

Adoption of 2012 International Code Series

City Council – March 3, 2014

Construction Codes - 101

- Cities use model codes so that they don't have to write their own.
- Model codes are updated and republished every 3 years.
- Model codes are developed under a consensus process.
- Texas recognizes the International Building Code, International Residential Code, International Plumbing Code, Uniform Plumbing Code, International Energy Conservation Code & National Electric Code as State adopted codes.
- Municipalities can by ordinance adopt these codes and make amendments to these codes to address local or regional conditions.
- Currently we are enforcing the 2006 International Code series.

Regional Approach to Codes

- The North Central Texas Council of Governments recommends the adoption of the 2012 International Codes with regional amendments.
- These amendments are intended to unify the region in the codes that are enforced and address regional issues.
- Committee of code officials, fire officials and industry representative review the codes and recommend amendments.
- The Regional Codes Coordinating Committee forwards the recommendations to the NTC COG Board and they recommend adoption.

Recommended Codes to Adopt.

- International Building Code = Commercial Construction Code
- International Fire Code = Commercial Fire Code
- International Residential Code = Single Family, Duplex and Townhouse Construction Code.
- International Energy Conservation Code = Green Code
- International Plumbing Code
- International Mechanical Code
- International Fuel Gas Code
- National Electrical Code – On hold pending TDLR.

International Building Code

- General NCT COG amendments.
- Define a high rise at 55 feet finish floor elevation.
- Sprinkler buildings 2500 square feet or larger.
- Additions to be compatible with main building.
- Masonry exterior, 75% of each elevation.
- Elevators in buildings with 3 or more stories. (stretcher compatible)
- Prohibit membrane structures.

International Fire Code

- General NCT COG amendments.
- Sprinkler protection is required in attic spaces two or more stories in height. (NCT COG amendment to meet existing regional practice)
- Supervised indicating control valves shall be provided on each floor in all buildings.
- Manual fire alarm system shall be installed in existing Group R-1 hotels and motels more than three stories or with more than 20 sleeping units. Exception: existing, previously approved fire alarm system (IFC requirement – minimum standard)

International Residential Code

- General NCT COG recommended amendments.
- Completion of exterior in 180 days.
- Fences and accessory buildings complete in 90 days.
- Certificate of Occupancy inspections.
- Smoke alarms in all bedrooms when Certificate of Occupancy issued.
- 75% masonry on exterior of first floor – 50% on upper floors.

International Energy Conservation Code

- NCT COG recommended amendments.
- In conformance with State Law and Energy Systems Labs.

