

ORDINANCE NO. 2016-00072

AN ORDINANCE AMENDING ARTICLE 28.09 OF THE CODE OF ORDINANCES OF THE CITY OF LUBBOCK, TEXAS WITH REGARD TO ADOPTION OF THE 2012 INTERNATIONAL BUILDING CODE AND PROVIDING FOR CERTAIN AMENDMENTS THERETO TO MEET LOCAL CONDITIONS; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is the opinion of the City Council that the best interests of the citizens of the City of Lubbock would be served by adoption of the 2012 International Building Code with certain amendments to meet local conditions; NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK:

SECTION 1. THAT **Article 28.09** of the Code of Ordinances of the City of Lubbock is hereby amended to read as follows:

**ARTICLE 28.09 BUILDING CODE**

**Division 1. Generally**

**Sec. 28.09.001      Adopted**

- (a) The 2012 edition of the International Building Code published by the International Code Council, Inc., as hereinafter amended, including all appendices and reference standards not specifically excluded below, is hereby adopted as the building code of the city.
- (b) Exceptions. The following provisions are specifically excluded from adoption:
  - (1) Chapter 11 — Accessibility.
  - (2) Appendix A — Employee Qualifications.
  - (3) Appendix B — Board of Appeals.
  - (4) Appendix D — Fire Districts.
  - (5) Appendix E — Supplemental Accessibility Requirements.
  - (6) Appendix F — Rodent proofing.
  - (7) Appendix G — Flood-Resistant Construction. Projects must instead conform to the applicable provisions of article 30.03 of the Lubbock Code of Ordinances.

- (8) Appendix J — Grading.
  - (9) Appendix K — Administrative Provisions.
  - (10) Appendix L — Earthquake Recording Instrumentation.
  - (11) Appendix M — Tsunami-Generated Flood Hazard.
- (c) A copy of said building code is attached hereto and incorporated herein as though set out herein in detail. References to the International Building Code in this article shall mean the 2012 edition. One copy of the 2012 International Building Code shall be filed with the city secretary and a copy shall be maintained in the office of the city building official. All such copies, with the amendments thereto, shall be open to public inspection during the usual business hours of the offices where they are maintained.

**Sec. 28.09.002 Administration**

Chapter 1 of the 2012 International Building Code, entitled “Administration,” is hereby deleted in its entirety, and the following sections 28.09.003 through 28.09.091 substituted therefor.

**Sec. 28.09.003 Intent and purpose**

The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations.

**Sec. 28.09.004 Administrative provisions**

Provisions governing the administration of the 2012 International Building Code shall be as set forth herein.

**Sec. 28.09.005 General administrative provisions**

Provisions governing the administration of the 2012 International Building Code shall be as set forth herein.

**Sec. 28.09.006 Supplemental administrative provisions**

The following administrative provisions are in addition to the general administrative provisions of articles 28.01 through 28.08 of this chapter, and are specific to projects within the scope of this article (the 2012 International Building Code).

**Secs. 28.09.007—28.09.040 Reserved**

**Division 2. Construction Documents; Specific Submittal Requirements**

**Sec. 28.09.041 Construction documents; specific submittal requirements**

In addition to submittal requirements specified in article 28.05, division 1 of this code, the documentation described in sections 28.09.042 through 28.09.046 of this code shall be submitted, as applicable.

**Sec. 28.09.042 Fire protection system shop drawings**

Shop drawings for fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in chapter 9, and shall be reviewed by the fire marshal.

**Sec. 28.09.043 Means of egress**

The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in group R-3, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

**Sec. 28.09.044 Exterior wall envelope**

Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings. The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

**Sec. 28.09.045 Site plan**

The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary

line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

#### **Sec. 28.09.046 Survey and survey certificate**

At the time of application for a building permit for first-time construction of a building upon a lot previously undeveloped with buildings, and at other times as determined necessary by the building official, the applicant shall furnish a certificate, prepared by a licensed surveyor, attesting to having performed a recent survey of the subject lot, and having placed boundary line corner stakes thereon. The property owner or building contractor shall be responsible for boundary line corner stakes being in place at the time of the first inspection by the building official. Said certificate shall also state whether or not the subject lot lies within a special flood hazard area as determined by the latest FEMA flood insurance rate map (FIRM) for the City of Lubbock, in which case the applicant must also follow procedures under Section 30.03.042 of this Code of Ordinances (Development Permit Application). In all cases where it may appear to the building official that the proposed improvements will encroach upon any easement or public way, or come within established building lines, or affect setback requirements under any ordinance, the building official is required to refer the application for permit to the city engineer and/or the city planner, as applicable, and secure their approvals before issuing a building permit.

#### **Secs. 28.09.047—28.09.080 Reserved**

### **Division 3. Inspections**

#### **Sec. 28.09.081 Scope**

The building official, upon notification from the permittee, shall make the inspections set forth in sections 28.09.082 through 28.09.091 below.

#### **Sec. 28.09.082 Footing and foundation inspection**

Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

**Sec. 28.09.083 Concrete slab and under-floor inspection**

Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

**Sec. 28.09.084 Finished floor elevation**

In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in article 30.03 of the Code of Ordinances shall be submitted to the building official. Where necessary to determine that the finished floor elevation is in compliance with other provisions of this code, the building official is authorized to require that an elevation certificate be prepared by a registered professional land surveyor or a licensed professional engineer prior to authorizing further vertical construction.

**Sec. 28.09.085 Framing**

Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

**Sec. 28.09.086 Lath and gypsum board**

Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

Exception: Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly.

**Sec. 28.09.087 Fire-resistant penetrations**

Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

**Sec. 28.09.088 Energy efficiency**

Inspections shall be made to determine compliance with chapter 13 and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency.

**Sec. 28.09.089 Other inspections**

In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

**Sec. 28.09.090 Special inspections**

For special inspections, see section 1704.

**Sec. 28.09.091 Final inspection**

The final inspection shall be made after all work required by the building permit is completed.

**Secs. 28.09.092—28.09.130 Reserved**

**Division 4. Specific Amendments**

**Sec. 28.09.131 Adopted**

Specific amendments to the International Building Code adopted in section 28.09.001 are as follows:

- (1) Accessible means of egress. Section 1007 is deleted in its entirety.
- (2) Special locking arrangements in Group I-2. Section 1008.1.9.6 is hereby amended to read as follows:

1008.1.9.6 Special locking arrangements in Group I-2. Approved special egress locks shall be permitted in a Group I-2 occupancy where the clinical needs of persons receiving care require such locking. Special egress locks shall be permitted in such occupancies where the building is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 or an approved automatic smoke or heat detection system installed in accordance with section 907, provided that the doors are installed and operate in accordance with items 1 through 7 below.

