

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	25041	Agenda Number	89.
---------------------	---------	-------	---------------	-----

Meeting Date:	6/6/2013	Department:	Planning and Development Review
---------------	----------	-------------	---------------------------------

Subject

Conduct a public hearing and consider an ordinance repealing and replacing Article 1 of City Code Chapter 25-12 to adopt the 2012 International Building Code and local amendments.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	June 24, 2010 – Council adopted the 2009 International Building Code with locate amendments. January 12, 2012 – Council adopted a code amendment related to Bed & Breakfasts.
For More Information:	Dan McNabb, 974-2752; Leon Barba, 974-7254.
Boards and Commission Action:	February 7, 2013 – Unanimously approved by the Building and Fire Code Board of Appeals on a 5-0 vote.
MBE / WBE:	
Related Items:	

Additional Backup Information

The International Building Code provides a national standard for building construction for commercial structures. The proposed ordinance establishes local amendments to address particular installations and establishes minimum construction standards for commercial buildings.

Key Changes to the 2012 Published Code:

Nonstructural

- Classifications for a variety of health-care related facilities have been clarified.
- Covered- and open-mall provisions revised to fully address the construction of open malls.
- Clarified provisions for incidental-use rooms and spaces.
- Modified provisions addressing exterior wall projections.
- Reformatted requirements for protection of vertical openings through floors.
- Automatic sprinkler systems required where furniture and mattresses are manufactured or stored.
- Increased capacity for stairways and other egress components in buildings with sprinklers and an emergency communication system.
- Clarification of when unenclosed stairways can be used as a part of the means of egress system, including how travel distance is measured.
- In three- and four-exit buildings, some exits are now permitted to serve a portion of a story rather than an entire story.

Structural

- Wind design requirements extensively revised.
- Wind load maps are now based on ultimate design wind speeds.
- New terminology for wind speeds.
- Updated seismic ground motion maps.
- The term “occupancy category” changed to “risk category.”
- Special inspection requirements for structural steel and masonry construction are now based on referenced standards.
- Penetration firestop and fire-resistant joint systems in high-rise buildings and in Risk Category III or IV structures require special inspection.
- Modifications to the seismic provisions of ACI 318 Appendix D.

Highlights of the 2012 Local Amendments:

- Section 105.2 – Added an exception for small repairs of wallboard, limited to 32 sq. ft. when not part of a fire assembly, shear wall or shower/tub surround.
- Section 110.3.1.1 Lowest floor elevation will be required before placement of concrete on flood zones.
- Section 110.3.5 – No inspection required for small repairs of wallboard, limited to 32 sq. ft. when not part of a fire assembly, shear wall or shower/tub surround.
- Sections 305.2.3, 308.3.1, 308.4.1 and 309.6.4– Allowance for R-3 Occupancies that provide care for six or fewer people, to comply with the requirements of the IRC as long as they are provided with an automatic sprinkler system.
- Section 714.4.1.1.2 Through-penetration firestop system - added an exception to allow penetrations of non-ferrous conduits or pipes up to 4” in diameter, as long as they are enclosed in a fire-rated wall or fire rated floor/ceiling assembly.
- Sections 1005.3.1 Stairways and 1005.3.2 Other egress components – deleted the exception on both sections that will allow for a reduced width of stairs and other egress components.
- Section 1018.4 Dead ends – Language for Exception # 2 was changed to reflect the published code and allows of dead ends up to 50 feet In occupancies in Groups B, E, F, I-1, M, R-1, R-2,R-4, S and U.
- Chapter 11, back to published language to match the new TAS.
- Section 1107 – Type B units requirements will start when the structure has three or more dwelling units, instead of four, for Group R occupancies.