International Plumbing, Mechanical and Fuel Gas Codes

- General NCT COG amendments

Permit Fees

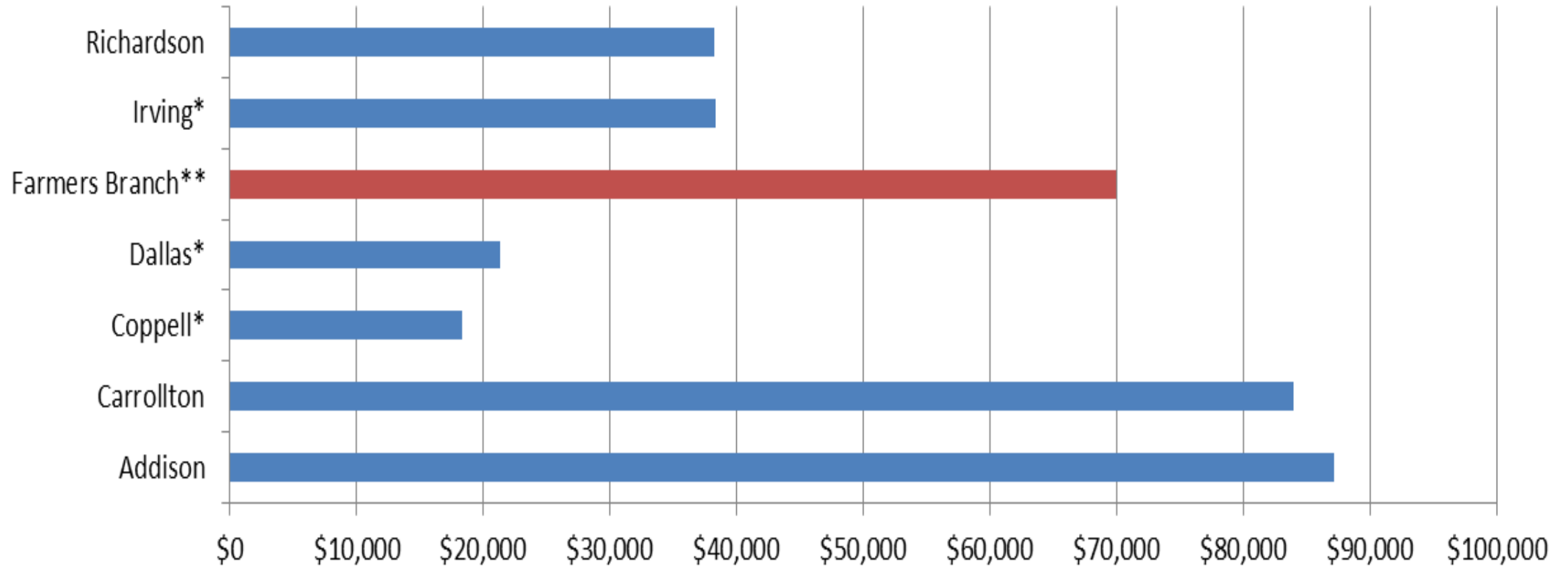
- Reviewed building permit fees as well as fire service fees.
- Recommending the following changes.
 - Amend Section 22-52 “Plumbing, Mechanical, Electrical, Irrigation, and Fire Sprinkler Permit Fees” by removing references to fire sprinkler permit fees
 - Sprinkler fees will be implemented in the fees established in the construction permit fees associated with Section 38-38, “Fire Prevention and Protection”
 - Adjust fire fees with construction value \$0 - \$5,000 from \$37.50 - \$90 permit fee to \$100 permit fee.
 - Adjust fire fees with construction value \$5001-\$25,000 from \$90 or 1.5 percent of CV whichever is greater to \$120 or 1.5 percent of CV whichever is greater
 - Adjust Operational Permit Fees from \$500 to varied amounts based on Operation

Fire Permit Construction and Operational Permit Fees

Construction Permit Fees as described in Section 105.7 of the International Fire Code (IFC)	
<i>Construction Value (CV)</i>	Permit Fee
\$0-5000.00	\$100.00
\$5001.00-25,000.00	\$120.00 or 1.5% of the CV whichever is greater
\$25,001.00-100,000.00	\$375.00 or 1.0% of the CV whichever is greater
\$100,001.00-250,000.00	\$1000.00 or 0.6% of the CV whichever is greater
\$250,001.00 and up	\$1500.00 or 0.3% of the CV whichever is greater
Re-inspection fee assessed under provision of applicable code	\$100.00
Flow Testing (IFC 507.3 and 507.4)	\$50.00

Operational permit fee for each event as described in Section 105.6 of the International Fire Code (IFC), per event	Permit Fee
Aerosols	\$100.00
Amusement Buildings	\$250.00
Carnivals and Fairs	\$250.00
Combustible Dust- Producing Operations/ Combustible Fibers	\$100.00
Compressed Gases	\$100.00
Cryogenic Fluids	\$100.00
Cutting and Welding	\$ 50.00
Exhibits and Trade Shows	\$100.00
Flammable and Combustible Liquids	\$100.00
Floor Finishing	\$ 50.00
Hazardous Materials	\$100.00
HPM Facilities	\$100.00
High Pile Storage	\$100.00
Hot Work Operations	\$ 50.00
LP-gas	\$100.00
Miscellaneous Combustible Storage	\$ 50.00
Open Burning	\$250.00
Outdoor Fireworks Displays (See IFC Section 3301.2)	\$500.00
Places of Assembly (Exception: Places of Worship)	\$ 50.00
Pyrotechnic Special Effects Material	\$250.00
Repair Garages and Motor Fuel-Dispensing Facilities	\$ 50.00
Spraying and Dipping	\$100.00
Temporary Membrane Structures and Tents	\$ 50.00
All other Operational Permits described in IFC Section 105.6 not listed above	\$ 50.00