1. The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.
2. The doors unlock upon loss of power controlling the lock or lock mechanism.

3. The door locks shall have the capability of being unlocked by a signal from the fire command center, a nursing station or other approved location.
4. A building occupant shall not be required to pass through more than one door equipped with a special egress lock before entering an exit.
5. The procedures for the operation(s) of the unlocking system shall be described and approved as part of the emergency planning and preparedness required by chapter 4 of the International Fire Code.
6. All clinical staff shall have the training, keys, codes or other means necessary to operate the locking devices.
7. Emergency lighting shall be provided at the door.

Exception: Items 1 and 2 shall not apply to doors to areas where persons, because of clinical needs, require restraint or containment.

- (3) Delayed egress locks. Section 1008.1.9.7 is hereby amended to read as follows:

1008.1.9.7 Delayed egress locks. Approved, listed, delayed egress locks shall be permitted to be installed on doors serving any occupancy except Group A, E and H occupancies in buildings that are equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 or an approved automatic smoke or heat detection system installed in accordance with Section 907, provided that the doors unlock in accordance with items 1 through 6 below. A building occupant shall not be required to pass through more than one door equipped with a delayed egress lock before entering an exit.

1. The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.
2. The doors unlock upon loss of power controlling the lock or lock mechanism.
3. The door locks shall have the capability of being unlocked by a signal from the fire command center, or other location approved by the fire official.

4. The initiation of an irreversible process which will release the lock in not more than 15 seconds when a force of not more than 15 pounds (67 N) is applied for 1 second to the release device. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the door lock has been released by the application of force to the releasing device, relocking shall be by manual means only.

Exception: Where approved, a delay of not more than 30 seconds is permitted.

5. A sign shall be provided on the door located above and within 12 inches (305 mm) of the release device reading: PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS.
6. Emergency lighting shall be provided at the door.

- (4) Access-controlled egress doors. Section 1008.1.9.8 is hereby amended to read as follows:

1008.1.9.8 Access-controlled egress doors. The entrance doors in a means of egress in buildings with an occupancy in Group A, B, E, I-2, M, R-1 or R-2 and entrance doors to tenant spaces in occupancies in Groups A, B, E, I-2, M, R-1 and R-2 are permitted to be equipped with an approved entrance and egress access control system, listed in accordance with UL 294, which shall be installed in accordance with all of the following criteria:

1. A sensor shall be provided on the egress side arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor.
2. Loss of power to that part of the access control system which locks the doors shall automatically unlock the doors.
3. The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor, in sight and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "If door will not operate, PUSH TO EXIT." When operated, the manual unlocking device shall result in direct mechanical interruption of power to the lock— independent of the access control system electronics—and the doors shall remain

unlocked for a minimum of 30 seconds. The manual unlocking device shall be provided with a hinged, clear plastic cover.

4. Activation of the building fire alarm system, if provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.
5. Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.
6. Entrance doors in buildings with an occupancy in Group A, B, E or M shall not be secured from the egress side during periods that the building is open to the general public. A readily visible, durable sign shall be posted on the egress side of such entrance doors stating: THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS. The sign shall be in letters one (1) inch high on a contrasting background. For purposes of this section, "entrance doors" refer to building or tenant space perimeter doors that are equipped with entrance hardware.

- (5) (Ventilation) General. Section 1203.1 is hereby amended to read as follows:

1203.1 General. Buildings shall be provided with natural ventilation in accordance with Section 1203.4, or mechanical ventilation in accordance with the International Mechanical Code.

- (6) Secondary (emergency overflow) drains or scuppers. Section 1503.4.1 is hereby amended to read as follows:

1503.4.1 Secondary (emergency overflow) drains or scuppers. Where roof drains are required, secondary (emergency overflow) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. The installation and sizing of secondary emergency overflow drains, leaders and conductors shall comply with Sections 1106 and 1108, as applicable, of the International Plumbing Code. Refer to Figures L1611.2(1), L1611.2(2), and L1611.2(3) for roof drainage system constructions. The roof structure shall be designed to support the load of ponding rainwater when the rain load on the undeflected roof exceeds 20 psf (0.96 kN/m<sup>2</sup>) as determined by Section 1611.1.

- (7) Scuppers. Section 1503.4.2 is hereby amended to read as follows:

1503.4.2 Scuppers. When scuppers are used for secondary (emergency overflow) roof drainage, the quantity, size, location and inlet elevation of the scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Sections 1607.12, 1608, and 1611. The flow through the primary system shall not be considered when locating and sizing scuppers. The quantity, size, location and inlet elevation of the secondary overflow scuppers shall be designed and constructed to meet all of the following, as applicable:

1. Where secondary overflow scuppers are used, they shall be sized to have an opening area at least three times the area of the primary roof drains, shall have a minimum opening dimension (height or width) of 4 inches, and shall be installed in the adjacent parapet walls with the inlet flow line located not more than 2 inches (51 mm) above the low point of the roof drainage area served. Refer to Figure L1611.2(4).
2. Where secondary overflow drains are used in lieu of scuppers, they shall have the same size as the primary roof drains and shall be installed with the inlet flow line located not more than 2 inches (51 mm) above the low point of the roof drainage area served. Refer to Figure L1611.2(5).
3. Secondary overflow drains shall discharge to an approved location and shall not be connected to the primary roof drain lines.

- (8) General (Live loads). Section 1607.1 is hereby amended to read as follows:

1607.1 General. Live loads are those loads defined in Section 1602.1. A summary of various live load factors, as well as other climatic and geographic design criteria to be used in Lubbock, Texas, is included in Table L1607 below.

TABLE L1607

SUMMARY OF CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load:	$P_g = 15$ psf
Design Wind Speed:	
Risk Category I Buildings:	$V_{ult} = 105$ mph, $V_{asd} = 81.5$ mph
Risk Category II Buildings:	$V_{ult} = 115$ mph, $V_{asd} = 89$ mph
Risk Category III and IV Buildings:	$V_{ult} = 120$ mph, $V_{asd} = 93$ mph
Seismic Design Category:	SDC = A
Mapped Spectral Response Acceleration at Short Period:	$S_s = 0.078g$
Mapped Spectral Response Acceleration at 1-Second Period:	$S_1 = 0.032g$
Weathering:	Moderate
Frost Line Depth:	14 Inches
Termite:	Moderate to Heavy
Decay:	None to Slight
Summer Dry Bulb Temperature:	96 Degrees F.
Summer Wet Bulb Temperature:	69 Degrees F.
Winter Dry Bulb Temperature:	15 Degrees F.
Heating Degree Days:	3499 Days
Cooling Degree Days:	1738 Days
Climate Zone:	7B; Zone 3 per ASHRAE 90.1
Flood Hazards:	Refer to Chapter 30, Article 30.03 of the Code of Ordinances
100-Year Hourly Rainfall Rate:	$i = 3.3$ Inches per Hour

