) and replace it with a new Division 1 of Article 1 to read as follows:

**DIVISION 1. INTERNATIONAL BUILDING CODE AND LOCAL AMENDMENTS**

**§ 25-12-1 INTERNATIONAL BUILDING CODE.**

(A) The International Building Code, 2024 Edition, published by the International Code Council ("2024 International Building Code") is adopted and incorporated by reference into this section with the deletions in Subsection (B) and the amendments in Section 25-12-3 (*Local Amendments to the International Building Code*).

(B) The following provisions of the 2024 International Building Code are deleted:

101.4.1	414.1.3	1612 plus subsections
101.4.2	503.1.4 plus subsections	2901.1
101.4.3	Chapter 9	3102.5
103 plus subsections	Table 1004.5	3201.1
104.3.1	1010.1.2	3202.1
105.1.1	1010.3.3	3202.3.4
105.2	1102.1	105.5
1204 plus subsections	107.2.6	1301.1

110.3	1507.8 plus subsections	112.3
1507.9 plus subsections	113 plus subsections	1607.8.2

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(C) The city clerk shall retain a copy of the 2024 International Building Code with the official ordinances of the City.

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**§ 25-12-2 CITATIONS TO THE BUILDING CODE.**

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In the City Code, "Building Code" means the 2024 International Building Code adopted in Section 25-12-1 (*International Building Code*) as amended by Section 25-12-3 (*Local Amendments to the International Building Code*). In this article, "this code" means the Building Code.

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**§ 25-12-3 LOCAL AMENDMENTS TO THE INTERNATIONAL BUILDING CODE.**

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Each provision in this section is a substitute for the identically numbered provision deleted in Section 25-12-1(B) (*International Building Code*) or is an addition to the 2024 International Building Code.

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**[A] 101.4.1 Gas.** The provisions of the International Fuel Gas Code and the Plumbing Code shall apply to the installation of gas piping from the point of delivery, gas appliances, and related accessories as covered in this code. The Plumbing Code supersedes the International Fuel Gas Code to the extent of conflict. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

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**[A] 101.4.2 Mechanical.** The provisions of the International Mechanical Code and the Mechanical Code shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings, and/or appurtenances, including ventilating, heating, cooling, air conditioning, and refrigeration systems, incinerators, and other energy related systems. The Mechanical Code supersedes the International Mechanical Code to the extent of conflict.

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45 **[A] 101.4.3 Plumbing.** The provisions of the International Plumbing Code and the  
46 Plumbing Code shall apply to the installation, alteration, repairs, and replacement of

47 plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances,  
48 and where connected to a water or sewage system and all aspects of a medical gas  
49 system. The Plumbing Code supersedes the International Plumbing Code to the extent of  
50 conflict. The provisions of the International Private Sewage Disposal Code and the  
51 Plumbing Code shall apply to private sewage disposal systems. The Plumbing Code  
52 supersedes the International Private Sewage Code to the extent of conflict.

53 **101.4.8 Wildland-Urban Interface.** The provisions of the International Wildland-Urban  
54 Interface Code shall apply to matters governing the construction, alteration, movement,  
55 repair, maintenance, and use of any building, structure, or premises within the wildland-  
56 urban interface areas in this jurisdiction.

57 **101.4.9 Building Criteria Manual.** Additional information on procedures and rules for  
58 administration of this code are available in the Building Criteria Manual.

## 59 **SECTION 103 BUILDING OFFICIAL**

60 **103.1 Building Official.** The building official administers, enforces, and interprets this  
61 code. The building official may designate one or more deputy building officials.

62 **[A] 104.3.1 Determination of Substantially Improved or Substantially Damaged**  
63 **Existing Buildings and Structures in Flood Hazard Areas.** For applications for  
64 reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing  
65 buildings or structures located in flood hazard areas, the building official shall examine or  
66 cause to be examined the construction documents and shall prepare a finding with regard  
67 to the value of the proposed work. If the work is a substantial improvement as defined in  
68 Section 25-12-52 (*Definitions*), the proposed work shall comply with Chapter 25-12,  
69 Article 3 (*Flood Hazard Areas*).