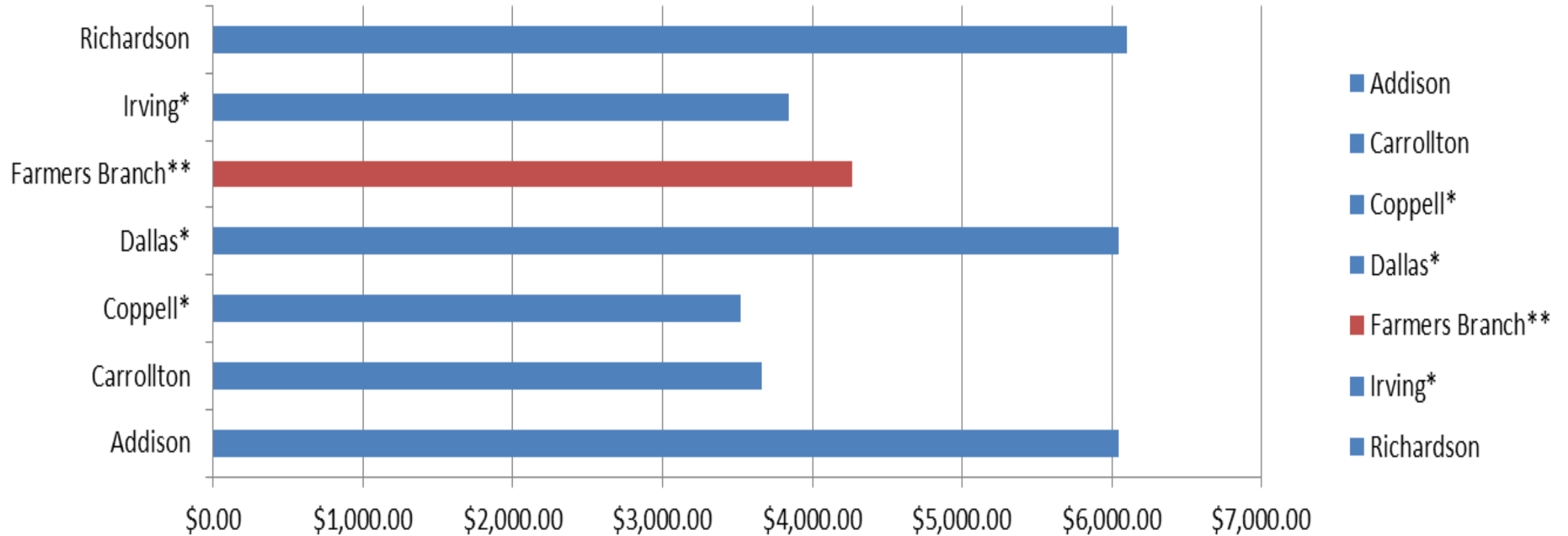
New Commercial Building



* Includes Plan Review Fee

** No Impact Fees

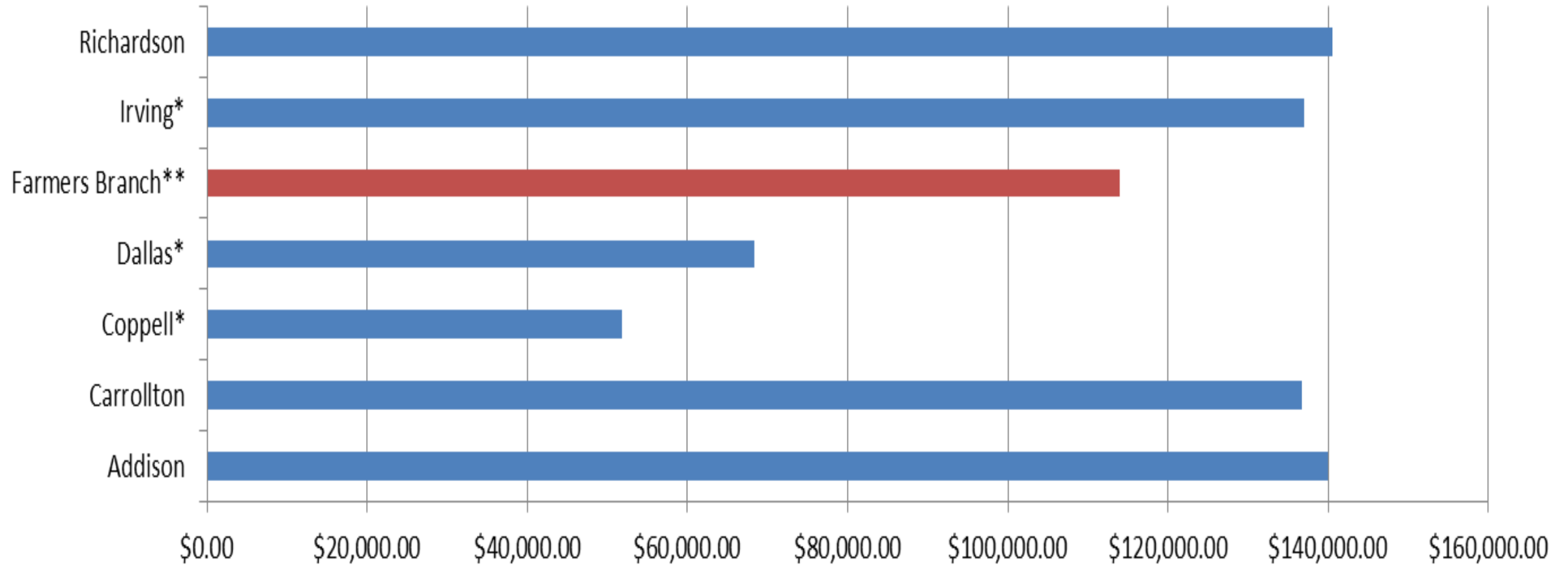
Tenant Finish Out