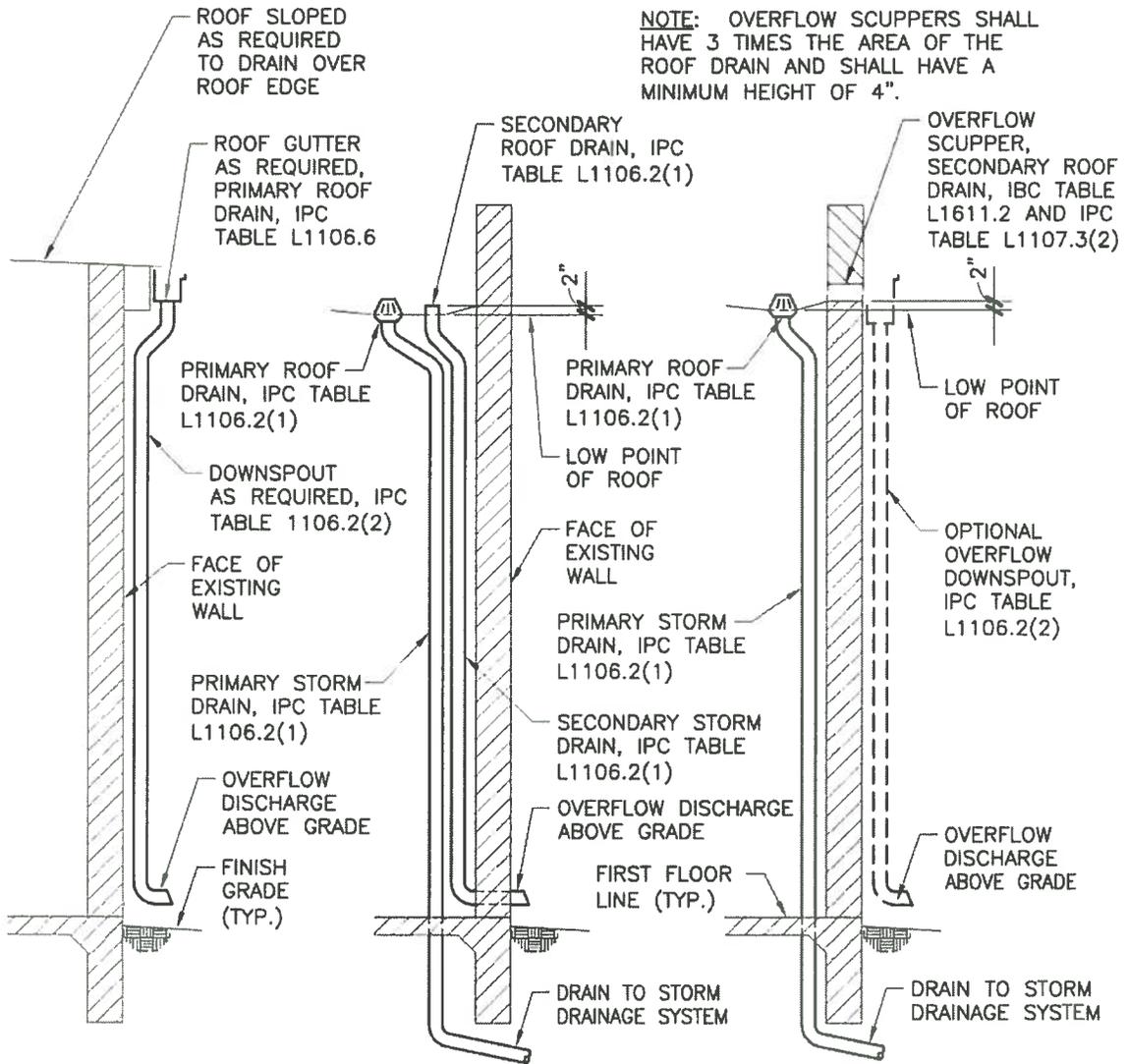
- (9) General (Reduction in roof live loads). Section 1607.12.2 is hereby amended to read as follows:

1607.12.2 General (Reduction in roof live loads). The minimum uniformly distributed live loads of roofs and marquees,  $L_o$ , in Table 1607.1 are permitted to be reduced in accordance with Section 1607.12.2.1 except that no roof live load reduction is permitted for any structural roof member on roofs having slopes less than or equal to four (4) inches per foot, or on any arch or dome having a rise less than one-eighth of the span.

- (10) Special design rain loads. A new Section 1611.4 is hereby added, which shall read as follows:

1611.4 Special design rain loads. Where the roof perimeter construction extends above the roof and scuppers are used for secondary emergency overflow, the scuppers shall be designed in accordance with Table L1611.2 in order to limit the rain load on the roof to 20 psf (0.96 kN/m<sup>2</sup>) or less. The roof structure shall be designed for additional rain load in accordance with Section 1611.1 if the wall and roof drainage areas

