



CITY CLERK DEPT.

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Planning & Inspections Department

Mayor
Oscar Leeser

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

City Council

District 1
Peter Svarzbein

District 2
Larry Romero

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Claudia Ordaz

District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

DEPARTMENT: PLANNING & INSPECTIONS DEPARTMENT

**AGENDA DATE: INTRODUCTION: MAY 17, 2016
PUBLIC HEARING: MAY 31, 2016**

CONTACT PERSON NAME AND PHONE NUMBER:
LARRY F. NICHOLS, (915) 212-1550, nicholslf@elpasotexas.gov
VICTOR MORRISON-VEGA, (915) 212-1553, Morrison-vegavx@elpasotexas.gov

DISTRICT(S) AFFECTED: ALL

SUBJECT:

An Ordinance amending Title 18 (Building & Construction), Chapter 18.02 (Administrative Code), adding provisions for Demolition Permit, Certificates of Use, and Conditional Certificates of Occupancy, Chapter 18.08 (Building Code), 18.10 (Residential Code), 18.12 (Mechanical Code), 18.16 (Electrical Code), 18.20 (Plumbing Code), 18.24 (Gas Code), 18.28 (Existing Building Code), 18.30 (Swimming Pool and Spa Code), 18.50 (Property Maintenance Code), 18.70 (Energy Conservation Code), adopting the 2015 International Building Codes, and the 2014 National Electrical Code, and adopting appropriate local amendments, and amending Title 9, Chapter 9.52, adopting the 2015 International Fire Code, the penalty being as provided in 18.02.111 of the El Paso City Code.

Discussion and action on the following code changes to Title 18 (Building & Construction) of the City Code, as follows:

- a.) An Ordinance amending Title 18 (Building & Construction), Chapter 18.02 (Building and Construction Administrative Code) of the El Paso City Code.
- b.) An Ordinance adopting the 2015 Edition of the International Building Code and amending Title 18 (Building & Construction), Chapter 18.08 (Building Code) of the El Paso City Code to provide for local amendments.
- c.) An Ordinance adopting the 2015 Edition of the International Residential Code and amending Title 18 (Building & Construction), Chapter 18.10 (Residential Code) of the El Paso City Code to provide for local amendments.

Larry F. Nichols – Department Head
City 3 | 801 Texas | El Paso, Texas 79901 | (915) 212-0083

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- d.) An Ordinance adopting the 2015 Edition of the International Mechanical Code and amending Title 18 (Building & Construction), Chapter 18.12 (Mechanical Code) of the El Paso City Code to provide for local amendments.
- e.) An Ordinance adopting the 2014 Edition of the National Electrical Code and amending the Title 18 (Building & Construction), Chapter 18.16 (Electrical Code) of the El Paso City Code to provide for local amendments.
- f.) An Ordinance adopting the 2015 Edition of the International Plumbing Code and amending the Title 18 (Building & Construction), Chapter 18.20 (Plumbing Code) of the El Paso City Code to provide for local amendments.
- g.) An Ordinance adopting the 2015 Edition of the International Fuel Gas Code and amending Title 18 (Building & Construction), Chapter 18.24 (Gas Code) of the El Paso City Code to provide for local amendments.
- h.) An Ordinance adopting the 2015 Edition of the International Existing Building Code and amending Title 18 (Building & Construction), Chapter 18.28 (Existing Building Code) of the El Paso City Code to provide for local amendments.
- i.) An Ordinance adopting Title 18 (Building & Construction), Chapter 18.30 (Pool & Spa Code) of the El Paso City Code to provide for local amendments.
- j.) An Ordinance adopting the 2015 Edition of the International Property Maintenance Code and amending Title 18 (Building & Construction), Chapter 18.50 (Property Maintenance Code) of the El Paso City Code to provide for local amendments.
- k.) An Ordinance adopting the 2015 Edition of the International Energy Conservation Code and amending Title 18 (Building & Construction), Chapter 18.70 (Energy Conservation Code) to the El Paso City Code and providing for local aments.
- l.) An Ordinance adopting the 2015 Edition of the International Fire Code and amending Title 9, Chapter 9.52 (Fire Prevention Code) of the El Paso City Code.

