

ORDINANCE NO. 28387

An ordinance amending Chapter 52, "Administrative Procedures for the Construction Codes," and Chapter 58, "Dallas Existing Building Code," of the Dallas City Code, as amended; amending the powers and duties of the building inspection advisory, examining, and appeals board in Chapter 52; amending the referenced codes and standards and general definitions, and the accessibility, existing vertical openings, fire protection/fire safety, and change of occupancy requirements of Chapter 58; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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

SECTION 1. That Subsection 207.1, "General," of Section 207, "Powers and Duties of the Board," of Subchapter 2, "Organization and Enforcement," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code is amended to read as follows:

**"207.1 General.** The board has the following powers and duties with respect to the codes under its jurisdiction:

1. Hear appeals from decisions of the building official or the appropriate chief code administrator;
2. Hear requests for the use of a material or method of construction not prescribed by the codes and authorize the use when in the board's judgment the material or method of construction is at least equivalent to that which is prescribed;
3. Hear and make recommendations concerning requests for amendments to the codes; and
4. ~~[Administer certification examinations and pass upon the qualifications of every person applying for certification as an electrician or electrical contractor;~~
5. ~~Supervise the issuance of temporary certificates of registration for journey level, maintenance, or specialist electricians;~~

6. ~~Establish rules relating to the time, date, and method of examination for applicants for certificates of registration; and~~

7.]Hear requests to suspend a person's ability to secure permits.”

SECTION 2. That Subsection 101.2, “Referenced Codes,” of Section 101, “General,” of Subchapter 1, “Administration,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

“**101.2 Referenced codes.** The other codes referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference only when such codes and standards have been specifically adopted by the City of Dallas. Whenever amendments have been adopted to the referenced codes and standards, each reference to the codes and standards shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the *ICC Electrical Code* means the *Dallas Electrical Code*, as amended. References made to the *International Mechanical Code*, the *International Plumbing Code*, the *International Fire Code*, the *International Energy Conservation Code*, the *International Fuel Gas Code*, the *International Building Code*, and the *International Residential Code* respectively mean the *Dallas Mechanical Code*, the *Dallas Plumbing Code*, the *Dallas Fire Code*, the *Dallas Energy Conservation Code*, the *Dallas Fuel Gas Code*, the *Dallas Building Code*, and the *Dallas One- and Two-Family Dwelling Code*, as amended. Where differences occur between provisions of this code and referenced codes and standards, the provision of this code shall apply.”

SECTION 3. That Section 202, “General Definitions,” of Subchapter 2, “Definitions,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended by amending the following definitions to read as follows:

“**OCCUPANCY.** A word used synonymously [~~Subcategories within an occupancy classification. Synonymous~~] with the term “Use.”

**OCCUPANCY CLASSIFICATION.** Building classifications as listed in Sections 303 through 312 of the *Dallas Building Code*. [~~Also synonymous with the phrase “Use Group.”~~]

**USE.** That portion of a building or tenancy which is devoted to a single group or special use or occupancy as defined in the *Dallas Building Code* or as established in any other provision of the codes for the purposes of specifying special requirements applicable to that portion of a building or tenancy. [~~Subcategory within a Use Group.~~]

**USE GROUP.** Refers to occupancy categorical designations [~~classification~~] as listed in the *Dallas Building Code*.

**WORK AREA.** Any entire use, primary function space, or tenancy comprising all or part of a reconstruction project as delineated on the approved permit application or plans. [~~That portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents.~~] Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by code.”

SECTION 4. That Subsection 506.1, “General,” of Section 506, “Accessibility,” of Subchapter 5, “Renovations,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

**“506.1 General.** A building, facility, or element that is altered shall comply with Section 3409 [~~the applicable provisions in Chapter 11~~] of the *Dallas Building Code*.”

SECTION 5. That Subsection 606.1, “General,” of Section 606, “Accessibility,” of Subchapter 6, “Alterations,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

**“606.1 General.** A building, facility, or element that is altered shall comply with Section 3409 of the *Dallas Building Code* [~~506~~].”