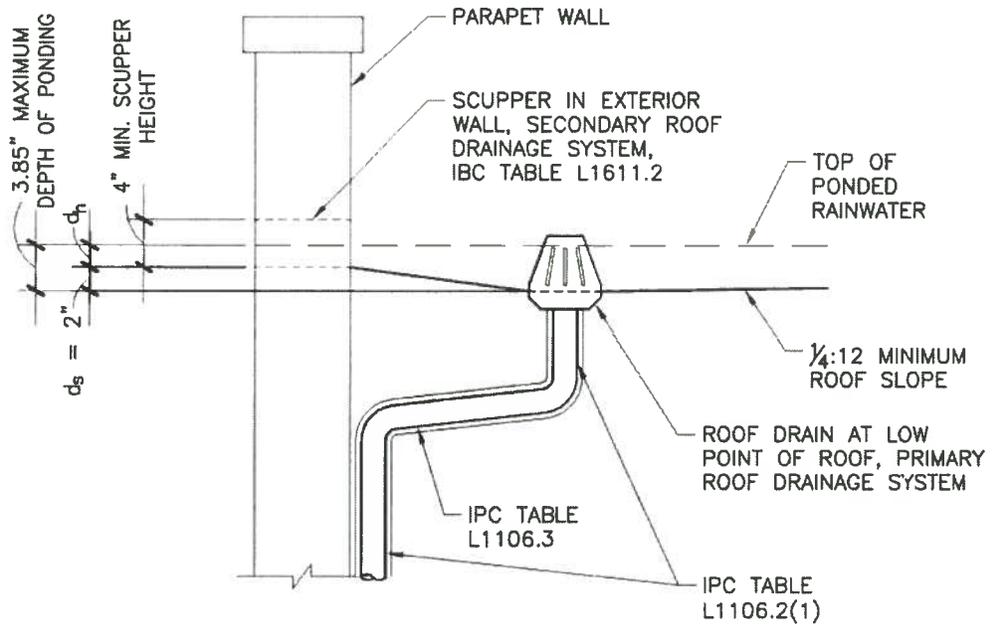




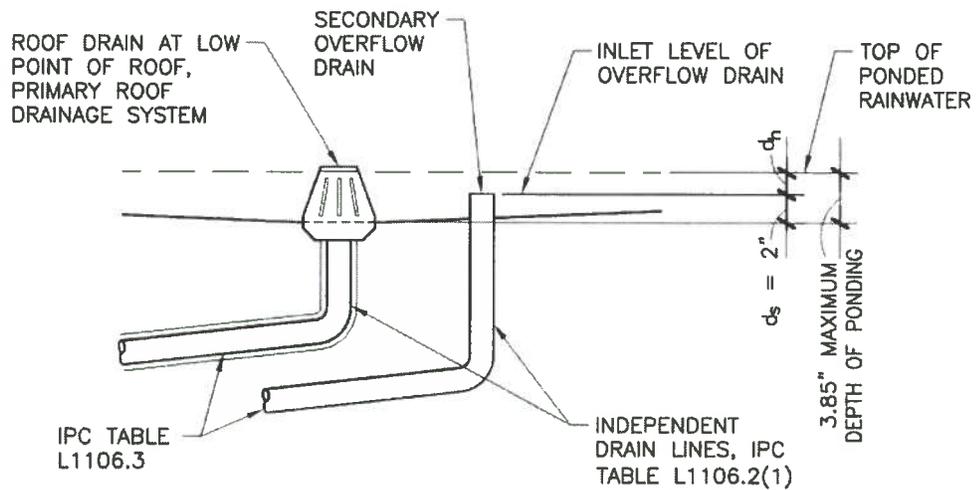
ROOF DRAINAGE AND SLOPED ROOF  
IBC FIGURE L1611.2(1)

ROOF DRAIN AND OVERFLOW DRAIN  
IBC FIGURE L1611.2(2)

ROOF DRAIN AND OVERFLOW SCUPPER  
IBC FIGURE L1611.2(3)



TYPICAL PERIMETER WALL SCUPPER  
IBC FIGURE L1611.2(4)



TYPICAL INTERIOR ROOF DRAINS  
IBC FIGURE L1611.2(5)

- (11) Site grading. Section 1804.3 is hereby amended to read as follows:

1804.3 Site grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal

distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill.

Exceptions:

- 1) Where climatic or soil conditions warrant, the slope of the ground away from the building foundation shall be permitted to be reduced to not less than one unit vertical in 48 units horizontal (2-percent slope).
- 2) Where approved by the Building Official, final site grading may be designed by a design professional registered in the State of Texas.

(12) Foundation elevation. Section 1808.7.4 is hereby amended to read as follows:

1808.7.4 Foundation elevation. Minimum building floor elevations shall comply with Table 1808.7.4 based on relative lot slopes.

TABLE 1808.7.4 MINIMUM FLOOR ELEVATION FOR STRUCTURES RELATIVE TO SLOPES OF THE LOT		
Difference in elevation from top of curb to rear property line (inches)	Minimum floor elevation above top of curb when slope is to rear (inches)	Minimum floor elevation above top of curb when slope is to front (inches)
0	12	12
6	10.5	13.5
12	9	15
18	8	16.5
24	6	18
30	6	19.5
36	6	21

- 1) See Section 1804.3 for grading requirements;
- 2) The minimum floor elevation shall be determined by using the top of the floor slab and shall be a minimum of six (6) inches above the calculated peak water surface elevation as determined by the City Engineer, or that determined by Table 1808.7.4, whichever results in the more stringent requirement. It shall be the responsibility of the builder/contractor to provide the building official with a survey certificate indicating the required finished floor elevation as determined by the surveyor. The required elevation shall be indicated on the construction plans. Structures located in any flood hazard area shall comply with Article 30.03 of the Lubbock Code of Ordinances, as well as all F.E.M.A. regulations, which will supersede the above.
- 3) Alternate elevations are permitted subject to review and approval by the City Engineer and the Building Official provided it can be demonstrated by a registered design professional that all required drainage to an approved point of discharge away from the structure is provided at all locations on the site.

(13) Prescriptive footings for light-frame construction. Section 1809.7 is hereby amended to read as follows:

1809.7. Prescriptive footings for light-frame construction. Where a specific design is not provided, concrete footings supporting walls of light-frame construction shall be permitted to be designed in accordance with Tables 1809.7.1 and 1809.7.2 and figures 1809.7.1 through 1809.7.3 below.

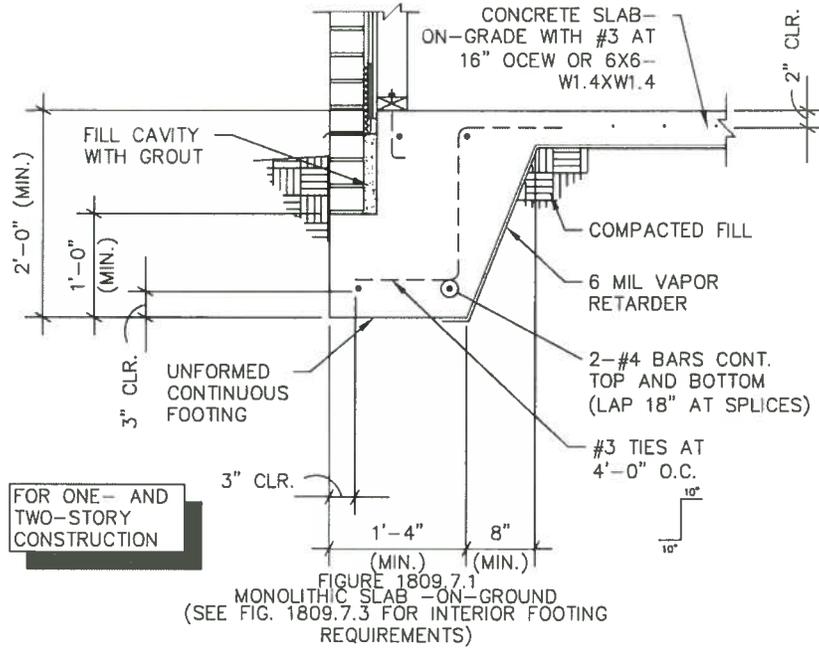
(14) Table 1809.7 “Prescriptive Footings Supporting Walls of Light-Frame Construction”. Table 1809.7 is hereby replaced by Tables 1809.7.1 and 1809.7.2 as follows:

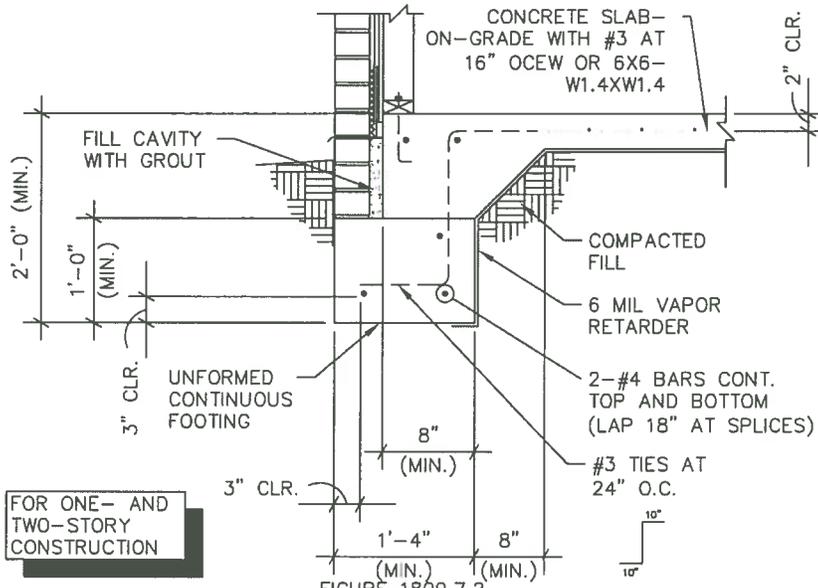
TABLE 1809.7.1				
FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME CONSTRUCTION				
a,b,c				
(Monolithic Slab-on-Ground Foundation - Refer to Figure 1809.7.1)				
Number of Floors Supported by the Footing <sup>e</sup>	Width of Footing (Inches)		Thickness of Footing (Inches)	
	No Brick Veneer	4" Brick Veneer	No Brick Veneer	4" Brick Veneer

1	16	12
2		
3	Design Required	
<p>Notes to tables 1809.7.1 and 1809.7.2:</p> <p>a. Depth of footings shall be in accordance with section 1809.4.</p> <p>b. Footings are permitted to support a roof in addition to the stipulated number of floors. Footings supporting roof only shall be as required for supporting one floor.</p> <p>c. Assumes uniform loading by repetitive framing members; concentrated loads shall be considered separately, and may require specific design.</p>		

TABLE 1809.7.2					
FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME CONSTRUCTION a,b,c					
(Combination Slab-on-Ground Foundation - Refer to Figure 1809.7.2)					
Number of Floors Supported by the Footing <sup>e</sup>	Width of Footing (Inches)			Thickness of Footing (Inches)	
	No Brick Veneer	4" Brick Veneer	No Brick Veneer	4" Brick Veneer	
1	16		12		
2					
3	Design Required				

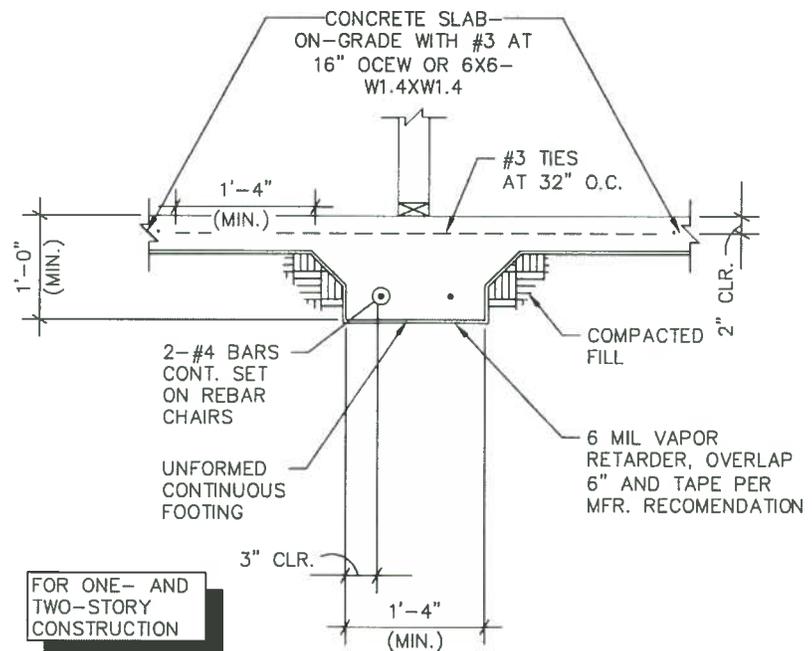
- (15) Foundation details. New figures 1809.7.1, 1809.7.2 and 1809.7.3 are hereby added as follows:





FOR ONE- AND TWO-STORY CONSTRUCTION

FIGURE 1809.7.2  
TWO-POUR COMBINATION FOOTING  
(SEE FIG. 1809.7.3 FOR INTERIOR FOOTING REQUIREMENTS)



FOR ONE- AND TWO-STORY CONSTRUCTION

FIGURE 1809.7.3  
CONTINUOUS FOOTING FOR INTERIOR LOAD BEARING WALL

- (16) Floor joists. Section 2308.8 is hereby amended to read as follows:

2308.8 Floor joists. Spans for floor joists shall be in accordance with Table 2308.8(1) or 2308.8(2). For the most current data, other grades and species, or other loading conditions, refer to the latest *AF & PA Span Tables for Joists and Rafters* and/or current data available from the American Wood Council.

- (17) Table 2308.9.5 Header and Girder Spans for Exterior Bearing Walls. Table 2308.9.5 is hereby amended by the addition of a new footnote “f” to read as follows:

f. For the most current data, other grades and species, or other loading conditions, refer to the latest AF & PA span tables and/or current data available from the American Wood Council.

- (18) Table 2308.9.6 Header and Girder Spans for Interior Bearing Walls. Table 2308.9.6 is hereby amended by the addition of a new footnote “e” to read as follows:

e. For the most current data, other grades and species, or other loading conditions, refer to the latest AF & PA span tables and/or current data available from the American Wood Council.

- (19) Rafter spans. Section 2308.10.3 is hereby amended to read as follows:

2308.10.3 Rafter spans. Allowable spans for rafters shall be in accordance with Table 2308.10.3(1), 2308.10.3(2), 2308.10.3(3), 2308.10.3(4), 2308.10.3(5), or 2308.10.3(6). For the most current data, other grades and species, or other loading conditions, refer to the latest *AF & PA Span Tables for Joists and Rafters* and/or current data available from the American Wood Council.