70 **[A] 105.1.1 Annual Permit.** Instead of an individual permit for each alteration to an  
71 already approved electrical, gas, mechanical or plumbing installation, and minor building  
72 alterations and repairs, the building official is authorized to issue an annual permit upon  
73 application to any person, firm or corporation regularly employing one or more qualified  
74 trade persons in the building, structure or on the premises owned or operated by the  
75 applicant for the permit. The facility shall maintain records on all work performed under  
76 the annual permit in accordance with Section 105.1.2 (*Annual Permit Records*).

78 **105.1.1.1 Authorized Scope of Work.** See Building Criteria Manual, Section 1.1.2  
79 (*Building Inspection Processes*) for scope of work authorized under the annual permit.

80 **[A] 105.2 Work Exempt from Permit.** A permit is not required for the work described  
81 in this provision. Work exempt from a permit shall still comply with this code and all  
82 other applicable laws and City Code requirements.

83 **Building:**

- 84 1. One-story detached accessory structures used as tool and storage sheds,  
85 playhouses, shade cloth structures constructed for outdoor covered areas that are  
86 not A2 or E occupancies, and similar uses, provided the floor area is not greater  
87 than 120 square feet (11 m<sup>2</sup>); provided they are not located within a flood hazard  
88 area.
- 89 2. Fences not over seven feet (2,134 mm) high; provided they are not located within a  
90 flood hazard area.
- 91 3. Oil derricks; provided they are not located within a flood hazard area.
- 92 4. Retaining walls that are not over four feet (1,219 mm) in height measured from the  
93 bottom of the footing to the top of the wall, unless supporting a surcharge or  
94 impounding Class I, II or IIIA liquids; provided they are not located within a flood  
95 hazard area.
- 96 5. Water tanks supported directly on grade if the capacity is not greater than 5,000  
97 gallons (18,925 L) and the ratio of height to diameter or width is not greater than  
98 2:1; provided they are not located within a flood hazard area.
- 99 6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade,  
100 and not over any basement or story below and are not part of an accessible route;  
101 provided they are not located within a flood hazard area.
- 102 7. Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.
- 103 8. Temporary motion picture, television, and theater stage sets and scenery.
- 104 9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than  
105 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L) and are  
106 installed entirely above ground; provided they are not located within a flood hazard  
107 area.

- 108 10. Shade cloth structures constructed for nursery or agricultural purposes, not including  
109 service systems; provided they are not located within a flood hazard area.
- 110 11. Swings and other playground equipment accessory to detached one- and two-family  
111 dwellings; provided they are not located within a flood hazard area.
- 112 12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall  
113 that do not project more than 54 inches (1,372 mm) from the exterior wall and do  
114 not require additional support.
- 115 13. Non-fixed and movable fixtures, cases, racks, counters, and partitions not over five  
116 feet nine inches (1,753 mm) in height.
- 117 14. Repair and replacement to gypsum board and backer board that are not part of a fire-  
118 resistance-rated wall, a shear assembly, or wet areas if it is limited to a maximum of  
119 96 square feet.
- 120 15. Emergency removal of water damaged material such as, but not limited to gypsum  
121 board, insulation, wood paneling, etc., in order to avoid health hazard issues; a  
122 permit is required for the repairs.
- 123 16. Repair to exterior siding that is not part of a fire-rated assembly wall or shear  
124 assembly if it is limited to a maximum of 96 square feet.
- 125 17. Other work as determined by the building official.

126 **Electrical:**

- 127 1. Exemptions authorized in the National Electrical Code.
- 128 2. Other work as determined by the building official.

129 **Mechanical:**

- 130 1. Exemptions authorized in the Mechanical Code.
- 131 2. Other work as determined by the building official.

132 **Plumbing:**

- 133 1. Exemptions authorized in the Plumbing Code.
- 134 2. Other work as determined by the building official.

135 **105.5 Time Limits.** Article 13 (*Administration of Technical Codes*) of Chapter 25-12  
136 establishes permit application time limits and requirements applicable to permit  
137 expiration and reactivation, including a review fee for expired permits.

