

## EXHIBIT "A"

### City of Mansfield Amendments to the 2018 International Existing Building Code North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the *2018 International Existing Building Code (IEBC)* are hereby amended as follows: Standard type is text from the *IEBC*. Underlined type is text inserted. ~~Strikeouts~~ indicate existing words and phrases to be deleted from the *IEBC*. A double asterisk (\*\*) at the beginning of a section identifies an amendment carried over from previous code cycles and a triple asterisk (\*\*\*) identifies a new or revised amendment with the 2018 code.

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**\*\*Section 101.1; change to read as follows:**

[A] 101.1 Title. These regulations shall be known as the *Existing Building Code* of the City of Mansfield hereinafter referred to as "this code."

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**\*\*Section 102.4; change to read as follows:**

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

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

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**\*\*Section 105.2; under sub-title entitled "Building" delete item 4 and re-number as follows:**

Building:

1. Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and that are not part of an accessible route.
2. (Unchanged)
3. (Unchanged)
4. ~~Shade cloth structures constructed for nursery or agricultural purposes, and not including service systems.~~
- 5- 4. (Unchanged)
- 6- 5. (Unchanged)

*(Reason: Consistent with amendment to Section 105.2 of the IBC.)*

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**\*\*Section 108.4; change to read as follows:**

[A] 108.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee equivalent to 100 percent (100%) of the usual permit fee in addition to the required permit fees.

*(Reason: To clarify the fee amount for work commencing before permit issuance.)*

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**\*\*Section 108.6; change to read as follows:**

[A] 108.6 Refunds. The ~~code~~ building official shall authorize the refunding of fees as follows.

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

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The building official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

*(Reason: The need to establish an amount for fee refunds.)*

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*\*\*Add Section 108.7 to read as follows:*

[A] 108.7 Reinspection fees. A reinspection fee may be assessed at the inspector's discretion for each inspection when:

1. The inspection called for is not ready when the inspector arrives;
2. No building address or permit is clearly posted;
3. Such portion of work for which inspection is called is not complete or when corrections called for are not made;
4. City approved plans are not on the job site available to the inspector;
5. Any work concealed without first obtaining the required inspection(s);
6. The building is locked or work otherwise not available for inspection when called;
7. The job site is red-tagged twice for the same item;
8. The original red tag and/or correction notice has been removed from the job site;
9. Failure to maintain erosion control, trash control or tree protection.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid. Reinspection fees shall be in accordance with the City of Mansfield building permit fee schedule.

*(Reason: This fee is not a fine or penalty but is designed to compensate for time and trips when inspections are called for when not ready.)*

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*\*\*Section 305.1; add an exception to read as follows:*

Exception: Components of projects regulated by and registered with the Architectural Barriers Division of the Texas Department of Licensing and Regulation (TDLR) shall be deemed to be in compliance with the requirements of this Chapter. Proof of project submittal to TDLR will be required at permit submittal, plan review report prepared by a Registered Accessibility Specialist (RAS) shall be required prior to permit issuance, and an "Inspection Completed - No Violations" or "Corrective Modifications - No Violations" or other form letter noting "No Violations" from the RAS shall be required prior to building final.

*(Reason: To coordinate with the IBC and State Law.)*

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*\*\*Section 305.4.2; add number 7 to the list of requirements as follows:*

7. At least one accessible family or assisted use toilet room shall be provided in accordance with Chapter 11 of the International Building Code.

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

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*\*\*\*Section 401.3 Flood Hazard Areas; delete this section:*

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

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*\*\*\*Section 405.2.5 Flood Hazard Areas; delete this section:*

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

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## EXHIBIT "A"

*\*\*Section 406.1; add a code reference to read as follows:*

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

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

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*\*\*\*Section 502.3 Flood Hazard Areas; delete this section:*

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

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*\*\*Section 504.1.2; change to read as follows:*

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

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

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*\*\*Section 504.1.3; delete entire section:*

~~504.1.3 New fire escapes. New fire escapes for existing buildings shall be permitted only where exterior stairways cannot be utilized due to lot lines limiting stairway size or due to the sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.~~

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

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*\*\*\*Section 507.3 Flood Hazard Areas; delete this section:*

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

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*\*\*\*Section 701.3 Flood Hazard Areas; delete this section:*

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

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*\*\*Section 702.6; add a code reference to read as follows:*

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

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

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*\*\*\*Section 802.5.1; change to read as follows:*

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

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

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*\*\*Section 803.1; add sentence to read as follows:*

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

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

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*\*\*Section 803.2.4; change exception to read as follows:*

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

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

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

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*\*\*Section 803.3; change section to read as follows:*

803.3 Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.