- (20) Flood hazard areas. Section 3403.2 is hereby amended to read as follows:

3403.2 Flood hazard areas. For buildings and structures in flood hazard areas established in Article 30.03.008 of the Lubbock Code of Ordinances, any addition that constitutes substantial improvement of the existing structure, as defined in Article 30.01.001, shall comply with the flood design requirements in Article 30.03.071.

- (21) Flood hazard areas. Section 3404.2 is hereby amended to read as follows:

3404.2 Flood hazard areas. For buildings and structures in flood hazard areas established in established in Article 30.03.008 of the Lubbock Code of Ordinances, any alteration that constitutes substantial improvement of the existing structure, as defined in Article 30.01.001, shall comply with the flood design requirements in Article 30.03.071.

- (22) Flood hazard areas. Section 3405.5 is hereby amended to read as follows:

3405.5 Flood hazard areas. For buildings and structures in flood hazard areas established in Article 30.03.008 of the Lubbock Code of Ordinances, any repair that constitutes substantial improvement of the existing structure, as defined in Article 30.01.001, shall comply with the flood design requirements in Article 30.03.071.

- (23) Moved structures. Section 3410 of the 2012 International Building Code, entitled “Moved Structures” is hereby amended by deleting section 3410.1, and adding new sections 3410.1 through 3410.6, to read as follows:

3410.1 Permit required to move building or structure.

Except as set forth herein, no person or persons shall hereafter move any building into, or out of, the city limits, or from one location to another within the city limits, where the same shall be moved in, through, or upon the streets, alleys, avenues, or public grounds, unless said person shall first secure a permit to do so from the building official. Violation of this section is deemed a misdemeanor punishable by fine in accordance with section 1.01.004 of the Code of Ordinances of the city.

Building/Structure movement permits shall not be required for the following:

1. Portable building units, as the same are defined by section 623.121 of the Texas Transportation Code, that are moved solely upon State highways within the corporate limits.
2. The movement of portable buildings not exceeding 14 feet in loaded width or height, or 40' in loaded length, as the case may be.
3. The movement and installation of Housing and Urban Development (HUD)-Code manufactured homes by persons licensed by the state to do so, and otherwise in conformance with the procedures, rules, and requirements set forth in the administrative rules of the Texas Department of Housing and Community Affairs at 10 TAC chapter 80.
4. The movement and installation of industrialized housing and buildings and their component parts by persons licensed by the state to do so, and otherwise in conformance with the procedures, rules, and requirements set forth in the administrative rules of the Texas Department of Licensing and Regulation at 16 TAC chapter 70.

5. The movement of industrialized buildings or buildings that are otherwise pre-built or manufactured within the city limits and intended solely for export and installation outside the city limits.

3410.2 Moving contractors to be registered, bonded, and insured.

Persons engaged in moving buildings and structures pursuant to this chapter (hereafter referred to as “moving contractors”) shall be registered with the city in accordance with section 28.04.001 of the Code of Ordinances. Notwithstanding any provision to the contrary, such contractors shall give bond to the city pursuant to section 28.04.003, in addition to being insured pursuant to section 28.04.004. In lieu of the respective coverage amounts specified therein, the minimum coverage amounts for purposes of this section shall be as follows:

1. Compliance bond: \$25,000.
2. Commercial general liability insurance: \$300,000.
3. Commercial automobile insurance: \$500,000 per vehicle.

Any bond or insurance provided pursuant to this section shall be effective and fully paid and maintained in compliance with the certificates provided the city through the date that the bonded or insured activity is finally completed.

3410.3 Conformance; minimum standards. All buildings or structures moved into or within the city shall conform to the applicable standards as set forth in 3410.3.1 through 3410.3.4 below.

3410.3.1 Current building standards applicable. Buildings and structures moved into or within the city shall comply, or be altered to comply with the applicable provisions of the Code of Ordinances for new buildings and structures, including, without limitation, all building, structural, plumbing, fuel gas, mechanical, and electrical systems.

3410.3.2 Certain manufactured homes (“mobile homes”) prohibited. Manufactured homes that were manufactured prior to June 15, 1976, and therefore not in accordance with HUD standards (defined as “mobile homes” by the Texas Manufactured Housing Standards Act) shall not be installed or relocated within the city limits. Violation of this section is deemed a misdemeanor punishable by fine in accordance with section 1.01.004 of the Code of Ordinances.

Exception: Owner-occupied mobile homes, as defined herein, lawfully in place within the corporate limits on the effective date of this section, that are subsequently determined by inspection to be in conformance with the minimum housing standards contained within the property maintenance code as referenced in chapter 34 of the Code of Ordinances.

3410.3.3 Mobile home replacement authorized. A mobile home, as defined in section 3410.3.2 above, previously lawfully placed and installed on a lot or parcel within the city limits, may be replaced by a HUD-code manufactured home (manufactured on or after June 15, 1976 in accordance with HUD standards) in accordance with applicable requirements of chapter 40 (zoning) of the Code of Ordinances in order to facilitate upgraded, safer housing. Manufactured homes not of new manufacture are subject to inspection by the building official to determine compliance with minimum acceptable standards for safety as outlined in this chapter, and by the structural standards administrator to determine compliance with minimum housing standards contained within the property maintenance code.

3410.3.4 Minimum housing standards. Moved buildings that will serve as dwelling units shall comply with the residential provisions of the International Residential Code or the International Building Code, as applicable. Where it is technically infeasible to comply with a provision of said code(s), the building official may apply the provisions of the International Existing Buildings Code and/or the minimum housing standards contained within the property maintenance code contained in chapter 34 of the Code of Ordinances.

3410.4 Procedures. The procedures set forth within 3410.4.1 through 3410.4.6 shall be followed with regard to the movement of all buildings and structures pursuant to this chapter.

3410.4.1 Permit application and review. The moving contractor shall apply for a moving permit on forms provided by the building official. Prior to issuance of such moving permit, the owner of the building shall also apply to the zoning board of adjustment for a special exception allowing the proposed move pursuant to section 40.02.055(b)(10) of the Code of Ordinances, unless specifically exempted by that section.

3410.4.2 Investigative inspection and report. Prior to issuance of the moving permit and where the building is not exempt from the special exception requirements of section 40.02.055(b)(10), prior

to the agenda deadline for the scheduled hearing of the zoning board of adjustments to consider the special exception, the building official shall inspect, or cause to be inspected, the building or structure proposed to be moved, provided that the building owner or mover shall first pay an investigative inspection fee of \$60.00, or as might otherwise be established by the city council. Subsequent to the inspection, the building official shall issue an inspection report which shall generally describe the structural and appearance characteristics of the building, and which shall include information regarding building area and dimensions, foundation style and general condition, roofing and exterior wall cladding materials, the presence and condition of any garage or outbuildings, the general condition of floor systems, exterior and interior walls, roof decking and covering materials, windows, and bathroom/kitchen areas and associated fixtures. Said report shall be provided, promptly upon completion, to the owner and the zoning board of adjustments.