138 **[A] 107.2.6 Site Plan.** The construction documents submitted with the application for  
139 permit shall be accompanied by a site plan showing to scale the size and location of new  
140 construction and existing structures on the site, distances from lot lines, the established  
141 street grades and the proposed finished grades, and as applicable, flood hazard areas,  
142 floodways, and design flood elevations; and it shall be drawn in accordance with an  
143 accurate boundary line survey. In the case of demolition, the site plan shall show  
144 construction to be demolished and the location and size of existing structures and  
145 construction that are to remain on the site or plot. For a building or structure involving  
146 below-grade construction, the site plan shall show the location of proposed earth  
147 retention system components allowed under Section 3202.1.4 (*Earth Retention System*  
148 *Components*). The building official is authorized to waive or modify the requirement for  
149 a site plan when the application for permit is for alteration or repair or when otherwise  
150 warranted.

151 **108.5 Temporary Earth Retention Systems.** Temporary earth retention system  
152 components used to facilitate below-grade construction of a building or structure shall  
153 conform to Sections 1811 (*Earth Retention Systems*) and Section 3202.1.4 (*Earth*  
154 *Retention System Components*).

155 **109.7 Plan Review Fees.** An applicant shall pay a plan review fee, adopted by separate  
156 ordinance, when plans and specifications are submitted for review under Section 107  
157 (*Construction Documents*). The building official shall charge an additional plan review  
158 fee if plans are incomplete or changed so as to require additional plan review. The plan  
159 review fees referenced in this section are in addition to the permit fees referenced in  
160 Section 109.1 (*Payment of Fees*).

161 **110.3 Required inspections.** The building official, upon notification, shall make  
162 inspections set forth in Sections 110.3.1 through 110.3.12.1 and the Building Criteria  
163 Manual.

164 **112.3 Authority to Disconnect Service Utilities.** The building official shall have the  
165 authority to authorize disconnection of utility service to the building, structure or system  
166 regulated by this code and the referenced codes and standards in case of emergency  
167 where necessary to eliminate an immediate hazard to life or property, where one or more  
168 circumstances listed in Section 15-9-101(A)(2) (*Basis for Termination of Service*) exist,

170 or where such utility connection has been made without the approval required by Section  
171 112.1 or 112.2. The building official shall provide notice in accordance with Section 15-  
172 9-106 (*Notice of Service Disconnection*) of the decision to disconnect prior to taking such  
173 action. If not notified prior to disconnecting, the owner or the owner's authorized agent or  
174 occupant of the building, structure or service system shall be notified in writing, as soon  
175 as practical thereafter in accordance with Section 15-9-106 (*Notice of Service*  
176 *Disconnection*).

177 **113 Building and Fire Code Board of Appeals.** Regulations regarding the Building and  
178 Fire Code Board of Appeals are found in Chapter 2-1 (*City Boards*).

179 **Section 202 Definitions.**

180 **202.1 Supplemental definitions.** The definitions in this subsection apply throughout this  
181 code and supplement the definitions in Section 202 (*General Definitions*) in the 2024  
182 International Building Code.

183 **BED AND BREAKFAST.** A private residence having a limited number of sleeping  
184 rooms which are available for transient guests who have paid for accommodations. For  
185 the different classifications of bed and breakfast structures refer to Section 25-2-781 (*Bed*  
186 *and Breakfast Residential Use Structures Classified*).

187 **START OF CONSTRUCTION.** The date a permit is issued for new construction or  
188 substantial improvements to existing structures if construction, repair, reconstruction,  
189 rehabilitation, addition, placement or other improvement starts within 180 days from the  
190 date the permit is issued. Construction starts when permanent construction of a building  
191 (including a manufactured home) is first placed and includes pouring a slab or footing,  
192 installing pilings, or constructing columns. Permanent construction does not include  
193 preparing land (clearing, excavating, grading, or filing); installing streets or walkways;  
194 excavating for a basement, footing, pier, or foundation; or erecting temporary forms or  
195 installing accessory buildings not occupied as dwelling units or not part of the main  
196 building. For a substantial improvement, construction starts when a wall, ceiling, floor, or  
197 other structural part of a building is altered even if the alteration does not affect the  
198 external dimensions of the building.

199 **SUBSTANTIAL DAMAGE.** Damage of any origin sustained by a structure, whereby  
200 the cost of restoring the structure to its before-damage condition would equal or exceed  
201 50 percent of the market value of the structure before the damage occurred.