SECTION 6. That Paragraph 703.2.1, “Existing Vertical Openings,” of Subsection 703.2, “Vertical Openings,” of Section 703, “Building Elements and Materials,” of Subchapter 7, “Reconstruction,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

**“703.2.1 Existing vertical openings.** All existing interior vertical openings connecting two or more floors shall be enclosed with approved assemblies having a fire resistance rating of not less than one hour with approved opening protectives.

**Exceptions:**

1. Where vertical opening enclosure is not required by the *Dallas Building Code* or the *Dallas Fire Code*.
2. Interior vertical openings other than stairways may be blocked at the floor and ceiling of the work area by installation of not less than two inches (50.8 mm) of solid wood or equivalent construction.
3. The enclosure shall not be required where all the following conditions are met:

- 3.1 The communicating area has a low hazard occupancy, or has a moderate hazard occupancy which is protected throughout by an automatic sprinkler system;
  - 3.2 The lowest or next to the lowest level is a street floor;
  - 3.3 The entire area is open and unobstructed in a manner such that it may be assumed that a fire in any part of the interconnected spaces will be readily obvious to all of the occupants;
  - 3.4 Exit capacity is sufficient to provide egress simultaneously for all the occupants of all levels by considering all areas to be a single floor area for the determination of required exit capacity; and
  - 3.5 Each floor level, considered separately, has at least one-half of its individual required exit capacity provided by an exit or exits leading directly out of that level without having to traverse another communicating floor level or be exposed to the smoke or fire spreading from another communicating floor level.
4. In Group A occupancies, a minimum 30 minute enclosure shall be provided to protect all vertical openings not exceeding three stories.
  5. In Group B occupancies, a minimum 30 minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 703.2.1 shall not be required:
    - 5.1 In a building not exceeding 3,000 square feet (279 m<sup>2</sup>) per floor; or
    - 5.2 When the building is protected throughout by an approved automatic fire sprinkler system.
  6. In Group E occupancies, the enclosure shall not be required for vertical openings not exceeding three stories when the building is protected throughout by an approved automatic fire sprinkler system.
  7. In Group F occupancies, the enclosure shall not be required under the following conditions:
    - 7.1 For vertical openings not exceeding three stories; or
    - 7.2 In special purpose occupancies when necessary for manufacturing operations and direct access is provided to at least one protected stairway;  
or

- 7.3 In buildings which are protected throughout by an approved automatic sprinkler system.
8. In Group H occupancies, the enclosure shall not be required for vertical openings not exceeding three stories where necessary for manufacturing operations and every floor level has direct access to at least two remote enclosed stairways or other approved exits.
9. In Group M occupancies, a minimum 30 minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 703.2.1, shall not be required under the following conditions:
- 9.1 Openings connect only two floor levels; or
- 9.2 Occupancies are protected throughout by an approved automatic sprinkler system.
10. In Group R-1 occupancies, the enclosure shall not be required for vertical openings not exceeding three stories:
- 10.1 In buildings which are protected throughout by an approved automatic sprinkler system; or
- 10.2[-] In buildings with less than 25 guest rooms where every sleeping room above the second floor is provided with direct access to a fire escape or other approved second exit by means of an approved exterior door or window having a sill height of not greater than 44 inches (1118 mm) and where:
- 10.2.1 Any exit access corridor exceeding eight feet (2438 mm) in length which serves two means of egress, one of which is an unprotected vertical opening, shall have at least one of the means of egress separated from the vertical opening by a one-hour fire barrier; and
- 10.2.2 The building is protected throughout by an automatic fire alarm system, installed and supervised in accordance with the *Dallas Building Code*.
11. In Group R-2 occupancies, a minimum 30 minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 703.2.1, shall not be required in the following locations:
- 11.1 Vertical openings not exceeding two stories with not more than four dwelling units per floor;

11.2[-] In buildings which are protected throughout by an approved automatic sprinkler system; or

11.3[-] In buildings with not more than four dwelling units per floor where every sleeping room above the second floor is provided with direct access to a fire escape or other approved second exit by means of an approved exterior door or window having a sill height of not greater than 44 inches (1118 mm) and the building is protected throughout by an automatic fire alarm system, complying with Section 704.4.