3410.4.3 Action of board; conditional approval. If the zoning board of adjustment grants the special exception, the building official may issue the permit subject to any and all requirements or conditions placed by the board thereon, as well as the other requirements of this chapter. All such requirements and conditions shall be incorporated into the permit, and are considered legal requirements for the purposes of compliance with this chapter.

3410.4.4 Building to be moved beyond the city limits. The building official may issue a permit to move a building or structure at least five thousand (5,000) feet outside of the city limits without a special exception granted by the zoning board of adjustment.

3410.4.5 Procedure where special exception not required. Where a special exception from the zoning board of adjustment is not required, all other provisions of this chapter shall remain applicable.

3410.4.6 Denial of permit. The building official shall deny a moving permit under any of the following circumstances:

1. Where the zoning board of adjustments has denied a required special exception.
2. Where the city or any public utility companies owning overhead infrastructure, including but not limited to wires and cables, have not first examined the proposed movement route to determine that: (a) it owns no lines along the route;

and/or (b) that the proposed movement of the building or structure will not require the removal or cutting of any overhead infrastructure. All routes approved by the city or a public utility company must be evidenced by attested, authorized signature.

3. Where the department of traffic engineering has not first examined the proposed movement route to determine that no traffic signal mast arm will require removal or adjustment in order to accommodate the building or structure. Approval of the proposed route must be evidenced by attested, authorized signature.
4. Where the department of traffic engineering, fire department or police department have not first approved the proposed movement route for the dates and times specified in the application, as attested by the signatures of the authorities having jurisdiction;
5. Where the parties are not otherwise in full compliance with the provisions of the Code of Ordinances, as determined solely by the city, including the specific responsibilities of the parties outlined in section 3408.5.

3410.5 Responsibilities of the parties. The specific responsibilities of the parties involved in the movement of buildings or structures shall be as stipulated in sections 3410.5.1 through 3410.5.3 below. Where the destination lot is outside the corporate limits of the city, sections 3410.5.1(4)(a) and 3410.5.3 shall not apply.

3410.5.1 Moving contractor.

The moving contractor shall perform the following:

1. Obtain and maintain all required insurance policies, bonds, permits, and approvals as necessary to initiate and complete the project in a lawful manner;
2. Obtain necessary permit applications from the building official, identify the route, date(s), and time(s) of the proposed move, including the locations and durations of any temporary storage (“stack lot”) locations, and secure the approval of all city and franchise utility companies, the City of Lubbock Traffic Engineering Department, the Texas Department of Transportation, as applicable, and emergency service providers, including, but not limited to,

the Lubbock Police Department, Lubbock Fire Department, and Lubbock emergency medical services providers, as specified in section 3410.4.6.

3. Advise the building owner if a zoning board of adjustment (ZBA) special exception is required pursuant to section 40.02.055(b)(10) of the Code of Ordinances.
4. If the special exception referenced in (3) above is granted the owner, or is not otherwise required:
  - a) Confirm that the destination lot/building owner has obtained necessary building permits for construction of a permanent foundation system, has completed said construction and received final inspection approval for same pursuant to section 3410.9.3 item #3;
  - b) Arrange and pay for a police department escort along the moving route in accordance with applicable police department policy; and
  - c) Obtain necessary moving permits from the building official.
5. Coordinate with the appropriate utility companies to disconnect and make safe all sources of electricity, water, fuel gas, and sanitary sewer. Sanitary sewer outlets shall be capped or otherwise secured from rainwater infiltration. Electricity shall be disconnected at the transformer or through removal of the meter and sealing of the meter socket against unauthorized entry. Fuel gas shall be shut off at the meter.
6. Provide proper and adequate safeguards for the public, employees, and adjoining property during demolition and lot clearing activities, including compliance with section 3303 of the International Building Code and obtaining street barricade permits where necessary for protection of/from vehicular traffic.
7. In coordination with the appropriate department, agency, or franchise utility company, repair all damage to public improvements incurred during demolition and building movement activities, including, but not limited to, street surfaces, curb and gutter, sidewalks, driveway approaches,

utility lines, sign posts, traffic signals, and drainage structures along the moving route.

Failure to comply with item (5), (6) or (7) of this section is deemed a misdemeanor punishable by fine in accordance with section 1.01.004 of the Code of Ordinances.

#### 3410.5.2 Origin lot owner.

The owner of the lot from which the building is moved shall perform the following immediately after the building is removed from the lot:

1. Fill all open excavations with clean fill dirt (no rubble or trash to be used).
2. Re-establish lot grades to convey storm water runoff to the street, alley, or other approved conveyance without ponding and without directing storm water runoff onto other private property.
3. Clear the lot of all trash, rubbish, building debris, dead shrubbery, tree limbs, etc.
4. Cap all sanitary sewer outlets or otherwise secure them from rainwater infiltration.
5. In coordination with the appropriate department or franchise utility, repair all damage to public improvements incurred during the demolition and building movement activities, including, but not limited to, street surfaces, curb and gutter, sidewalks, driveway approaches, utility lines, sign posts, and drainage structures within the lot frontage.

Failure to comply with items (1)–(5) of this section is deemed a misdemeanor punishable by fine in accordance with section 1.01.004 of the Code of Ordinances of the city.

3410.5.3 Destination lot/building owner. The owner of the lot to which the building is moved shall perform the following:

1. Prior to arranging for movement of the building, obtain an investigative inspection of the building to determine the degree of renovation necessary to bring the building's structural, plumbing, electrical, mechanical and fuel gas systems up to minimum standards for new construction, as

determined by the applicable technical codes adopted under chapter 28 of the Code of Ordinances. Where the lot of origin is not within the city limits, the building owner shall conform to building inspection department policy with regard to arrangement of inspections and payment therefor.

2. Obtain special exception approval from the zoning board of adjustments pursuant to section 40.02.055(b)(10), as applicable.
3. Construct and obtain inspection approval of required permanent foundation systems in preparation for final placement and attachment of the building. All necessary permits for the foundation system must be obtained prior to construction.
4. Upon placement and attachment of the building, complete all required renovations to bring the building up to current standards as required by section 3410.3 within the time frames stipulated in section 3410.6.
5. Complete all required work to comply with any conditions of approval established by the zoning board of adjustments, within stipulated time frames.

3410.6 Violations; public nuisance. Except as provided herein, any of the conditions identified in sections 3410.6.1 through 3410.6.3 are deemed unlawful hazards to public health and safety and therefore constitute misdemeanors punishable by fine in accordance with section 1.01.004 of the Code of Ordinances. Said conditions are also declared public nuisances, and shall be referred by the building official to the structural standards administrator for disposition pursuant to section 1102 of the property maintenance code as set forth in chapter 34 of the Code of Ordinances.