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203 **414.1.3 Information Required.** Separate floor plans shall be submitted for buildings and  
204 structures with an occupancy in Group H, identifying the locations of anticipated contents  
205 and processes, to reflect the nature of each occupied portion of every building and  
206 structure. The floor plan shall identify the hazards associated with the contents and  
207 processes. A report identifying hazardous materials including, but not limited to,  
208 materials representing hazards that are classified in Group H to be stored or used, shall be  
209 submitted and the methods of protection from such hazards shall be indicated on the  
210 construction documents. The building official or fire marshal may also require a technical  
211 opinion that addresses the adequacy of the protective measures provided. The opinion  
212 and report shall be prepared by a qualified individual, firm or corporation approved by  
213 the building official and fire marshal and shall be provided without charge to the City.

214 **503.1.4 Occupiable Roofs.** A roof level or portion thereof shall not be used as an  
215 occupiable roof unless the occupancy of the roof is an occupancy that is permitted by  
216 Table 504.4 for the story immediately below the roof. The area of the occupiable roof  
217 shall not be included in the building area as regulated by Section 506. An occupiable roof  
218 shall not be included in the building height or number of stories as regulated by Section  
219 504, provided that the penthouses and other enclosed rooftop structures comply with  
220 Section 1511.

221 **Exceptions:**

- 222 1. The occupancy located on an occupied roof shall not be limited to the occupancies  
223 allowed on the story immediately below the roof where the building is equipped  
224 throughout with an automatic sprinkler system in accordance with Sections 903.3.1.1  
225 or 903.3.1.2 and occupant notification in accordance with Sections 907.5.2.1 and  
226 907.5.2.3 is provided in the area of the occupied roof. Emergency voice/alarm  
227 communication system notification per Section 907.5.2.2 shall also be provided in  
228 the area of the occupied roof where such system is required elsewhere in the  
229 building.
- 230 2. Assembly occupancies shall be permitted on roofs of open parking spaces of Type I  
231 or Type II construction, in accordance with the exception to Section 903.2.1.6.
- 232 3. An open noncombustible trellis or similar overhead shading device complying with  
233 the structural requirements of this code shall not be considered an enclosure,  
234 covering, or roof provided that the trellis or shade has an evenly distributed net free  
235 area of 50 percent or greater.



236 **503.1.4.1 Enclosures over occupiable roof areas.** Elements or structures enclosing the  
237 occupiable roof areas shall not extend more than 48 inches (1220 mm) above the surface  
238 of the occupiable roof.

239 **Exceptions:**

- 240 1. Penthouses constructed in accordance with Section 1511.2 and towers, domes, spires,  
241 and cupolas constructed in accordance with Section 1511.5.
- 242 2. Elements or structures enclosing the occupiable roof areas where the roof deck is  
243 located more than 75 feet (22,860 mm) above the lowest level of fire department  
244 vehicle access.

245 **CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS.**

246 **901.1 Scope.** The provisions of this chapter shall specify where fire protection and life  
247 safety systems are required and shall apply to the design, installation and operation of fire  
248 protection and life safety systems. For those requirements, see Chapter 25-12, Article 7  
249 (*Fire Code*).

250 **TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT**

Function of Space	Occupant Load Factor <sup>a</sup>
Accessory storage areas, mechanical equipment room	300 gross
Agricultural building	300 gross
Aircraft hangars	500 gross
Airport terminal	
Baggage claim	20 gross
Baggage handling	300 gross
Concourse	100 gross
Waiting areas	15 gross
Assembly	

Gaming floors (keno, slots, etc.)	11 gross
Exhibit Gallery and Museum	30 net
Assembly with fixed seats	See Section 1004.5
Assembly without fixed seats	
Concentrated	7 net
Standing space	7 net
Unconcentrated (tables and chairs)	15 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas	150 gross
Courtrooms—other than fixed seating areas	40 net
Day care	35 net
Dormitories	50 gross
Educational	
Classroom area	20 net
Shops and other vocational room areas	50 net
Exercise rooms	50 gross
Group H-5 Fabrication and manufacturing areas	200 gross
Industrial areas	100 gross
Information technology equipment facilities	300 gross
Institutional areas	
Inpatient treatment areas	240 gross

Outpatient areas	100 gross
Sleeping areas	120 gross
Kitchens, commercial	200 gross
Library	
Reading rooms	50 net
Stack area	100 gross
Locker rooms	50 gross
Mall buildings—covered and open	See Section 402.8.2
Mercantile	60 gross
Storage, stock, shipping areas	300 gross
Parking garages	200 gross
Residential	200 gross
Skating rinks, swimming pools	
Rink and pool	50 gross
Decks	15 gross
Stages and platforms	15 net
Warehouses	500 gross
For SI: 1 square foot = 0.0929 m <sup>2</sup> . a. Floor area in square feet per occupant.	

