

AN ORDINANCE 2009-10-01-0777B

AMENDING CHAPTER 6, BUILDINGS, ARTICLE III, BUILDINGS CODE, OF THE CITY CODE OF SAN ANTONIO, TEXAS, BY ADOPTING THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE; PROVIDING FOR LOCAL AMENDMENTS TO SAID CODE; PROVIDING FOR PENALTIES, FOR PUBLICATION AND FOR AN EFFECTIVE DATE.

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WHEREAS, the Department of Planning and Development Services currently enforces the 2006 edition of the International Building Code published by the International Code Council, Inc. and the local amendments thereto; and

WHEREAS, the 2009 edition of the International Building Code (IBC) has been published; and

WHEREAS, the Building and Fire Code Board of Appeals and city staff have conducted public meetings regarding the adoption of the 2009 IBC and local amendments thereto; and

WHEREAS, the Building and Fire Code Board of Appeals and the Department of Planning and Development Services recommend approval and adoption of the 2009 IBC and local amendments; and

WHEREAS, all prerequisites required by state statute and the City Charter for adoption of this code and local amendments have been satisfied; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The 2009 edition of the International Building Code (IBC), chapters 1 through 35, is hereby adopted to replace the 2006 International Building Code as the building code for the City of San Antonio, Texas. The 2009 International Building Code is incorporated herein as fully as if set out at length. Chapter 6 of the City Code of San Antonio, Texas is amended by adding the underlined (added) language and deleting the stricken (~~deleted~~) language in the following manner:

Sec. 6-36. International Building Code adopted.

Chapters 1 through ~~[28 and chapters 30 through]~~ 35 of the 2009 ~~[2006]~~ International Building Code ~~is~~ ~~[are]~~ hereby adopted as the building code of the City ~~[city]~~ from the effective date hereof and shall govern all activities specified therein within the City of San Antonio, Texas.

SECTION 2. Chapter 6 of the City Code of San Antonio, Texas is hereby amended by repealing Section 6-37, the local amendments to the 2006 edition of the IBC and adding a new Section 6-37 with local amendments to the 2009 edition of the IBC. Changes are delineated by adding the underlined (added) language and deleting the stricken (~~deleted~~) language as follows:

Sec. 6-37. Local Amendments to the IBC.

Section 101.1, Title, is amended by adding the name of the jurisdiction as follows:

101.1 Title. These regulations shall be known as the *Building Code of the City of San Antonio, Texas*, ~~[NAME OF JURISDICTION]~~ hereinafter referred to as “this code.”

SECTION 103, DEPARTMENT OF BUILDING SAFETY, Section 103.1, Creation of enforcement agency, and Section 103.2, Appointment are amended as follows:

SECTION 103
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT ~~{DEPARTMENT OF BUILDING SAFETY}~~

103.1 Enforcement agency. ~~{Creation of enforcement}~~ The Planning and Development Services Department ~~{department of building safety is hereby created}~~ shall be the enforcement agency for the *International Building Code*, and the Director ~~{official in charge}~~ thereof shall be known as the *building official and code official*.

103.2 Appointment. The building official shall be appointed by the City Manager or her designee ~~{chief appointing authority of the jurisdiction}~~.

Section 104.6, Right of entry is amended by adding Section 104.6.1, Notice of defects, and such section shall read as follows:

104.6.1 Notice of defects. The building official shall examine, or cause to be examined, every building or structure or portion thereof reported as dangerous or damaged. If such is found to be unsafe as defined in this section, the building official shall give to the owner of such building or structure written notice stating the defects thereof. This notice shall require the owner or person in charge of the building, structure or premise, within 48 hours to commence either the required repairs or improvements or demolition and removal of the building or structure or portions thereof. All such work shall be completed within 30 days from the date of notice unless otherwise stipulated by the building official. Service of notice shall be by certified mail made upon the owner or his agent. The designated period within which said owner or agent is required to comply with the order of the building official shall begin as of the date he received such notice.

Section 105.1, Required is amended to read as follows:

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a *building* or *structure*, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this *code*, who performs site work or causes ~~[cause]~~ any such work to be done, shall first make application to the *building official* and obtain the required permit.

Section 105.2. Work exempt from permit, Building: number 2 is amended to read as follows:

105.2 Work exempt from permit. Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. One-story detached accessory structures used as tool and storage shed, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m²).
2. Minor repairs to fences not over 6 feet (1829 mm) high. Up to 25% of the overall contiguous length of a fence shall constitute minor repair. ~~[Fences not over 6 feet (1829 mm) high.]~~

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Section 105.3.1, Action on application, of the IBC is amended to read as follows:

105.3.1 Action on application. The *building official* shall examine or cause to be examined application for *permits* and amendments thereto within a reasonable time after filing. Such applications may be reviewed by other departments of the City of San Antonio to verify compliance with any applicable laws and ordinances under their jurisdiction. If the application or the *construction documents* do not conform to the requirements of the pertinent laws, the *building official* shall reject such application in writing, stating the reasons therefore. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinance: applicable thereto, and that fees specified in Section 109 have been paid, the *building official* shall issue a *permit* therefore as soon as practicable. No permit shall be issued where there is not a supply of approved water for domestic or fire protection use and adequate to the purposes for which the property is intended to be used and where there is not an all-weather road surface adequate to withstand the weight of a fire truck.

Section 107.3.4.1, General is amended in the first sentence to redact out action by the building official in the following manner:

107.3.4.1 General. When it is required that documents be prepared by a *registered design professional*, ~~[the building official shall be authorized to require]~~ the owner shall

~~{to}~~ engage and designate on the building *permit* application a *registered design professional* who shall act as the *registered design professional in responsible charge*. If the circumstances require, the owner shall designate a *substitute registered design professional in responsible charge* who shall perform the duties required of the original *registered design professional in responsible charge*. The building official shall be notified in writing by the owner if the *registered design professional in responsible charge* is changed or is unable to continue to perform the duties.

SECTION 109, FEES, of the IBC is amended by amending Section 109.4, Work commencing before permit issuance, and adding new Section 109.7, Structures being moved, and new Section 109.8 Reinspection fees, to read as follows:

109.4 Work commencing before permit issuance. Any person who commences work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary *permits* shall be subject to double permit fees for the specified area. The payment of such double fee shall not relieve any person from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein. ~~{a fee established by the building official that shall be in addition to the required permit fees.}~~

109.7 Structures being moved; Inspection of buildings or structures that are located outside city limits. An inspection to determine compliance with City requirements shall be made of a building or structure on which an application to move same into the City is pending before the zoning board of adjustment. A fee shall be charged in accordance with the fee schedule adopted by the City.

109.8 Reinspection fees. The reinspection fee charged shall be in accordance with the fee schedule adopted by the City. In instances where reinspection fees have been assessed, all fees shall be paid before release of utilities.