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BACKGROUND / DISCUSSION:

The International Code Council has published the 2015 Edition of the International Code Family and local public input and industry input has been taken to assure that the current version of the codes are amended and adopted as appropriate for the City of El Paso. These codes are normally revised on a three-year cycle, and adoption is key to stay abreast of modern developments in building safety and to be consistent with adoption by the State of Texas of certain codes.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

N/A

*******REQUIRED AUTHORIZATION*******

DEPARTMENT HEAD:

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager

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ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 18 (BUILDING AND CONSTRUCTION), CHAPTER 18.28 (EXISTING BUILDING CODE), ADOPTING THE 2015 INTERNATIONAL BUILDING CODE , AND ADOPTING APPROPRIATE LOCAL AMENDMENTS, THE PENALTY BEING AS PROVIDED IN 18.02.111 OF THE EL PASO CITY CODE

WHEREAS, the 2015 Addition of the International Building Codes has been published and adoption of the 2015 International Building Codes are now proposed; and

WHEREAS, the Building Official for the City of El Paso has reviewed and favorably recommends the adoption of the 2015 International Building Codes; together with the local amendments appropriate for the City of El Paso; and

WHEREAS, the City Council has deemed the proposed local amendments appropriate for the City of El Paso;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. That Title 18 (Administrative Code) Chapter 18.28 (Existing Building Code) is hereby amended as follows:

Chapter 18.28 - EXISTING BUILDING CODE

18.28.010 - Short title.

18.28.020 Adoption

18.28.030 Section 104.2.2 Preliminary meeting, amended.

18.28.040 Section 105.3 Application for permit, amended.

18.28.050 Section 202 General definitions, added

18.28.060 Section 402.1.1 Additions in existing portions of a building or structure of a Group R or I-1 occupancy, added

18.28.070 Section 603.2 International Fire Code requirements for existing buildings, added

18.28.080 Section 603.3 Smoke and carbon monoxide alarms, added.

18.28.090 Section 603.4 Smoke alarms in existing portions of a building, added.

18.28.100 Section 603.5 Carbon monoxide alarms, added.

18.28.110 Section 609.3 Plumbing Repairs

18.28.120 Section 610 Conformance, amended.

18.28.130 Section 611 Energy, amended.

18.28.140 Section 612 Compliance with the Vacant Building Code, added.

18.28.150 Section 701 Scope,. Added

18.28.160 Section 804.2.6 Fire sprinkler system, Added

18.28.170 Section 804.2.7 Fire sprinkler system supplemental installation requirements, added.

18.28.180 Section 804.2.8 Fire wall alternative, added.

18.28.190 Section 808.3.2 Kitchens, amended.

18.28.200 Section 1001.4 Incidental accessory occupancy, .Added

18.28.210 Section 1004.1.2 Smoke Alarms in Occupancy Groups R-3 and R-4, amended.

18.28.220 Appendix A Guidelines for the Seismic Retrofit of Existing Building, adopted

18.28.230 Appendix B Supplementary Accessibility Requirements for Existing Buildings and Facilities, adopted

18.28.240 Appendix C, Gable End Retrofit for High Wind Areas adopted.

18.28.130 - Section 611 Energy, Added

International Existing Building Code, 2015 Edition, Section 611 Energy, is hereby amended to add an exception to read as follows:

611 Energy. Buildings forty years or older undergoing a change in occupancy that would result in an increase in demand for either fossil fuel or electrical energy do not need to comply with the International Energy Conservation Code.

18.28.140 – Section 612 Compliance with the Vacant Premises/Building Code, added.

International Existing Building Code, 2015 Edition, Section 902.3 612 Compliance with the Vacant Premises/Building Code, is hereby added to read as follows:

902.3 612 Compliance with the Vacant Premises/Building Code. Where the character or use of an existing building or part of an existing building is identified as a vacant building/area in accordance with 18.40 of the El Paso City Code, commonly referred to as the Vacant Premises/Building Code, the building shall then comply with all of the applicable requirements of the Vacant Building Code.

18.28.150 - Section 701 Scope,. Added

International Existing Building Code, 2015 Edition, Section 701 Scope, is hereby amended to add the following:

701 Scope. Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose, as well as alterations described in Level 2 where change of use does not affect occupant load. Level I alterations shall comply with the requirements of Chapter 6

18.28.160 – Section 804.2.6 Fire sprinkler system, Added

International Existing Building Code, 2015 Edition, Section 804.2.6 Fire sprinkler system, is hereby added to include:

804.2.6 Fire sprinkler system. Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the International Building Code, such system shall be provided throughout the area where the change of occupancy occurs, and in accordance with the International Fire Code and the International Existing Building Code.

18.28.170 - Section 804.2.7 Fire sprinkler system supplemental installation requirements, added.

International Existing Building Code, 2015 Edition, Section 804.2.7 Fire sprinkler system supplemental installation requirements, is hereby added to read as follows:

804.2.7 Fire sprinkler system supplemental installation requirements. Where the work area in a building is required to be provided with automatic sprinkler protection in accordance with the International Building Code, an approved water supply riser pipe and stub out shall be installed as a component of the automatic sprinkler system to allow for

future distribution and interconnection of an automatic sprinkler system to other work areas above and below the present work area.