* Includes Plan Review Fee

** No Impact Fees

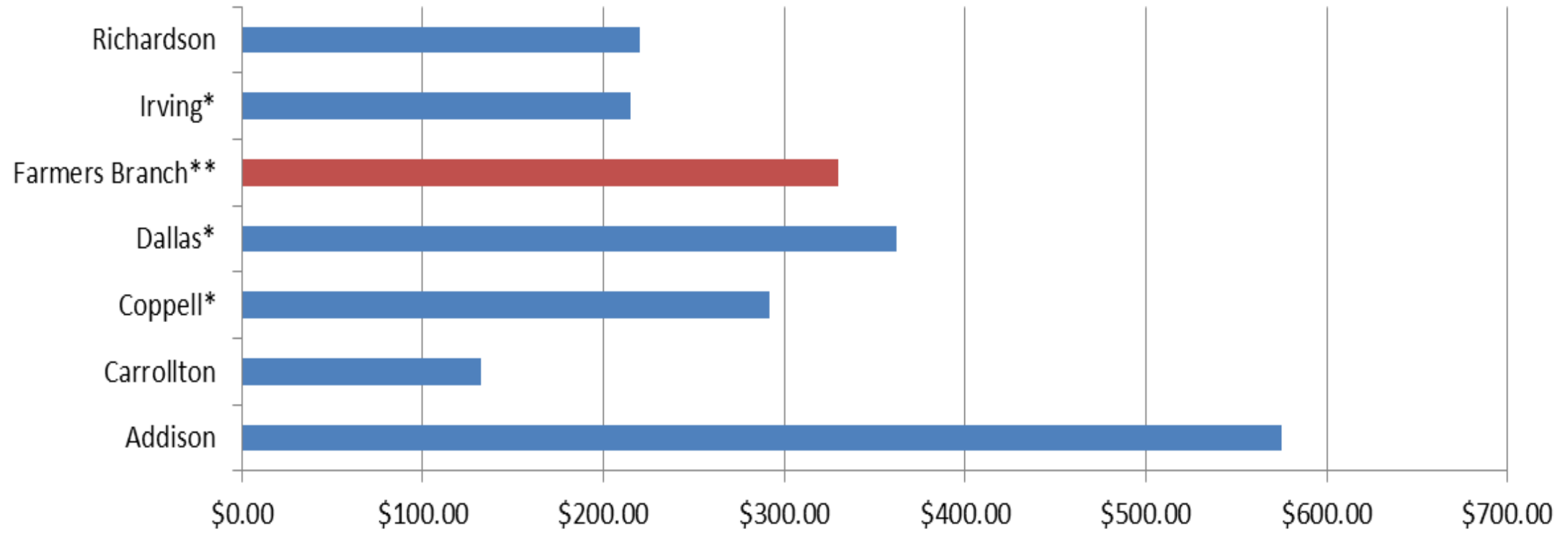
New Multi-family Development



* Includes Plan Review Fee

** No Impact Fees