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**1010.1.2 Egress door types.** Egress doors shall be of the pivoted or side-hinged swinging type.

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**Exceptions:**

1. Private garages, office areas, factory and storage areas with an occupant load of 10 or less.
2. Group I-3 occupancies used as a place of detention.
3. Critical or intensive care patient rooms within suites of health care facilities.
4. Doors within or serving a single dwelling unit in Groups R-2 and R-3.
5. In other than Group H occupancies, revolving doors complying with Section 1010.3.1 (*Revolving Doors*).
6. In other than Group H-1, H-2, H-3, and H-4 occupancies, special purpose horizontal sliding, accordion or folding door assemblies complying with Section 1010.3.3 (*Special Purpose Horizontal Sliding, Accordion or Folding Doors*).
7. Power-operated doors in accordance with Section 1010.3.2 (*Power-operated Doors*).
8. Doors serving a bathroom within an individual dwelling unit or sleeping unit in Group R-1.
9. In other than Group H occupancies, manually operated horizontal sliding doors are permitted in a means of egress from spaces with an occupant load of 10 or less.

**1010.3.3 Special Purpose Horizontal Sliding, Accordion or Folding Doors.** In other than Group H-1, H-2, H3 and H-4 occupancies, special purpose horizontal sliding, accordion or folding door assemblies permitted to be a component of a means of egress in accordance with Exception 6 to Section 1010.1.2 (*Egress Door Types*) shall comply with all of the following criteria:

1. The doors shall be power operated and shall be capable of being operated manually in the event of power failure.
2. The doors shall be openable by a simple method without special knowledge or effort from the egress side or sides.
3. The force required to operate the door shall not exceed 30 pounds (133 N) to set the door in motion and 15 pounds (67 N) to close or open the door to the minimum required width.

- 283 4. The door shall be openable with a force not to exceed 15 pounds (67 N) when a force  
284 of 250 pounds (1100 N) is applied perpendicular to the door adjacent to the operating  
285 device.
- 286 5. The door assembly shall comply with the applicable fire protection rating and, where  
287 rated, shall be self-closing or automatic closing by smoke detection in accordance  
288 with Section 716.2.6.6 (*Smoke-activated Doors*), shall be installed in accordance  
289 with NFPA 80 and shall comply with Section 716 (*Opening Protectives*).
- 290 6. The door assembly shall have an integrated standby power supply.
- 291 7. The door assembly power supply shall be electrically supervised.
- 292 8. The door shall open to the minimum required width within 10 seconds after  
293 activation of the operating device.

294 **1025.6 Active Egress Path Illumination System.** An active egress path illumination  
295 system shall be in accordance with Sections 1025.6.1 (*Luminaires*) through 1025.6.6.3  
296 (*Instrumentation and Annunciation*). Designs complying with this section are equivalent  
297 to the requirements in Sections 1025.1 (*General*) through 1025.5 (*Illumination*).

298 The level of the egress illumination shall be in accordance with Section 1008 (*Means of*  
299 *Egress Illumination*).

300 **1025.6.1 Luminaires.** Luminaires shall be listed for emergency illumination and contain  
301 a lamp with an integral battery, battery charger and manual test switch and comply with  
302 Article 700 of the Electrical Code. The unit equipment shall be housed in a rated fixture  
303 for indoor wet locations. Luminaire batteries shall be listed for use as a secondary power  
304 supply in accordance with UL 924. Luminaires shall not be equipped with an occupancy  
305 sensor. Every luminaire shall have a test switch to confirm the lamp's availability for  
306 service when operating on primary or emergency power.

307 **Exception:** The integral battery and battery charger is not required when luminaires are  
308 connected to a Stored Energy Emergency Power Supply System (SEPASS) complying with  
309 Section 1025.6.6 (*Stored Energy Emergency Power Supply System*).