12. One- and two-family dwellings.

13. Group S occupancies, where connecting not more than two floor levels, or where connecting not more than three floor levels and the structure is equipped throughout with an approved automatic sprinkler system.

14. Group S occupancies, where vertical opening protection is not required for open parking garages and ramps.”

SECTION 7. That Section 704, “Fire Protection,” of Subchapter 7, “Reconstruction,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

#### **“SECTION 704 FIRE PROTECTION**

**704.1 Scope.** The requirements of this section shall be limited to work areas in which reconstruction is being performed, and where specified they shall apply throughout the floor on which the work areas are located, or otherwise beyond the work area.

**704.2 Automatic sprinkler systems.** Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 704.2.1 through 704.2.5. Installation requirements shall be in accordance with the *Dallas Building Code*. The requirements of this section shall not be voided due to de minimus remainder floor areas. When an automatic sprinkler system is provided, the sprinkler riser shall be sized to serve the entire building, even if the system currently being installed serves only a portion of the building.

**704.2.1 High-rise buildings.** In high-rise buildings, work areas that include exits or corridors shared by more than one tenant or serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where the work area is located on a floor which has a sufficient sprinkler water supply system from an existing standpipe or sprinkler riser serving that floor.

**Exceptions:**

1. Work areas where there is no change in the use or occupancy and that involve tenancy of less than the entire floor of the story (not counting common areas such as corridors, restrooms, etc.) shall not require sprinklers. The requirements of this section shall not be voided due to de minimus remainder floor areas.
2. Work areas where the change in use or occupancy does not increase the relative hazard in accordance with Table 812.7.1.

**704.2.1.1 Supplemental automatic sprinkler system requirements.** Where the work area on any floor is substantively equal to at least 51 percent of that floor area, the sprinkler requirements of Section 704.2.1 [704.2.2] shall apply to the entire floor including corridors and core areas on which the work area is located.

**Exceptions:**

1. Tenant spaces that are entirely outside the work area.
2. Floors on which sprinklers are not required by Section 704.2.1.

**704.2.1.2 Rubbish and linen chutes.** Rubbish and linen chutes located in the work area shall be provided with sprinklered protection where the protection of the rubbish and linen chute would be required under the provisions of the *Dallas Building Code* for new construction, and the building has sufficient municipal water supply available to the site.

**704.2.2 Groups A, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2.** In buildings with occupancies in Groups A, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that include exits or corridors shared by more than one tenant or serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The work area would be required to be provided with automatic sprinkler protection in accordance with the *Dallas Building Code* applicable to new construction (excluding Section 903.2.14);
2. The work area is substantively equal to [~~at least 51 percent of~~] the entire floor area; and
3. The building has sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump.

**Exceptions:**

1. Work areas in Group R occupancies three stories or less in height.

2. Work areas where there is no change in the use or occupancy.
3. Work areas where the change in use or occupancy does not increase the relative hazard in accordance with Table 812.7.1.

**704.2.2.1 Mixed uses.** In work areas containing mixed uses, one or more of which requires automatic sprinkler protection in accordance with Section 704.2.2, such protection shall not be required throughout the work area provided that the uses requiring such protection are separated from those not requiring protection by fire resistive construction having a minimum two-hour rating for Use Group H, and a minimum one-hour rating for all other use groups.

**704.2.3 Windowless stories.** Work located in a windowless story as determined in accordance with the *Dallas Building Code* shall be sprinklered where the work area would be required to be sprinklered under the provisions of the *Dallas Building Code* as a newly constructed building, and the building has sufficient municipal water supply available to the floor without installation of a new fire pump.

**704.2.4 Other required suppression systems.** In buildings and areas listed in Table 903.2.13 [903.2.15] of the *Dallas Building Code*, work areas that include the entire use as defined in this code, [exits or corridors shared by more than one tenant or serving an occupant load greater than 30] shall be provided with sprinkler protection where the following conditions occur:

1. The work area would be required to be provided with automatic sprinkler protection in accordance with the *Dallas Building Code* applicable to new construction (excluding Section 903.2.14); and
2. The building has sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump.