Section 111.1 Use and occupancy is amended to read as follows:

111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. No physical change of occupant for occupancy groups A-2 (Assembly uses intended for food and/or drink consumption including, but not limited to banquet halls, night clubs, restaurants, taverns and bars) and E (Educational) of a building or portion thereof shall be made until the building official has issued a certificate of occupancy therefor 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 of other ordinances of the City ~~{jurisdiction}~~.

SECTION 113, BOARD OF APPEALS, of the IBC is amended by amending Section 113.1, General, to read as follows:

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *building official and fire chief* relative to the application and interpretation of the *building and fire codes* ~~{this code}~~, there shall be and is hereby created a *Building and Fire codes* board of appeals consisting of eleven persons residing in the City. The board shall consist of two structural engineers, two architects, four builders, two lay persons and one person with expertise in fire prevention. The fire chief shall be an ex-official member. The building official shall be an ex-officio member of and shall act as secretary to said board. The building official or fire chief shall not have a vote upon any matter before the board. The board of appeals shall be appointed by the mayor and city council ~~{applicable governing authority}~~ and shall hold office at their ~~{it's}~~ pleasure. The Board shall be subject to City Code Chapter 2, Article IX entitled "Boards and Commissions", to the extent not in conflict with these provisions. Members shall be limited to three (3) consecutive two-year terms but shall continue in a holdover capacity until a replacement is appointed. All vacancies shall be filled for the unexpired portion of the term only. The board shall adopt rules of procedure for conducting its business that are not in conflict with the City's Rules for Boards and Commissions and shall render all decisions and findings in writing to the appellant with copies to the building official and fire chief. Each application to the board shall be accompanied by a filing fee as set forth in the fee schedule adopted by the City.

Any action of the Building and Fire Codes board of appeals may be appealed by written petition for a hearing before City Council. Such petition must be filed with such board and the City Clerk within 7 days of the board's action and accompanied by a filing fee as set forth in the fee schedule adopted by the City.

SECTION 113, BOARD OF APPEALS, of the IBC is amended by repealing Section 113.3, Qualifications, and replacing with Section 113.3, Quorums and majority vote, and adding Sections 113.3.1 and 113.3.2 to read as follows:

113.3 Quorums and majority vote.

113.3.1 Six (6) appointed members shall constitute a quorum.

113.3.2 The vote of a majority of the appointed members present shall be necessary for adoption of any matter. Each member of the *building and fire codes* board of appeals shall have one (1) vote.

SECTION 114, VIOLATIONS, of the IBC is amended by adding Sections 114.5, Misdemeanor, and Section 114.6, Occupancy violations, to read as follows:

114.5 Misdemeanor. Any person, firm or corporation violating any of the provisions of this code shall be deemed guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted. Each violation shall be punishable by a fine not to exceed five hundred (\$500.00) dollars.

114.6 Occupancy violations. Whenever any building, structure or equipment therein regulated by this code or other ordinances which are enforced by the code enforcement agency is being used contrary to the provisions of this code or those ordinances, the building official may order such use discontinued and the building, structure, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the building official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of this code, or other applicable ordinances.

SECTION 202, DEFINITIONS, of the IBC is amended by repealing the definition for Building Official and adding the following definitions:

BOARD. The Building and Fire Codes Board of Appeals of the City of San Antonio.

BUILDING OFFICIAL. The Director of the Department of Planning and Development Services or a duly authorized representative to act on his behalf. The building official shall also be known as the code official.

CITY. The City of San Antonio, Texas.

DEPARTMENT. The Department of Planning and Development Services of the City.

ENERGY STAR CERTIFIED ROOF. See Section 1502.1.

EXISTING STRUCTURE. A structure erected prior to the date of adoption of the appropriate code, or one for which a legal, complete building permit has been issued.

OCCUPANT. Any person, agent, firm or corporation that occupies a building or part thereof as an owner or a tenant.

SITE WORK. Site work includes any of the following:

- The changing of grade on a site by more than twelve inches (305 mm) vertical from the existing contours through cut or fill operations.
- The removal of trees or the process of grubbing.
- The construction of a commercial driveway and/or surface parking lot.
- The trenching of a site in order to install underground utilities.

STATE. Texas.

Section [F] 501.2, Address identification, of the IBC is amended by amending to read as follows:

[F] 501.2 Address identification. All existing commercial and industrial buildings issued certificates of occupancy after September 10, 2006 and all new ~~[New and existing]~~ buildings shall be provided with approved address numbers or letters. Each character shall be a

minimum of 6 inches (153 mm) [4 inches (102 mm)] high and a minimum of 0.5 inch (12.7 mm) wide. For buildings with individual suites, the suite numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch (12.7mm). They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. Where access is by means of a private road and the building address cannot be viewed from the *public way*, a monument, pole or other *approved* sign or means shall be used to identify the structure.

Section 901.5 Acceptance testing is amended by adding the following sentence to the end of the section to read as follows:

901.5 Acceptance tests. Fire protection systems shall be tested in accordance with the requirements of this code and the International Fire Code. When required, the tests shall be conducted in the presence of the building official. Tests required by this code, the International Fire Code and the standards listed in this code shall be conducted at the expense of the owner or the owner's representative. It shall be unlawful to occupy portions of a structure until the required fire protection systems within that portion of the structure have been tested and approved. A representative of the Fire Marshal shall witness all required acceptance tests for all these systems.

Section 901, General is amended by adding *Section 901.8, Permits*, to read as follows:

901.8 Permits. Permits for fire protection systems shall be required as set forth in the fire code.

SECTION 902, DEFINITIONS, adds a definition for *porte cochere* to read as follows:

PORTE COCHERE. A roofed structure that is open on at least three sides and extends from the building entrance over an adjacent driveway and shelters vehicle ingress and egress.

Section 903.1, Genera is amended by adding *Section 903.1.2, Safety Factor*, and *Section 903.1.3, High Volume Low Speed Fans in new and existing buildings*, to read as follows:

903.1.2 Safety factor. Automatic sprinkler systems shall be designed with a minimum of ten (10) % or five (5) psi safety factor (whichever is greater) to the hydraulically most demanding design area.

903.1.3 High volume low speed fans in new and existing buildings. The use of High Volume Low Speed (HVLS) or High Volume Low Velocity (HVLV) fans shall be prohibited in areas protected by an *automatic sprinkler system*.

Exception: When a technical opinion and report is provided in accordance with Section 104.7.2, the Fire Marshal or his designee shall analyze the opinion and report and recommend changes as necessary.

Section 903.2.1.3, Group A-3 is amended by adding the following item to the list of conditions:

[F] 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet (1115 m²);
2. The fire area has an occupant load of 300 or more; ~~{or}~~
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies; or
4. Any Group A-3 occupancy that serves alcohol shall comply with the fire sprinkler requirements for Group A-2 occupancies in Section 903.2.1.2.

Section [F] 903.2.11.1.1, Opening dimensions and access is amended by adding the following sentence to the end of that section to read as follows:

[F] 903.2.11.1.1 Opening dimensions and access. Openings shall have a minimum dimension of not less than 30 inches (762 mm). Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that fire fighting or rescue cannot be accomplished from the exterior. Openings shall have a finished sill height, which is no more than forty-four (44) inches above the finished floor level of the story, which the opening is serving.