310 **1025.6.2 Primary and Secondary Electrical Power.** A primary and secondary power  
311 source shall be provided for each luminaire. Primary power shall be a dedicated electrical  
312 branch circuit supplied from utility power. Secondary power shall be a branch circuit  
313 connected to an Emergency Power system complying with the International Fire Code  
314 Section 1203.2.15 (*Means of Egress Illumination*). The primary and emergency source for

315 each luminaire shall be connected to a dedicated primary and emergency power branch  
316 circuit.

317 **1025.6.3 Location.** Luminaires for the active egress path illumination system shall be  
318 located at each intermediate landing and stair landing within each interior exit stairway.

319 **1025.6.4 Functional Test and Records.** The luminaires shall be tested in accordance with  
320 Fire Code Section 1032.10 (*Emergency Lighting Equipment Inspection and Testing*) except  
321 that the frequency of activation tests shall be weekly. Documentation records for the  
322 location of each luminaire and the results of the weekly activation and annual power tests  
323 shall be in accordance with Fire Code Section 1032.10 (*Emergency Lighting Equipment*  
324 *Inspection and Testing*). Records shall be available to the fire code official upon request.  
325 Operational testing and maintenance reports produced by the SEPSS are permitted  
326 provided they comply with NFPA 110 Chapter 8.

327 **1025.6.5 Lamp Failure.** Luminaire lamps that do not operate because of a test or an  
328 incident shall be replaced. Any battery that cannot operate a lamp for a minimum of 90  
329 minutes shall be replaced.

330 **1025.6.6 Stored Energy Emergency Power Supply System (SEPSS).** When provided,  
331 the SEPSS with an integral alternating current - to - direct current inverter shall comply  
332 with International Fire Code Section 1203.1.3 (*Installation*) and be listed in accordance  
333 with UL 924. The SEPSS shall be designed as Level 1 system in accordance with NFPA  
334 111.

335 The SEPSS shall be located in a room separated from the remainder of the building by a  
336 minimum one-hour fire-resistance rated construction and required opening protectives in  
337 accordance with this code. The design temperature and humidity of the room housing the  
338 SEPSS shall be in accordance the manufacture installation instructions.

339 SEPSS is prohibited inside a Fire Command Center.

340 **1025.6.6.1 Load Carrying Capacity.** Battery systems complying with NFPA 111 shall be  
341 used to supply the emergency power to luminaires serving the active egress path  
342 illumination system. Batteries shall be rated for a minimum 90-minute discharge time and  
343 sized based on the total combined load of luminaires connected to the SEPSS.

344 **1025.6.6.2 Required SEPSS.** In buildings where the highest occupied floor is less than or  
345 equal to 120 feet above the lowest level of fire department access, one SEPSS shall be  
346 provided that complies with Section 1025.6.6 (*Stored Energy Emergency Power Supply*  
347 *System*) for all required interior exit stairways. A SEPSS shall be provided for each required

348 interior exit stairway that serves floors greater than 120 feet above the lowest level of fire  
349 department access.

350 **1025.6.6.3 Instrumentation and Annunciation.** Instrumentation and annunciation shall  
351 be in accordance with NFPA 111. A remote annunciator displaying the status of the SEPSS  
352 shall be provided in the Fire Command Center. The SEPSS and its annunciator shall display  
353 the following information and its function shall be identified in the Fire Command Center:

- 354 1. Electrical load on utility power;
- 355 2. Electrical load on emergency power;
- 356 3. Output circuit breaker open;
- 357 4. Output overload or overcurrent;
- 358 5. High temperature;
- 359 6. Emergency conversion equipment is bypassed;
- 360 7. Low battery capacity; and
- 361 8. Any major or minor alarms prescribed by the SEPSS manufacturer.

362 **1102.1 Design.** Buildings and facilities shall be designed and constructed to be accessible  
363 in accordance with this code and ICC A117.1.

364 **Exception:** Components of projects designed in accordance with and regulated by the  
365 Architectural Barriers Division of the Texas Department of Licensing and Regulation shall  
366 be deemed to be in compliance with the requirements of this chapter, provided the scope  
367 of accessible features complies with the building code.

