

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	74393	Agenda Number	96.
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Meeting Date:	9/28/2017	Department:	Development Services
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Subject

Conduct a public hearing and consider an ordinance adopting the 2015 International Building Code, the 2015 International Existing Building Code, and related local amendments.

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:	
Prior Council Action:	June 6, 2013 - Council adopted the 2012 International Building Code and International Existing Building Code with local amendments.
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 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 $\leq 22,500$ ft², Group I-2, Condition 2 – smoke compartments $\leq 40,000$ ft², Travel distance in a smoke compartment to a smoke barrier door $\leq 200'$
- Section 505.2.3 Mezzanines -Not considered a story- $\leq 33.3\%$ of floor area in the room where they are located. Floor area of mezzanine added to floor below, Mezzanine open to floor below, $\leq 42"$ high wall, Can be enclosed if: $OL \leq 10$, or $\beta \geq 2$ exits or exit access stairways, or Floor area $\leq 10\%$
- 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 1 Two 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.