Section [F] 903.2.7, Group M, of the IBC is amended by deleting condition 4 and reading as follows:

[F] 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group M *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
- ~~4. A Group M occupancy is used for the display and sale of upholstered furniture.~~

Section [F] 903.2, Where required is amended by adding Section [F] 903.2.13, Portecochores, to read as follows:

[F] 903.2.13 Porte-cocheres. For buildings protected with an automatic fire sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, porte-cocheres greater than one thousand (1,000) square feet in area shall be sprinklered.

Section [F] 903.3.1.2, *NFPA 13R sprinkler systems* is amended by adding Section 903.3.1.2.2, *Elevator Machine Room*, to read as follows:

[F] 903.3.1.2.2 Elevator machine room. In all R occupancies or occupancies using a 13R system with elevator systems, the elevator machine room shall be sprinklered per NFPA 13.

SECTION 903, *AUTOMATIC SPRINKLER SYSTEMS*, is amended by adding Section 903.6, *Separation from non-sprinklered areas*, to read as follows:

[F] 903.6 Separation from non-sprinklered areas. Unless otherwise exempted by this code or the 2009 *International Fire Code (IFC)* or required to be of a higher fire resistive construction by this code or the IFC, a minimum one (1) hour *fire barrier* constructed in accordance with Chapter 7 shall be between sprinklered and non-sprinklered areas within a *building*.

Section [F] 903.6.1, *Pyroxylin plastics*, is deleted in its entirety.

Section [F] 907.2.11, *Single- and multiple-station smoke alarms*, is amended by adding a new Section [F] 907.2.11.5, to read as follows:

[F] 907.2.11.5 One battery operated smoke detector shall be installed adjacent to each group of sleeping rooms in every existing residential dwelling.

Section [F] 905.1, *General*, is amended by adding Section [F] 905.1.2, *Safety factor*, as follows:

[F] 905.1.2 Safety factor. Standpipe systems shall be designed with a minimum ten percent (10%) or 5 psi safety factor (whichever is greater), to the hydraulically most demanding system and/or outlet.

Section [F] 905.2, *Installation standard*, is amended by adding Section [F] 905.2.1, *Class-I reducers*, as follows:

[F] 905.2.1 Class-I reducers. A two and one-half (2-1/2) inch by one and one-half (1-1/2) inch reducer shall be provided on Class-I standpipe connections with caps and chains.

SECTION [F] 905, STANDPIPE SYSTEMS, is amended by adding Section [F] 905.11, Hose stations, as follows:

[F] 905.11 Hose stations. No fire hose is required for standpipes in fully sprinklered buildings, except on stages as defined by Section 410.2. The hose shall be equipped with smooth bore nozzles with shutoffs unless otherwise approved by the fire marshal.

Section [F] 907.1.2, Fire alarm shop drawings, numbers 7 and 9, is amended to read as follows:

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7. Battery calculations. Calculations are to be completed using a battery derating factor of twenty (20) percent minimum.

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9. Voltage drop calculations. Calculations shall be completed using a maximum starting voltage of 20.4 volts for 24-volt systems and 10.2 volts for 12-volt systems.

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Section [F] 907.2.2 Group B, is amended by adding condition 4 to read as follows:

[F] 907.2.2 Group B. A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 500 or more.
2. The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge.
3. The Group B fire area contains a Group B ambulatory health care facility.
4. Occupancies shall be provided with an approved manually operated fire alarm system if the building is three or more stories in height.

Section [F] 907.2.7.1, Occupant notification is deleted in its entirety.

Section [F] 907.2.11, Single- and multiple-station smoke alarms, is amended by adding a new section, Section [F] 907.2.11.5, to read as follows:

[F] 907.2.11.5 One battery operated smoke detector shall be installed adjacent to each group of sleeping rooms in every existing residential dwelling.

Section [F] 907.2.13.1.2, *Duct smoke detection*, is amended to add condition 3 as follows:

[F] 907.2.13.1.2 Duct smoke detection

1. In the main return air and exhaust air plenum of each air-conditioning system having a capacity greater than 2,000 cubic feet per minute (cfm) (0.94 m³/s). Such detectors shall be located in a serviceable area downstream of the last duct inlet.
2. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air-conditioning system. In Group R-1 and R-2 occupancies, a smoke detector is allowed to be used in each return air riser carrying not more than 5,000 cfm (2.4 m³/s) and serving not more than 10 air-inlet openings.
3. In systems with open air returns, the duct smoke detector shall be placed on the supply side.

Section [F] 907.2.13, *High-rise buildings*, is amended by adding Section 907.2.13.2.1, *Special Provision for high-rise buildings*, to read as follows:

[F] 907.2.13.2.1 Special provisions for high-rise buildings. A Positive Alarm Sequence as defined in NFPA 72 is permitted where approved by the fire marshal. Request to use a positive Alarm Sequence feature must be submitted in writing to the fire marshal and approval granted before installation. The Positive Alarm Sequence feature shall be implemented in accordance with the requirements of NFPA 72. The audibility requirements of Section 907.10.2 of the City's fire code shall apply to the alert tone generated by the voice alarm systems.

Section [F] 907.2, *Where required – new buildings and structures*, is amended by adding Section 907.2.24, *High occupant load*, to read as follows:

[F] 907.2.24 High occupant load. In addition to the requirements listed in other sections of this code, any occupancy having an occupant load of 1000 or more shall be provided with a manual fire alarm system.

Exception: Open parking garages.

Section [F] 907.3, *Fire safety functions*, is amended to read as follows:

[F] 907.3, Fire safety functions. Automatic fire detectors utilized for the purpose of performing fire safety functions shall be connected to the building's fire alarm control unit where a fire alarm system is required by Section 907.2. Detectors shall, upon actuation, perform the intended function and activate the alarm notification appliances or activate a visible and audible supervisory signal at a constantly attended location. In buildings not equipped with a fire alarm system, the automatic fire detector shall be powered by normal electrical service and, upon actuation, perform the intended function. The detectors shall be

located in accordance with NFPA 72, except that the duct smoke detectors shall be located in accordance with the 2009 International Mechanical Code.

Section [F] 907.3.1, *Duct smoke detectors* is amended to read as follows:

[F] 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be *listed* for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a *constantly attended location* and shall perform the intended fire safety function in accordance with this code and the *International Mechanical Code*. Duct smoke detectors shall not be used as a substitute for required open area detection. In systems with open air returns, the duct smoke detector shall be placed on the supply side.

Exceptions:

~~[1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances.]~~

~~[2.]~~ 1. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an *approved* location. Smoke detector trouble conditions shall activate a visible or audible signal in an *approved* location and shall be identified as air duct detector trouble.

2. For fire alarm systems which cannot be programmed for supervisory signals, duct detectors shall be allowed to activate the alarm signal.