368 **1203.1.1(1) Required Air Conditioning.**

- 369 1. An owner shall:
  - 370 a. provide, and maintain, in operating condition, refrigerated air equipment  
371 capable of maintaining a room temperature of at least 15 degrees cooler than  
372 the outside temperature, but in no event higher than 85°F in each habitable  
373 room;

- 374           b.     maintain all fixed air conditioning systems, including air conditioning unit  
375           covers, panels, conduits, and disconnects, in operating condition, properly  
376           attached; and
- 377       2.     The required room temperatures shall be measured three feet (914 mm) above the  
378           floor near the center of the room and two feet (610 mm) inward from the center of  
379           each exterior wall.

380       **1204.1 General.** Every space intended for human occupancy shall be provided with natural  
381           light by means of exterior glazed openings in accordance with Section 1204.2 (*Natural*  
382           *Light*) and shall be provided with artificial light in accordance with Section 1204.3  
383           (*Artificial Light*). Exterior glazed openings shall open directly onto a public way or onto a  
384           yard or court in accordance with Section 1205 (*Yards or Courts*).

385       **Exceptions:**

- 386       1.     Any room or space that is not within a dwelling unit or sleeping unit shall not be  
387           required to provided natural light in accordance with Section 1204.2.
- 388       2.     Any room or space with an area of 70 square feet or less and is not a sleeping room  
389           shall not be required to provide natural light in accordance with Section 1204.2.
- 390       3.     Sleeping rooms within an existing dwelling unit shall not be required to provide  
391           natural light in accordance with Section 1204.2 when alterations do not increase the  
392           total number of sleeping rooms within the dwelling unit.

393       **1204.2 Natural Light.** The minimum net exterior glazed opening area shall be not less  
394           than eight percent of the floor area of the room(s) served.

395       **1204.2.1 Adjoining Spaces.** For the purpose of natural lighting, any room is permitted to  
396           be considered as a portion of an adjoining room where the common wall provides an  
397           opening of not less than one-tenth of the floor area of the interior room or 24 square feet  
398           (2.23 m<sup>2</sup>), whichever is greater. Openings required for natural light in common walls may  
399           be windows or glazed doors.

400       **Exception:** Openings required for natural light shall be permitted to open into a sunroom  
401           with thermal isolation or a patio cover where the common wall provides a glazed area of  
402           not less than one-tenth of the floor area of the interior room.

403       **1204.2.2 Exterior Openings.** Exterior openings required by Section 1204.2 (*Natural*  
404           *Light*) for natural light shall open directly onto a public way, yard, or court, as set forth in  
405           Section 1205 (*Yards or Courts*).



406 **Exceptions:**

407 1. Required exterior openings are permitted to open into a roofed porch where the porch  
408 meets all of the following criteria:

409 1.1 Abuts a public way, yard, or court;

410 1.2 Has a ceiling height of not less than seven feet; and

411 1.3 Has a longer side at least 65 percent open and unobstructed.

412 2. Skylights are not required to open directly onto a public way, yard, or court.

413 **1204.3 Artificial Light.** Artificial light shall be provided that is adequate to provide an  
414 average illumination of 10 footcandles (107 lux) over the area of the room at a height of  
415 30 inches (762 mm) above the floor level.

416 **1204.4 Stairway Illumination.** Stairways within dwelling units and exterior stairways  
417 serving a dwelling unit shall have an illumination level on tread runs of not less than 1  
418 footcandle (11 lux). Stairways in other occupancies shall be governed by Chapter 10.

419 **1204.4.1 Controls.** The control for activation of the required stairway lighting shall be in  
420 accordance with NFPA 70.

421 **1204.5 Emergency Egress Lighting.** The means of egress shall be illuminated in  
422 accordance with Section 1008.1.

423 **1301.1 Energy Efficiency.** Buildings shall be designed and constructed in accordance with  
424 the Energy Code.

425 **1607.8.2 Fire Truck and Emergency Vehicles.** Where a structure or portions of a  
426 structure are accessed by fire department vehicles and other similar emergency vehicles,  
427 those portions of the structure subject to such loads shall be designed for the greater of the  
428 following loads:

429 1. As specified in the International Fire Code Section 503.2.6 (*Bridges and Elevated*  
430 *Surfaces*); or

431 2. The live loading specified in Section 1607.8.1 (*Loads*).

432 Emergency vehicle loads need not be assumed to act concurrently with other uniform live  
433 loads.

434 **SECTION 1612 FLOOD LOADS.**

435 **1612.1 General.** A building or structure in a flood hazard area shall be designed and  
436 constructed according to Chapter 25-12, Article 3 (*Flood Hazard Areas*).

