Recommendation for Council Action

Austin City Council  Item ID  73966  Agenda Number  67.

Meeting Date:  8/31/2017  Department:  Development Services

Subject

Set a public hearing to consider an ordinance relating to the 2015 International Building Code, the 2015 International Existing Building Code, and local amendments. (Suggested date and time: September 28, 2017, 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX.)

Amount and Source of Funding

There is no financial impact for this item.

Fiscal Note

There is no financial impact for this item.

Purchasing Language:


For More Information:  Jose Roig 974-9754; Douglas Votra 974-2528;

Council Committee, Boards and Commission Action:  October 27, 2016 Approved by the Building and Fire Code Board of Appeals on 6-0 with Commissioners Abzug, Cannatti, Kiracofe and Schumann absent.

MBE / WBE:

Related Items:

Additional Backup Information

The International Building Code provides a national standard for building construction for commercial structures. The proposed ordinance will adopt the 2015 International Building Code and amend it to address particular installations and minimum construction standards for commercial buildings.

Key Changes to the International Building Code:

- **Section 404.5 Atrium Smoke Control** - Atriums connecting only 2 stories do not require smoke control, unless atrium is in a Group I-2, Condition 2 facility.
- **Section 404.9, §404.10 Atrium Egress Travel not through an atrium** - §1017 Egress travel through an atrium on LED = 200, 50% of interior exit stairways are permitted to egress through an atrium on
LED

- **§407.5 Size of Group I-2 Smoke Compartments** - Smoke compartments required on every story used by ≥50 persons, or persons receiving care, treatment or sleeping. Group I-2, Condition 1 – smoke compartments ≤22,500 ft², Group I-2, Condition 2 – smoke compartments ≤40,000 ft². Travel distance in a smoke compartment to a smoke barrier door ≤200’

- **Section 505.2.3 Mezzanines** - Not considered a story- ≤33.3% of floor area in the room where they are located. Floor area of mezzanine added to floor below, Mezzanine open to floor below, ≤42” high wall. Can be enclosed if: OL ≤10, or ≥2 exits or exit access stairways, or Floor area ≤10%

- **Section 1007.1.1.1 Measurement of Exit Separation** - Item 1 Distance between doorways measured to any point in doorway width. Item 2 Distance between exit access stairways measured to closest riser.

- **Section 1020.2 Corridor Width and Capacity** - Corridor width is based on use and Occupancy Load.

- **Section 3004 Elevator Hoistway Venting** - Deleted-No longer required to be vented to exterior.

- **Section 3006 - Design of elevator lobbies** - High-rise – elevator door protection only for elevators traveling >75’.

**Highlights of Local Amendments to the International Building Code (IBC):**

- IBC Section G104.4 small changes per staff.
- IBC Section 105.1 to clarify an “annual” permit.
- IBC 105.2 1Two new items exempt from permit. (14.Repair to gypsum board… 15.Emergency removal of water damaged material…)
- IBC 403.5.3.1 Two-Way communication system provided at every floor level if doors into stairway are capable of being locked.
- IBC 427 New code section regarding “Occupied Roofs” with related requirements.
- IBC 602.4.2 Deleted # 1 Fire retardant treated wood sheathing, Edited # 2 as Type X Gypsum.
- IBC 705.5 Fire-resistance ratings. Added code for Type III Buildings.
- IBC 903.2.1.6 Sprinkler requirements for occupied roofs.
- IBC 1027.3 Increased the open requirement on exit stairways and ramps to 50% open on perimeter of stair or ramp.

**Local Amendments to the International Existing Building Code (IEBC):**

- IEBC Section 105.5 Time limits amended to reflect that does not apply to annual permits.