Section [F] 907.3.2, *Delayed egress locks*, is amended as follows:

[F] 907.3.2 Delayed egress locks. Where delayed egress locks are installed on *means of egress* doors in accordance with Section 1008.1.9.7 ~~[1008.1.9.6]~~, an automatic smoke or heat detection system shall be installed as required by that section.

Section [F] 907.3., *Fire safety functions*, is amended by adding Section [F] 907.3.5, *Fire alarm systems - emergency control*, as follows:

[F] 907.3.5 Fire alarm systems – emergency control. At a minimum, the following functions, where provided, shall be activated by the fire alarm system:

1. Elevator capture and control in accordance with ASME/ANSI A17.1b-2007, Safety Code for Elevators and Escalators.
2. Release of automatic door closures and hold open devices.
3. Stairwell and/or elevator shaft pressurization.
4. Smoke management and/or smoke control systems.

5. Initiation of automatic fire extinguishing equipment.
6. Emergency lighting control.
7. Unlocking of doors.
8. Emergency shutoff of gas and fuel supplies that may be hazardous providing the continuation of service is not essential to the preservation of life.
9. Emergency shutoff of audio systems for sound reinforcement or entertainment (i.e. music systems, systems for announcement and broadcast which are separate from public address systems) provided that such systems are not used to issue emergency instructions.
10. Emergency shutoff of systems used for the creation of displays or special effects (i.e. lighting effects, laser light shows, projection equipment).

Section [F] 907.4.2.1, Location, is amended to add the following exception:

Exception: Where construction of the building prohibits the proper installation of a pull station (e.g. glass walls, interior brick or rock walls), a pull station shall be allowed to be located in the normal path of egress, where approved by the fire marshal.

Section [F] 907.5.2.1, Audible alarms, is amended by adding *Section [F] 907.5.2.1.3, Testing of audible alarms in occupancies other than Group R,* as follows:

[F] 907.5.2.1 Testing of audible alarms in occupancies other than Group R.
Audibility levels for all occupancies other than Group R shall be in accordance with the public mode requirements of NFPA 72, and shall be tested utilizing the following criteria:

1. A UL listed audiometer, which has been calibrated within the last calendar year, and supplied by the fire alarm system installing contractor, shall be utilized to obtain readings. The audiometer will be held five (5) feet above floor, pointed in the direction of the audible device.
2. All doors within the occupancy, including the bathroom and balcony doors shall be in the closed position.
3. Levels shall be taken in the most remote areas of the occupancy first, including bathrooms and balconies.
4. Initial readings to confirm the average ambient sound level in each area shall be taken.

5. The fire alarm system shall be activated and readings in the tested areas shall be retaken and compared with the requirements.

Section [F] 907.5.2.1, Audible alarms, is amended by adding Section [F] 907.5.2.1.4, Testing of audible alarms in Group R occupancies, as follows:

[F] 907.5.2.1.4 Testing of audible alarms in Group R occupancies. Audibility levels for all Group R occupancies shall be in accordance with the requirements of Section [F] 907.6.2.1.1, and shall be tested utilizing the following criteria:

1. A UL listed audiometer, which has been calibrated with the last calendar year, and supplied by the fire alarm system installing contractor, shall be utilized to obtain readings. The audiometer will be held five (5) feet above floor, pointed in the direction of the audible device.
2. Sleeping room doors within the occupancy shall be in the closed position.
3. Bathroom doors within the occupancy shall be in the closed position.
4. Ambient sound level shall be established with the television set at fifty (50) percent of maximum volume, showers running, bathroom exhaust systems running, and air conditioning units running.
5. Levels shall be taken in the most remote area of the dwelling or sleeping unit first, including bathrooms.
6. Initial readings to confirm the ambient sound level in each area shall be taken.
7. The fire alarm system shall be activated and readings in the tested areas shall be retaken and compared with the requirements.

Section [F] 907.5.2.3.1, Public and common areas is amended to read as follows:

[F] 907.5.2.3.1 Public and common areas. Visible alarm notification appliances shall be provided in public areas and common areas. A common area is defined as an area that may be shared by two or more individuals (e.g., shared office, meeting room, conference room, huddle room, break room, storage room with a total area of 100 square feet or more that is accessible from a corridor, open work area to which access is not restricted, etc.).

Section [F] 907.5.2.3.4, Group R-2, is amended by adding the following to the end of the paragraph to read as follows:

[F] 907.5.2.3.4 Group R-2. In Group R-2 occupancies required by Section 907 to have a fire alarm system, all dwelling units and sleeping units shall be provided with the capability to support visible alarm notification appliances in accordance with ICC A117.1. This requirement is met by extending the fire alarm wiring to all living areas, restrooms and sleeping areas of all units. The wiring must terminate in an electrical box suitable for securely mounting an audio/visual device. Circuits shall be calculated with a minimum twenty (20) percent safety factor available at the end of the circuit.

Exception: Group R-2 complexes that install a minimum of 200% of the visible and audible alarms required in table 907.6.2.3.3 for Group I-1 and R-1 occupancies will be exempt from pre-wiring every individual unit under this section. For this exception to be used, the owner of the complex must sign and return the Letter of Understanding Form 6007, which can be obtained from SAFD Fire Prevention. The designer shall calculate the notification appliances circuits for units so equipped with a minimum twenty (20) percent safety factor available at the end of the circuit.

Section [F] 907.5.2.3, *Visible alarms*, is amended by adding a subsection [F] 907.5.2.3.4.1 *Group R-2 sleeping areas* to read as follows:

[F] 907.5.2.3.4.1 Group R-2 sleeping areas. Living room in Group R-2 occupancies shall have visible notification devices that meet the effective intensity requirements of NFPA 72, Table 7.5.4.6.2.

Section [F] 907.5.2.3 *Visible alarms*, is amended by adding Section [F] 907.5.2.3.5, *Combination devices*, to read as follows:

[F] 907.5.2.3.5 Combination devices. Combination 120 VAC single or multiple-station smoke detectors with an onboard visible notification appliance if utilized to meet the requirements of Section [F] 907.2.11, will not be given credit for meeting the visible alarm notification requirements of Section [F] 907.6.2.3.4 if these devices do not have the capability of supplying backup power for the visible notification appliance portion of the device. Should such devices be utilized to comply with Section [F] 907.2.11, the visible appliance side of the device shall flash in synchronization with the notification appliances required in the unit.

Section [F] 907, *Fire alarm systems*, is amended by adding the following Section [F] 907.9, *Special provisions for non-high-rise buildings*, to read as follows:

[F] 907.9 Special provisions for non-high-rise buildings. Required fire alarm systems in non-high-rise buildings shall meet the following:

1. Alarm signal may be electronic sound, a horn, siren.
2. Alarm to sound on all floors.

3. Alarm to sound on signal from:
 - a. Manual pull station
 - b. System smoke detector
 - c. Extinguishing system operation
4. A Positive Alarm Sequence as defined in NFPA 72 is permitted where approved by the fire marshal. Request to use a Positive Alarm Sequence feature must be submitted in writing to the fire marshal and approval granted before installation. The Positive Alarm Sequence feature shall be implemented in accordance with the requirements of NFPA 72.