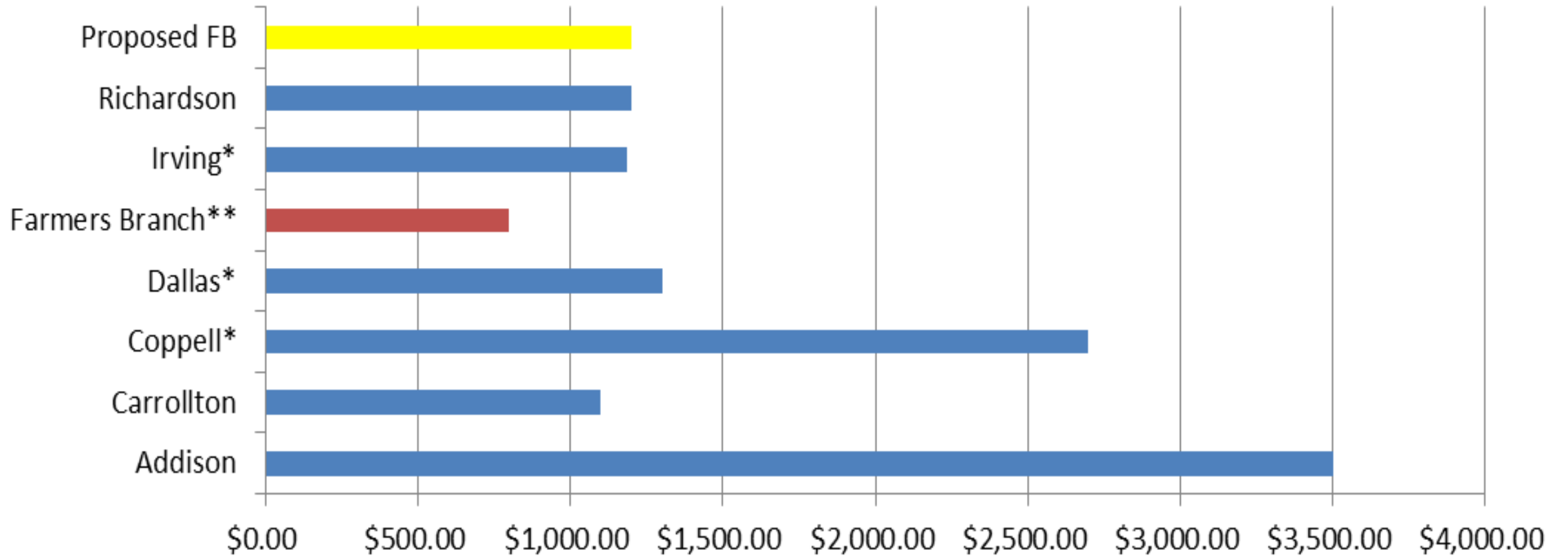
Residential Addition



* Includes Plan Review Fee

** No Impact Fees

New Single Family Residence



* Includes Plan Review Fee

** No Impact Fees