437 **1612.2 Design and Construction.** A building or structure in a flood hazard area shall be  
438 designed in accordance with Chapter 25-12, Article 3 (*Flood Hazard Areas*).

439 **1612.3 Establishment of Flood Hazard Areas.** Flood hazard areas are established in  
440 Chapter 25-12, Article 3 (*Flood Hazard Areas*).

441 **1612.4 Flood Hazard Documentation.** Chapter 25-12, Article 3 (*Flood Hazard Areas*)  
442 describes the documentation necessary for a building or structure located in a flood hazard  
443 area.

444 **SECTION 1811 EARTH RETENTION SYSTEMS**

445 **1811.1 Tieback Anchors and Soil and Rock Nails.** Tieback anchors and soil and rock  
446 nails that are allowed in the public right-of-way as components of earth retention systems  
447 as provided in Section 3202.1.4 (*Earth Retention System Components*) shall comply with  
448 Sections 1811.1.1 (*Depth of Tiebacks Anchors and Soil and Rock Nails*) through 1811.1.3  
449 (*Length of Tiebacks Anchors and Soil and Rock Nails*).

450 **1811.1.1 Depth of Tieback Anchors and Soil and Rock Nails.** At the right-of-way line,  
451 tieback anchors and soil and rock anchors shall be at least 6 feet (1,829 mm) below the  
452 elevation of the adjacent street curb.

453 **1811.1.2 Separation Distance from Buried Utilities.** Tieback anchors and soil and rock  
454 nails shall be below and at least five feet (1,524 mm) away from the nearest outside surface  
455 of any existing or planned buried utility in the public right-of-way.

456 **1811.1.3 Length of Tieback Anchors and Soil and Rock Nails.** Tieback anchors and soil  
457 and rock nails that extend beyond the center of the public right-of-way are prohibited.

458 **2901.1 Scope.** The provisions of this chapter and the Plumbing Code shall govern the  
459 design, construction, erection and installation of plumbing components, appliances,  
460 equipment, and systems used in buildings and structures covered by this code.

461 **3201.1 Encroachments Scope.** The provisions of this chapter shall govern the  
462 encroachment of structures into the public right-of-way, including components of earth  
463 retention systems used to facilitate below-grade construction of a building or structure.

464 **3202.1 Encroachments Below Grade.** Encroachments below grade shall comply with  
465 Sections 3202.1.1 (*Structural Support*) through 3202.1.4 (*Earth Retention System*  
466 *Components*).

467 **3202.1.4 Earth Retention System Components.** Components of earth retention systems  
468 that are required for structural support of a building or structure are prohibited in the  
469 public right-of-way. Components of earth retention systems that are needed only during  
470 construction of the below-grade portion of a building or structure are subject to the  
471 following conditions:

- 472 1. Approval of the Director of the Public Works Department is required before  
473 construction of earth retention system components in public right-of-way  
474 commences.
- 475 2. All components of an earth retention system are prohibited in the public right-of-way  
476 except for (1) tieback anchors that are part of a soldier pile and lagging system; (2)  
477 tieback anchors that are part of a diaphragm or slurry wall system; (3) tieback  
478 anchors that are part of a sheet pile wall system; (4) tieback anchors that are part of a  
479 secant wall system; and (5) soil or rock nails that are part of a nail wall.
- 480 3. Tieback anchors or soil or rock nails that are necessary as functional components of  
481 the earth retention system for longer than 12 months are prohibited in the public  
482 right-of-way.
- 483 4. Tieback anchors and soil and rock nails allowed in the public right-of-way shall be  
484 designed according to the criteria in Section 1811 (*Earth Retention Systems*).

485 **3202.3.4 Pedestrian Walkways.** An approved encroachment agreement that complies  
486 with Chapter 14-11 (*Use of Right-of-Way*) is required prior to the installation of a  
487 pedestrian walkway and all associated utilities over a public right-of-way. The vertical  
488 clearance from the public right-of-way to the lowest part of a pedestrian walkway shall be  
489 not less than 16 feet 6 inches over roadway and alley subject to truck traffic, and not less  
490 than 15 feet over other areas in the right-of-way.