Section [F] 907, Fire alarm systems, is amended by adding Section [F] 907.10, Alarm signal silencing switch, to read as follows:

[F] 907.10 Alarm signal silencing switch. A switch for silencing the alarm signal sounding appliances shall be permitted only if it is key operated or located within a locked cabinet. Such a switch shall be permitted only if visible zone alarm indication or equivalent has been provided by approved annunciation, printout, or other approved means, and subsequent alarms on other initiating devices circuits will cause the audible alarm signaling appliances to resound. A switch that is left in the "silence" position when there is no alarm shall operate trouble signals until the switch is restored to normal.

Section [F] 912.3.1, Locking fire department connection caps, is repealed and replace in its entirety to read as follows:

[F] 912.3.1 Locking fire department connection caps. Fire department connection(s) shall have locking caps in the following areas/occupancies: the area described in Section 11-37 of the city's fire code; Group A, E, I occupancies; high-rise buildings; any other location that fire code official determines that a locking cap would be necessary and/or beneficial for firefighting needs.

Section [F] 912.3.2, Clear space around connections is amended as follows:

[F] 912.3.2 Clear space around connections. A working space of not less than 60 [36] inches (1524 mm) in width, 60 [36] inches (1524 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire chief.

Section [F] 912, Fire Department Connections, is amended by adding the Section [F] 912.6, Location and type, as follows:

[F] 912.6 Location and type. Sprinkler system and standpipe fire department hose connections shall be as follows:

1. Within forty (40) feet of a public street, approved fire lane or access roadway; and
2. Within two hundred fifty (250) feet of an approved fire hydrant measured per hose lay criteria in Section 507.5.1.2 except for R-2 apartments the fire department connection shall be within five hundred (500) feet of an approved fire hydrant measured per hose lay criteria in Section 507.5.1.2 ; and
3. Minimum of two (2) feet above finished grade and a maximum of four (4) feet above finished grade for standard inlets and minimum of 30 inches at lowest point above finished grade and maximum of four (4) feet above finished grade for the fire (5) inlet; and
4. The fire code official shall approve the location of freestanding fire department connections; and
5. Where provided, the five (5) inch inlet shall be installed at a 30 degree angle pointing down; and
6. Fire department connections for H occupancies will be freestanding remove and located as determined by the fire code official; and
7. See table 912.6

Table 912.6
FDC Connections required by System Type

<u>Sprinkler Systems:</u> <u>Wet</u> <u>Dry</u>	<u>Either a 5 Inch</u> <u>Stortz inlet or (2)2</u> <u>½ Inch inlets</u>		
<u>Standpipes:</u> <u>Automatic Wet</u> <u>Automatic Dry</u> <u>Semiautomatic Dry</u>		<u>Either a 5 Inch</u> <u>Stortz inlet or</u> <u>(2)2 ½ Inch</u> <u>inlets</u>	
<u>Standpipes:</u> <u>Manual Wet</u> <u>Manual Dry</u>			<u>A 5 Inch Stortz inlet for</u> <u>the first 1000 gallons</u> <u>system demand and an</u> <u>additional 2 ½ inlet for</u> <u>each additional 250</u> <u>gallon demand or portion</u> <u>thereof</u>

There shall be no more than one Stortz connection in any configuration

SECTION [F] 912, FIRE DEPARTMENT CONNECTIONS is amended by adding the following Section [F] 912.7. *Multiple fire department connections*, as follows:

[F] 912.7 Multiple fire department connections. Separate structures, whether classified as a single structure for height and area purposes in the International Building Code or not, that share the same automatic sprinkler system water source shall each be provided with a separate fire department connection. Easily accessible, supervised isolation valves shall be provided in a location chosen by the fire marshal or his designee to separate each building's sprinkler system.

Section [F] 1003, *General Means of Egress*, is amended by adding the following Section [F] 1003.8, *Special provisions*, as follows:

[F] 1003.8 Special provisions. Rooms in E occupancies used for kindergarten or daycare classified as an E occupancy shall not be located above or below the first story.

Exceptions:

1. Basements or stories having floor levels located within four (4) feet, measured vertically, from adjacent ground level at the level at the level of exit discharge, provided the basement or story has exterior exit doors at that level.
2. In buildings equipped with an automatic sprinkler system throughout, rooms used for kindergarten or for daycare purposes may be located on the second story, provided there are at least two exterior exit doors for the exclusive use of such occupancies.

Section 1004.1.1, *Areas without fixed seating* is amended by adding a sentence to the end of the main body of the section to read as follows:

1004.1.1 Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.1. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant per unit of area factor assigned to the occupancy as set forth in Table 1004.1.1. Where an intended use is not listed in Table 1004.1.1, the building official shall establish a use based on a listed use that most nearly resembles the intended use. When the calculated number is not a whole number, it is required to round up to the next whole number for determination of the occupant load of a space.

Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.

Section [F] 1006.3, *Illumination emergency power* is amended by adding Section 1006.3.1, *Illumination in Group E occupancies*, to read as follows:

[F] 1006.3.1 Illumination in Group E occupancies. Group E occupancies shall have emergency lighting in interior stairs, corridors, windowless areas with student occupancy, shops, and laboratories.

SECTION 1007, *ACCESSIBLE MEANS OF EGRESS* is repealed and replaced with a new SECTION 1007 to read as follows:

SECTION 1007
ACCESSIBLE MEANS OF EGRESS

All buildings or portions of buildings must comply with the accessibility standards adopted by the State. Projects shall be submitted to the Texas Department of Licensing and Regulation for review, inspection and approval in accordance with state law.

Section 1008.1.4.4, *Access-controlled egress doors* is amended as follows:

1008.1.4.4.7 Access Controlled egress doors. The entrance doors in a *means of egress* in buildings with an occupancy in Groups A, B, E, I-2, M, R-1 or R-2 and entrance doors to tenant spaces in occupancies in Groups A, B, E, I-2, M, R-1 or R-2 and interior doors in Group I-2 occupancies, with the approval of the building official, are permitted to be equipped with an *approved* entrance and egress access controls system which shall be installed in accordance with all of the following criteria:

* * * * *

Section 1008.1.9.6, *Special locking arrangements in Group I-2* is amended as follows with the remaining code sections staying unchanged:

1008.1.9.6 Special locking arrangements in Group I-2. Where approved by the building official, approved ~~Approved~~ delayed egress locks shall be permitted in a Group I-2 occupancy where the clinical needs of persons that require specialized security measures for their safety (i.e., infant/pediatric security safe areas, dementia and Alzheimer's disease care areas, etc.) ~~receiving care~~ require such locking. Delayed egress locks on doors, including stairway doors, shall be permitted in such occupancies where the *building* is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 of an *approved* automatic smoke or heat detection system in accordance with Section 907, provided that the doors unlock in accordance with Items 1 through 6 below. A *building* occupant shall not be required to pass through more than one door equipped with a delayed egress lock before entering an *exit*.