Exception: If the code official determines that it is technically infeasible to design and install an automatic sprinkler system, work areas shall be protected throughout all occupiable spaces by an automatic fire detection system that activates the occupant notification system in accordance with the International Building Code.

18.28.180 - Section 804.2.8 Fire wall alternative, added.

International Existing Building Code, 2015 Edition, Section 804.2.8 Fire wall alternative, is hereby added to read as follows:

804.2.8 Fire wall alternative. In other than Groups H, F-1 and S-1, fire barriers and horizontal assemblies constructed in accordance with the International Building Code shall be permitted to be used in lieu of fire walls to subdivide the building into separate buildings for the purpose of complying with the area limitations required for the new occupancy where all of the following conditions are met:

1. The buildings are protected throughout with an automatic sprinkler system in accordance with the International Fire Code.
2. The maximum allowable area between fire barriers, horizontal assemblies, or any combination thereof shall not exceed the maximum allowable area determined in accordance with Chapter 5 of the International Building Code without an increase allowed for an automatic sprinkler system in accordance with Section 506 of the International Building Code.
3. The fire-resistance rating of the fire barriers and horizontal assemblies shall not be less than that specified for fire walls in Table 706.4 of the International Building Code.

Exception: Where horizontal assemblies are used to limit the maximum allowable area, the required fire resistance rating of the horizontal assemblies shall be permitted to be reduced by 1 hour provided the height and number of stories increases allowed for an automatic sprinkler system by Section 504.2 of the International Building Code are not used for the buildings.

18.28.190- Section 808.3.2 Kitchens, amended.

International Existing Building Code, 2015 Edition, Section 808.3.2 Kitchens, is hereby amended to read as follows:

808.3.2 Kitchens. Kitchens shall have a minimum of three separate and remote duplex receptacle outlets.

18.28.200 - Section 1001.4 Incidental accessory occupancy, Added

International Existing Building Code, 2015 Edition, Section 1001.4 Incidental accessory occupancy, is hereby added to read as follows:

1001.4 Incidental accessory occupancy. Evaluate the protection of incidental accessory occupancies in accordance with Section 508.2.5 of the International Building Code. Do not include those where this code requires automatic sprinkler systems throughout the building including covered mall buildings, high-rise buildings, public garages and unlimited area buildings. Incidental Accessory Occupancy, for fire safety, means of egress and general safety use table 509.

18.28.210 - Section 1004.1.2 Smoke Alarms in Occupancy Groups R-3 and R-4, amended.

International Existing Building Code, 2015 Edition, Section 1004.1.2 Smoke Alarms in Occupancy Groups R-3 and R-4 is hereby amended to read as follows:

SECTION 1004.1.2 SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN ALL R GROUPS AND I-1 OCCUPANCY

1004.1.2 Smoke and carbon monoxide alarms in existing portions of a building. Whenever an addition is made to a building or structure of any R Group or I-1 occupancy, the existing building shall be provided with smoke and carbon monoxide alarms as required by Sections 302.5 through 302.5.2 of the International Existing Building Code and in compliance with the International Building Code or International Residential Code.

18.28.220 - Appendix A, Guidelines for the Seismic Retrofit of Existing Buildings, adopted.

International Existing Building Code, 2009 Edition, Appendix A, Guidelines for the Seismic Retrofit of Existing Buildings, is hereby adopted in its entirety.

18.28.230 - Appendix B Supplementary Accessibility Requirements for Existing Buildings and Facilities, adopted.

International Existing Building Code, 2009 Edition, Appendix B Supplementary Accessibility Requirements for Existing Buildings and Facilities, is hereby adopted in its entirety.

18.28.240 - Appendix C Gable End Retrofit for High Wind Areas is hereby adopted

International Existing Building Code, 2015 Edition, Appendix C Gable End Retrofit for High Wind Areas is hereby adopted in its entirety.

18.28.250 Conflicting ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this chapter are hereby repealed.

SECTION 2. That except as herein amended, Title 18 (Building and Construction), Chapter 18.28 (Existing Building Code) of the El Paso City Code shall remain in full force and effect.

PASSED AND APPROVED this ____ day of _____, 2016.

THE CITY OF EL PASO

Oscar Leeser, Mayor

ATTEST:

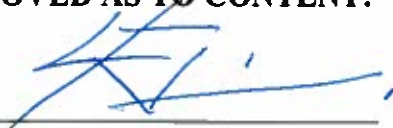
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



John R. Batton
Assistant City Attorney

APPROVED AS TO CONTENT:



Larry Nichols, Director
City Development Department

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