{Delete rest of Section 803.3.}

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

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*\*\*Section 805.2; delete exception #1*

**Exception 1.** ~~Where the work area and the means of egress serving it complies with NFPA 101.~~

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

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*\*\*Section 805.3.1.2; change to read as follows:*

805.3.1.2 Fire escapes required. For other than Group I-2, where more than one exit is required an existing ~~or newly constructed~~ fire escape complying with section 805.3.1.2.1 shall be accepted as providing one of the required means of egress.

*(Reason: Higher level of safety by not allowing new fire escapes.)*

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*\*\*Section 805.3.1.2.1; change to read as follows:*

805.3.1.2.1 Fire Escape access and details. Fire escapes shall comply with all of the following requirements:

1. Occupants shall have unobstructed access to the fire escape without having to pass through a room subject to locking.

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2. Access to a new fire escape shall be through a door,...{remainder unchanged}

**3. delete**

4. Openings within 10 feet (3048 mm) of fire escape stairways....{remainder unchanged}

5. In all buildings of Group E occupancy, up to and including the 12<sup>th</sup> grade, buildings of Group I occupancy, ~~rooming~~ boarding houses and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

(Reason: Higher level of safety by not allowing new fire escapes. Consistency with language defined in IBC.)

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*\*\*Section 902.1; change to read as follows:*

902.1 High-rise buildings. Any building having occupied floors more than ~~75 65~~ feet (~~22 860 mm~~) (19 812 mm) above the lowest level of fire department vehicle access shall comply with the requirements of Sections 902.1.1 and 902.1.2.

(Reason: To define high rise, as it influences sprinkler requirement thresholds based on the fire fighting capabilities of a jurisdiction. Consistent with IBC Section 202 definition.)

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*\*\*Section 904.1; add a sentence to read as follows:*

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

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

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*\*\*Section 904.1.1; change to read as follows:*

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

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

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*\*\*\*Section 1103.3 Flood Hazard Areas; delete this section.*

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

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*\*\*\*Section 1106.1; change to read as follows:*

1106.1 Addition to a Group E occupancy. Where an addition is added to an existing Group E occupancy located in an area where the shelter design wind speed for tornados is 250 mph in accordance with Figure 304.2(1) of ICC 500 and the Group E overall occupant load ~~in the addition~~ is increased by 50 300 or more, the addition shall have a storm shelter constructed in accordance with ICC 500.

**Exceptions:**

1. Group E day care facilities.
2. Group E occupancies accessory to places of religious worship.

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3. *Additions* meeting the requirements for shelter design in ICC 500.

*(Reason: The code section as written is not economically feasible for Group E occupancies.)*

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*\*\*\*Section 1106.1.1; amend section and add exception #3 to read as follows:*

Required occupant capacity. The required occupant capacity of the storm shelter shall include all of the buildings on the site and shall be the ~~greater of the following~~:

- ~~1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.~~
- ~~2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.~~

### **Exceptions:**

1. Where an *addition* is being added on an existing Group E site, and where the *addition* is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required occupant capacity for the *addition*.
2. Where *approved* by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the site.
3. For public schools, the required occupant capacity of the storm shelter shall be calculated by multiplying 1.05 by the Texas Education Agency maximum student capacity for the classroom and laboratory spaces according to Title 19, Part 2, Chapter 61, Subchapter CC, Section 61.1036 of the Texas Administrative Code. The Design Professional in Responsible Charge shall provide an analysis showing the calculation of the maximum student capacity on the construction documents.

*(Reason: To clarify the required occupant capacity for storm shelters.)*

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*\*\*\*Section 1106.1.2; delete section in its entirety.*

*(Reason: The code section as written is not economically feasible for Group E occupancies.)*

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*\*\*\*Section 1201.4 Flood Hazard Areas; delete this section.*

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

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*\*\*\*Section 1301.3.3 Compliance with Flood Hazard Provisions; delete this section.*

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

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*\*\*\*Section 1402.6 Flood Hazard Areas; delete this section.*

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

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**END**