* * * * *

Section 1008 1.9.7, *Delayed egress locks*, is amended as follows:

1008.1.9.7 Delayed egress locks. *Approved, listed,* delayed egress locks shall be permitted to be installed on doors, including stairway doors in a Group I-2 occupancy, serving any occupancy except Group A, E and H occupancies in *buildings* that are equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 of an *approved* automatic smoke or heat detection system in accordance with Section 907, provided that the doors unlock in accordance with Items 1 through 6 below. A *building* occupant shall not be required to pass through more than one door equipped with a delayed egress lock before entering an *exit*.

* * * * *

Section 1008.1.9.10, Stairway doors is amended to add Exception 4 as follows:

* * * * *

4. This section shall not apply to stairway doors in Group I-2 occupancies (excluding nursing homes where 24-hour care is not provided at all times) if the stairway doors are equipped with delayed egress locks in accordance with Section 1008.1.9.6 or Section 1008.1.9.7 of the International Fire Code.

SECTION 1026, EXTERIOR EXIT RAMPS AND STAIRWAYS is amended by adding *Section 1026.7, Exterior fire escape,* to read as follows:

1026.7 Exterior fire escape. Any existing fire escape which is deemed to be adequate fire escape under the laws of the state or under the provisions of the city fire prevention regulations shall be deemed an adequate means of egress for emergency use, as required by this chapter, and the number of existing exterior fire escapes shall be provided to comply with the fire escape law of the state and the city fire prevention regulations.

CHAPTER 11, ACCESSIBILITY is repealed and replaced with a new *CHAPTER 11* to read as follows:

CHAPTER 11
ACCESSIBILITY

All buildings or portions of buildings must comply with the accessibility standards adopted by the state. Projects shall be submitted to the Texas Department of Licensing and Regulation for review, inspection and approval in accordance with state law.

CHAPTER 15, ROOF ASSEMBLIES AND ROOFTOP STRUCTURES, is amended by amending *SECTION 1502, DEFINITIONS,* by adding a definition for Energy Star Certified Roof, to read as follows:

ENERGY STAR CERTIFIED ROOF. Applicable to 2:12 sloped roofs or less. A roof that is Energy Star certified. Energy Star is a joint program of the U. S. Environmental Protection Agency and the Department of Energy.

CHAPTER 15, ROOF ASSEMBLIES AND ROOFTOP STRUCTURES is amended by amending *Section [P]1503.4, Roof drainage*, by adding *Section 1503.4.4, Zero lot line development*, and *Section 1503.4.5* to read as follows:

1503.4.4 Zero lot line development. On zero lot line development where roof projections are allowed by deed covenant or ingress/egress easements and the roof slopes towards the adjoining property, adequate gutters and downspouts shall be provided to direct roof water away from adjacent property. Roof projections shall not extend beyond a point 1/3 the width of the easement or a maximum of 24 inches (610 mm). If there is no slope towards zero lot line, gutters are not necessary.

1503.4.5 Any Group R or Group U occupancy with roof edges less than 3 feet (914 mm) to any property line shall be provided with gutters and downspouts to direct roof water away from adjacent property.

CHAPTER 15, ROOF ASSEMBLIES AND ROOFTOP STRUCTURES, is amended by adding a sentence to *Section 1506.1, Scope, and Exception* to read as follows:

1506.1 Scope. The requirements set forth in this section shall apply to the application of roof-covering materials specified herein. Roof coverings shall be applied in accordance with this chapter and the manufacturer's installation instructions. Installation of roof coverings shall comply with the applicable provisions of Section 1507. Energy Star Certified roofs shall be required on all new buildings with a roof slope of 2:12 or less.

Exception: Buildings with a use classification of Group R-2, R-3, or R-4 and 3 stories or less.

SECTION 1704, SPECIAL INSPECTIONS, is amended by amending *Section 1704.1, General*, to read as follows:

1704.1 General. Where application is made for construction as described in this section, the owner or the *registered design professional in responsible charge* acting as the owner's agent shall employ one or more *approved agencies* to perform inspections during construction on the types of work listed under Section 1704. These inspections are in addition to the inspections identified in Section 110.

The special inspector shall not be employed by the contractor and shall be a qualified person, approved agency or firm who shall demonstrate competence, to the satisfaction of the registered design professional in responsible charge and the building official, for the inspection of the particular type of construction or operation requiring *special inspection*. The *registered design*

professional in responsible charge and engineers of record involved in the design of the project are permitted to act as the *approved agency* and their personnel are permitted to act as the special inspector for the work designed by them, provided those personnel meet the qualification requirements of this section to the satisfaction of the registered design professional in responsible charge and the *building official*. Upon request the ~~The~~ special inspector shall provide written documentation to the *building official* demonstrating to the *building official* his or her competence and relevant experience or training. Experience or training shall be considered relevant when the documented experience or training is related in complexity to the same type of *special inspection* activities for projects of similar complexity and material qualities. These qualifications are in addition to qualifications specified in other section of this code.

Exceptions:

1. *Special inspections* are not required for work of a minor nature or as warranted by conditions in the jurisdiction as approved by the *building official*.
2. *Special inspections* are not required for building components unless the design involves the practice of professional engineering or architecture as defined by applicable state statutes and regulations governing the professional registration and certification of engineers or architects.
3. Unless otherwise required by the *building official*, *special inspections* are not required for Group U occupancies that are accessory to a residential occupancy including, but not limited to, those listed in Section 312.1.

Section 1704.1.2, Report requirement, is amended to read as follows:

1704.1.2 Report requirement. Special inspectors shall keep records of inspections. The special inspector shall furnish inspection reports to the *building official*~~;~~ upon request and to the *registered design professional in responsible charge*. Individual inspection reports ~~Reports~~ shall indicate that work inspected was or was not completed in conformance to *approved construction documents*. Discrepancies shall be brought to the immediate attention of the contractor for correction. If they are not corrected, the discrepancies shall be brought to the attention of the *building official* and to the *registered design professional in responsible charge* prior to completion of that phase of the work. A final report written by the registered design professional in responsible charge documenting all of the required special inspections, the special inspectors, and the corrective action taken for ~~and correction of~~ any discrepancies noted in the inspections shall be submitted ~~at a point in time agreed upon prior to the start of work~~ by the applicant and the *building official* prior to the building official issuing the certificate of occupancy or temporary certificate of occupancy.

Section 1704.2.2, Fabricator approval, is amended to read as follows:

1704.2.2 Fabricator approval. *Special inspections* required by Section 1704 are not required where the work is done on the premises of a fabricator that is enrolled in a nationally accepted inspections program acceptable to the registered design professional in responsible charge. ~~[registered and approved to perform such work without special inspection. Approval shall be based upon review of the fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency.]~~ At completion of fabrication, the *approved* fabricator shall submit a *certificate of compliance* to the building official upon request. A certificate of compliance shall also be submitted to the registered design professional in responsible charge stating that the work was performed in accordance with the *approved construction documents*.