3410.6.1. Building detached from foundation. Any building that has been detached for more than thirty (30) days from its foundations in preparation for a move, or that has been moved from its original location and has not been affixed to its permanent foundation in accordance with the building code within thirty (30) days of the issue date of the moving permit, or any longer period approved by the zoning board of adjustments as part of the special exception process set forth in section 40.02.055(b)(10) of the Code of Ordinances.

3410.6.2 Building not in conformance with Code of Ordinances. Any moved building not brought into compliance with all relevant sections of all city codes within 180 days from the date the foundation permit is first issued for the destination lot, or any longer period approved by the zoning board of adjustments as part of the special exception process set forth in section 40.02.055(b)(10) of the Code of Ordinances.

3410.6.3 Building not in conformance with stipulated conditions.

Any moved building not brought into compliance with all requirements and conditions placed thereon by the zoning board of adjustments within such time frames as the board shall have stipulated as part of the special exception approval process outlined in section 40.02.055(b)(10) of the Code of Ordinances.

A building that has been secured against entry and moved to an appropriately-zoned temporary location (“stack lot”) that is fenced or otherwise secured from public access so as not to create an attractive nuisance or to present a hazard to the public from overturning pending eventual movement to the destination lot shall not be considered a violation under section 3410.6.1, so long as the temporary location is identified at the time of moving permit application, and further is for a pre-determined, temporary duration not to exceed 180 days.

(24) Accessibility For Existing Buildings. Section 3411 is hereby deleted in its’ entirety.

(25) Applicability. Section 3412.2 is hereby amended to read as follows:

3412.2 Applicability. Structures existing prior to April 28, 1938 in which there is work involving additions, alterations or changes of occupancy shall be made to comply with the requirements of this section or the provisions of Sections 3403 through 3409. The provisions in Sections 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

(26) Flood hazard areas. Section 3412.2.4.1 is hereby amended to read as follows:

3412.2.4.1. Flood hazard areas. For existing buildings located in flood hazard areas established in Article 30.03.008 of the Lubbock Code of Ordinances, if the alterations and repairs constitute substantial improvement of the existing building, as defined in Article 30.01.001, the existing building shall comply with the flood design requirements in Article 30.03.071.

- (27) Accessibility. Section 3412.2.5 is hereby deleted in its' entirety.
- (28) Referenced Standards- ICC. Chapter 35 is hereby amended by amending the "ICC-IECC" entry to reflect the 2009 edition as follows:

IECC-09 International Energy Conservation Code...101.4.6, 201.3, 1203.1, 1203.3.2, 1301.1.1, 1405.3, 3401.3

- (29) Zoning regulations. A new section H101.1 is hereby added to read as follows:

H101.1. Zoning regulations. Chapter 40 (zoning) of the Code of Ordinances regulates the permissibility, placement, and physical characteristics of signs upon premises within the city based on particular zoning district requirements. Any reference to a particular sign type, size, height, or other physical characteristic within this Appendix should not therefor be construed as allowing such if otherwise prohibited or regulated by chapter 40 of the Code of Ordinances.

- (30) Signs exempt from permits. Section H101.2 is hereby amended to read as follows:

H101.2 Signs exempt from permits. The following signs are exempt from the requirements to obtain a permit before erection:

1. Temporary signs announcing the sale or rent of property.
2. Signs erected by transportation authorities.
3. The changing of moveable parts of an approved sign that is designed for such changes, or the repainting or repositioning of display matter shall not be deemed an alteration.
4. Other signs as set forth in article 40.04, division 1 of the Code of Ordinances, or as deemed appropriate by the building and zoning officials.

- (31) Permits, drawings and specifications. Section H105.2 is hereby amended to read as follows:

H105.2 Permits, drawings and specifications. Where a permit is required, construction documents shall be required. These documents shall show the dimensions, materials and required details of construction, including loads, stresses and anchors. The documents shall bear the seal of a professional engineer licensed in the State of Texas.

Exceptions:

Documents for the following sign types shall not be required to bear the seal of a professional engineer:

1. Monument signs not exceeding seven (7) feet in height.
2. Wall signs attached flat to the building wall.

(32) General (roof signs). Section H110.1 is hereby amended to read as follows:

Roof signs shall be constructed entirely of metal or other approved noncombustible material except as provided for in sections H106.1.1 and H107.1. Provisions shall be made for electric grounding of metallic parts. Where combustible materials are permitted in letters or other ornamental features, wiring and tubing shall be kept free and insulated therefrom. Roof signs shall be so constructed as to leave a clear space of not less than 6 feet (1829 mm) between the roof level and the lowest part of the sign and shall have at least 5 feet (1524 mm) clearance between the vertical supports thereof. Where such clearances cannot be provided, structural analysis of the roof supporting elements shall be undertaken by a structural engineer, including the added dead and wind loading of the sign, and any necessary strengthening provided. No portion of any roof sign structure shall project beyond an exterior wall.

SECTION 2. THAT violation of any provision of this Ordinance shall be deemed a misdemeanor punishable as provided by Section 1.01.004 of the Code of Ordinances of the City of Lubbock, Texas.

SECTION 3. THAT should any paragraph, sentence, clause, phrase or word of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of this Ordinance shall not be affected thereby.

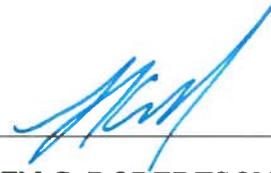
SECTION 4. THAT pursuant to Section 214.218 of the Texas Local Government Code, this Ordinance shall not be implemented or enforced until after the 30<sup>th</sup> day after the date of final adoption.

SECTION 5. THAT the City Secretary is hereby authorized to cause publication of the descriptive caption of this Ordinance as an alternative method provided by law.

AND IT IS SO ORDERED.

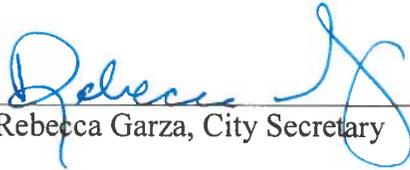
Passed by the City Council on first reading this 28th day of April, ~~2015~~, <sup>2016</sup>

Passed by the City Council on second reading this 12th day of May, ~~2015~~, <sup>2016</sup>



\_\_\_\_\_  
GLEN C. ROBERTSON, MAYOR

ATTEST:



\_\_\_\_\_  
Rebecca Garza, City Secretary

APPROVED AS TO CONTENT:



\_\_\_\_\_  
Steve O'Neal, Chief Building Official

APPROVED AS TO FORM:



\_\_\_\_\_  
Amy L. Sims, Deputy City Attorney