Section 3306.7, Covered walkways is amended to add an exception "B" to read as follows:

3306.7 Covered walkways. Covered walkways shall have a minimum clear height of 8 feet (2438 mm) as measure from the floor surface to the canopy overhead. Adequate lighting shall be provided at all times. Covered walkways shall be designed to support all imposed loads. In no case shall the design live load be less than 250 psf (7.2 kN/m²) for the entire structure.

Exception A: Roofs and supporting structures of covered walkways for new, light-frame construction not exceeding two stories above grade plane are permitted to be designed for a live load of 75 psf (7.2 kN/m²) or the loads imposed on them, whichever is greater. In lieu of such designs, the roof and supporting structure of a covered walkway are permitted to be constructed as follows:

1. Footings shall be continuous 2-inch by 6-inch (51 mm by 152 mm) members.
2. Posts not less than 4 inches by 6 inches (102 mm by 152 mm) shall be provided on both sides of the roof and spaced not more than 12 feet (3658 mm) on center.
3. Stringers not less than 4 inches by 12 inches (102 mm by 305 mm) shall be placed on edge upon the posts.
4. Joists resting on the stringers shall be at least 2 inches by 8 inches (51 mm by 203 mm) and shall be spaced not more than 2 feet (610 mm) on center.
5. The deck shall be planks at least 2 inches (51 mm) thick or wood structural panels with an exterior exposure durability classification of at least 23/32 inch (18.3 mm) thick nailed to the joists.
6. Each post shall be knee braced to joists and stringers by 2-inch by 4-inch (51 mm by 102 mm) minimum members 4 feet (1219 mm) long.
7. A 2-inch by 4-inch (51 mm by 102 mm) minimum curb shall be set on edge along the outside edge of the deck.

Exception B: Pedestrian canopies for construction or demolition of buildings not exceeding 36 feet (10.97 m) in height or three stories, whichever is less, may be constructed of metal scaffolds of 2-inch (51mm) tubing adequately braced by 1 ¼ inch (32 mm) tubing. The passageway shall not be less than 39 inches (991 mm) in width at any point with a head room of not less than 8 feet (2.44 m). The scaffold ends shall be braced by approved diagonal cross bracing maintaining a maximum of 8 feet (2.44 m) between ends. A solid, tightly sheathed cover between scaffold and job site to be not less than 1/2 inch (12.7 mm) ply board with railing when required by this section. The roof shall be tightly sheathed with a minimum of 2-inch (51 mm) nominal wood planking.

CHAPTER 34, *EXISTING STRUCTURES* is repealed and replaced with a new CHAPTER 34, *EXISTING STRUCTURES*, to read as follows:

CHAPTER 34 **EXISTING STRUCTURES**

SECTION 3401 GENERAL

3401.1 Scope. The provisions of this chapter shall control the repair, alteration, change of occupancy, addition and relocation of existing structures.

Exception: Existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300-02.

3401.2 Maintenance. Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which they were installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be reinspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

3401.3 Compliance. The repair, alteration, change of existing occupancy classification, addition and relocation of existing structures shall be required to meet the provisions of the 2009 International Existing Building Code as adopted by the City.

SECTION 3. All previous provisions of the 2006 edition of the International Building Code with local amendments as adopted by the City of San Antonio, Texas, shall remain in full force and effect during the period for which they were enacted. Three (3) copies of the 2009 International Building Code with local amendments have been filed in the office of the city clerk for permanent record and inspection pursuant to section 17 of the City Charter.

SECTION 4. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, or any appendix thereof, for any reason, be held illegal, inoperative, or invalid or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

SECTION 5. There is no financial impact as a result of the passage of this ordinance.

SECTION 6. No other provision of the City Code is amended hereby. All other provisions shall remain in effect.

SECTION 7. The City Clerk for the City of San Antonio is hereby directed to publish notice of this ordinance in a newspaper published in the City of San Antonio, Texas, as required by Article 2, Section 17 of the City Charter of San Antonio, Texas.

SECTION 8. The publishers of the City Code of San Antonio are authorized to amend said Code to reflect the changes adopted herein, to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

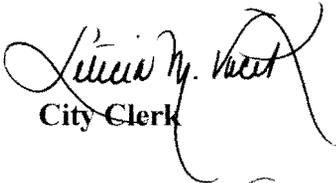
SECTION 9. This ordinance shall become effective on the 1st day of January, 2010.

PASSED AND APPROVED this 1st day of October, 2009.

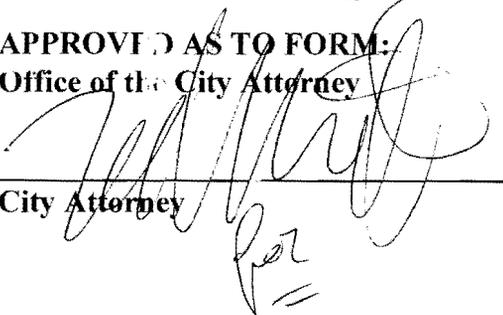


**MAYOR
JULIÁN CASTRO**

ATTEST:


City Clerk

**APPROVED AS TO FORM:
Office of the City Attorney**


City Attorney



BUILDING RELATED CODES

■ PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

AGENDA ITEM #23
OCTOBER 1, 2009

Planning & Development Services Department

Proposed Amendments:

Chapter 6: Buildings;

Chapter 10: Electricity;

Chapter 11: Fire Prevention;

Chapter 16: Salvage Yards and Auto Dismantlers; and

Chapter 24: Plumbing of the City Code of San Antonio

Background

Building-related codes are updated on a national level every 3 years. The currently adopted building-related codes found in Chapters 6, 10, 11 and 24 of the City Code are as follows:

- 2006 *International Residential Code*
- 2006 *International Building Code*
- 2006 *International Existing Building Code*
- 2006 *International Mechanical Code*
- 2006 *International Fire Code*
- 2006 *Uniform Plumbing Code*

Ordinance Adopts the Following Building-related Codes with Amendments:

- 2009 *International Residential Code (IRC)*
- 2009 *International Building Code (IBC)*
- 2009 *International Existing Building Code (IEBC)*
- 2009 *International Mechanical Code (IMC)*
- 2009 *International Fire Code (IFC)*
- 2009 *International Plumbing Code (IPC)*
- 2009 *International Fuel Gas Code (IFGC)*

NOTE: The 2009 *International Energy Conservation Code (IECC)* was adopted by City Council on May 21, 2009. All codes have an effective date of January 1, 2010.

Coordination

City of San Antonio: City Attorney's Office,
Office of Environmental Policy
Fire Marshal's Office

Local Organizations:

Greater San Antonio Builders Association (GSABA)	Professional Engineers in Private Practice (PEPP)
American Institute of Architects (AIA) of SA	Air Conditioning Contractors of America (ACCA) of SA
Development Process Task Force (aka Real Estate Council)	Building Owners & Managers Association (BOMA) of SA
Associated Builders & Contractors (AGC) – South Texas	U.S. Green Building Council (USGBC)
San Antonio Association of Building Engineers (SAABE)	Plumbing-Heating-Cooling Contractors Association (PHCC)
Society of American Military Engineers (SAME) SA Post	

Public Hearings

Conducted by Building and Fire Codes Board of Appeals

- **DATE OF HEARING:** September 3, 2009
- **ACTION TAKEN:** Board voted unanimously to recommend adoption of the following codes with local amendments:
 - 2009 *International Residential Code*
 - 2009 *International Building Code*
 - 2009 *International Existing Building Code*
 - 2009 *International Fire Code*

Public Hearing

Conducted by Mechanical Appeals and Advisory Board

- **DATE OF HEARING:** June 11, 2009
- **ACTION TAKEN:** Board voted unanimously to recommend adoption of :
 - 2009 *International Mechanical Code* with local amendments
 - Air Conditioning Unit Parts Sales Ordinance – allows locally licensed salvage yards to accept recycled air conditioning unit parts from San Antonio licensed mechanical contractors.

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Public Hearing

Conducted by Plumbing Appeals and Advisory Board

- **DATE OF HEARING:** August 12, 2009
- **ACTION TAKEN:** Board voted 7 in favor, 0 opposed and 1 abstained to recommend adoption of the following codes with local amendments:
 - 2009 *International Plumbing Code*
 - 2009 *International Fuel Gas Code*

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IPC Advantages

- Developed and maintained through a national government consensus process that excludes special interest and conflicts of interest
- Performance oriented to stimulate economic development through acceptance of innovative design and construction methods. Cost savings by eliminating unneeded plumbing requirements
- Part of the ICC family of codes – the only comprehensive set of national model codes designed to work together as a package
- Coordinated with other building-related codes

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Local and Regional Adoption of IPC

- Alamo Heights
- Balcones Heights
- Boerne
- Bulverde
- Castle Hills
- Castroville
- Cibolo
- Converse
- Fair Oaks Ranch
- Fredericksburg
- Garden Ridge
- Helotes
- Kerrville
- Leon Valley
- Live Oak
- New Braunfels
- Pleasanton
- San Marcos
- Schertz
- Seguin
- Shavano Park
- Stockdale
- Universal City
- Windcrest

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IPC Adoption

- **272 Texas municipalities** have adopted the IPC including Dallas, Fort Worth, El Paso, College Station, Laredo and Corpus Christi.
- **Large U. S. municipalities** have adopted the IPC including Washington DC; New York City; Denver; Miami; Philadelphia; Detroit; Pittsburgh; Salt Lake City; Buffalo; Raleigh; Charlotte; Atlanta; Cincinnati; Memphis; and Fairfax County, VA.

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Organizational Support IPC & IFGC

- S. A. Office of Environmental Policy (**OEP**)
- U. S. Green Building Council (**USGBC**)
- American Institute of Architects (**AIA**) San Antonio
- Professional Engineers in Private Practice (**PEPP**), Bexar Chapter
- San Antonio Apartment Association (**SAAA**)
- San Antonio Building Owners & Managers Association (**SABOMA**)
- San Antonio Association of Building Engineers (**SAABE**)

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Organizational Support IPC & IFGC

- Air Conditioning Contractors of America (**ACCA**), San Antonio Chapter
- American Society of Heating, Refrigeration, Air-Conditioning Engineers (**ASHRAE**) Board of Directors, S. A.
- Associated Builders & Contractors (**ABC**) – South Texas
- Society of American Military Engineers (**SAME**), San Antonio Post
- Plumbing-Heating-Cooling Contractor Association (**PHCC**), San Antonio

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Public Hearing

Conducted by I&G Council Committee

- **DATE OF HEARING:** September 15, 2009
- **ACTION TAKEN:** Committee voted unanimously to recommend adoption of the AC Unit Parts Sales Ordinance and the following proposed building-related codes with amendments:
 - 2009 International Building Code
 - 2009 International Existing Building Code
 - 2009 International Mechanical Code
 - 2009 International Residential Code
 - 2009 International Plumbing Code
 - 2009 International Fuel Gas Code
 - 2009 International Fire Code

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STAFF RECOMMENDATION:

Staff recommends to City Council the adoption of the 2009 International Codes with proposed amendments and the Air Conditioning Unit Parts Sales Ordinance.

#23



**Professional Engineers in Private Practice
Bexar Chapter, Practice Division of TSPE/NSPE**

PO Box 781268 San Antonio, TX 78278-1268 www.BexarPEPP.org

February 18, 2009

Mr. Rod Sanchez, AICP, CBO
Director
Planning and Development Services Department
City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

Re: 2009 Plumbing Code

Dear Rod:

As you commence the process of adoption of the new editions of the 2009 Codes, we note that all of the older 2006 Codes now adopted for use in the City of San Antonio are contained within the International Code Council (ICC) family of Codes, save one. That one exception is the **Uniform Plumbing Code (UPC)**.

The experience of our membership has been that inherent coordination between the various ICC Codes has been a positive element in the design process. The lack of that coordination with the UPC is troublesome.

While the UPC has been a part of the San Antonio plumbing industry for years, and most of those involved in plumbing design have been familiar with its prescriptive requirements, the two ICC Codes dealing with plumbing; i.e., the **International Plumbing Code (IPC)** and **International Fuel Gas Code (IFGC)** are also familiar to most, if not everyone. Because the IPC and IFGC have been adopted by many neighbor communities (more than 250 within the state of Texas), it has been a requirement for responsible designers to know the requirements for both the UPC and the IPC/IFGC. It would be much easier to be knowledgeable in only one set of Codes.

No one can deny that the UPC has served the City of San Antonio well over the years, but the time has come to change. The UPC has begun to show the lack of resources of its parent organization, the International Association of Plumbing & Mechanical Officials (IAPMO). There are many areas where the UPC is beginning to lag behind, particularly in areas of public safety. For instance, the provisions for gas appliances covered by the UPC does not adequately cover many items in common use, including fireplace log lighters, fireplace heaters, wall furnaces, unit heaters, duct furnaces and boilers. Also, the UPC does not support the plumbing design methodologies required to build "green" buildings. IAPMO is just not keeping up with the development of new technologies that are incorporated within the IPC & IFGC.

On behalf of PEPP, it is the recommendation of our organization that the City of San Antonio adopt the 2009 IPC and 2009 IFGC in this next cycle of Code Adoptions. San Antonio deserves a fully coordinated set of Codes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carl Bain'.

Carl Bain, P.E.
Chairman, Bexar Chapter, PEPP

Agenda Item:	23						
Date:	10/01/2009						
Time:	10:44:46 AM						
Vote Type:	Other: With Amendmt To Sec 312 Of Plumb Code						
Description:	Consideration of Ordinances amending the City Code by adopting various building-related construction codes with local amendments; and permitting the acquisition of air conditioning unit parts from city-licensed mechanical contractors. [T.C. Broadnax, Assistant City Manager; Roderick Sanchez, Director, Planning and Development Services]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x			x	
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				x
John G. Clamp	District 10		x				