Any fire suppression or fire detection or alarm requirements applicable to the special use or occupancy shall be applied throughout the entire building unless the special use or occupancy is separated from the remainder of the building by fire separation assemblies having a rating of at least two hours.

**704.2.5 Supervision.** Fire sprinkler systems required by this section shall be supervised by one of the following methods:

1. Approved central station system in accordance with NFPA 72;
2. Approved proprietary system in accordance with NFPA 72;
3. Approved remote station system of the jurisdiction in accordance with NFPA 72; or

4. Approved local alarm service which will cause the sounding of an alarm in accordance with NFPA 72.

**Exceptions:** Supervision is not required for the following:

1. Underground gate valve with roadway boxes;
2. Halogenated extinguishing systems;
3. Carbon dioxide extinguishing systems;
4. Dry and wet chemical extinguishing systems;
5. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.

**704.3 Standpipes.** When [Where] the work area is one entire floor or more [includes exits or corridors shared by more than one tenant] and is located more than 50 feet (15,240 mm) above or below the lowest level of fire department access, a standpipe system shall be provided up to and including the highest floor that is part of the work area. Standpipes shall have an approved fire department connection with hose connections at each floor level above or below the lowest level of fire department access. Standpipe systems shall be installed in accordance with the *Dallas Building Code*. Hoses and hose cabinets are not required.

**Exceptions:**

1. No pump shall be required provided that the standpipes are capable of accepting delivery by fire department apparatus of a minimum of 250 gpm at 65 psi (946 L/m at 448KPa) to the topmost floor in buildings equipped throughout with an automatic sprinkler system or a minimum of 500 gpm at 65 psi (1892 L/m at 448KPa) to the topmost floor in all other buildings. Where the standpipe terminates below the topmost floor, the standpipe shall be designed to meet (gpm/psi) (L/m/KPa) requirements of this exception for possible future extension of the standpipe.
2. The interconnection of multiple standpipe risers shall not be required.
3. Standpipes are not required if there is no change in use.

**704.4 Fire alarm and detection.** Fire alarm and detection systems complying with Sections 604.4.1 and 604.4.3 shall be provided in accordance with this section and the *Dallas Fire Code*.

**704.4.1 Manual fire alarm systems.** In Group A, B, E, F, H, I, M, R-1 and R-2 occupancies a manual fire alarm system shall be provided on all floors in the work area. Alarm notification appliances shall be provided on such floors and shall be automatically activated as required by the *Dallas Fire Code*.

**Exceptions:**

1. Where the *Dallas Fire Code* does not require a manual fire alarm system.
2. Alarm-initiating and notification appliances shall not be required to be installed in tenant spaces outside of the work area.
3. Visual alarm notification appliances are not required, except where an existing alarm system is upgraded or replaced, a new fire alarm system is installed, or where required by the accessibility provisions of Section 506.

**704.4.2 Supplemental fire alarm system requirements.** Where the work area on any floor is substantively equal to at least 51 percent of that floor area, Section 704.4 shall apply throughout the floor.

**Exception:** Alarm-initiating and notification appliances shall not be required to be installed in tenant spaces outside of the work area.

**704.4.3 Supplemental fire alarm system requirements.** Where the work area on multiple floors is substantively equal to at least 51 percent of the building area, Section 704.4 shall apply throughout the building.

**Exception:** Alarm-initiating and notification appliances shall not be required to be installed in tenant spaces outside of the work area.”

SECTION 8. That Subsection 706.1, “General,” of Section 706, “Accessibility,” of Subchapter 7, “Reconstruction,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

**“706.1 General.** A building, facility, or element that is altered shall comply with Section 3409 of the *Dallas Building Code* [~~506~~].”

SECTION 9. That Section 801, “General,” of Subchapter 8, “Change of Occupancy,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

**“SECTION 801  
GENERAL**

**801.1 Scope.** The provisions of this chapter apply where a change of occupancy occurs including:

1. Where the occupancy classification is not changed, or
2. Where there is a change in occupancy classification or the occupancy group designation changes.

**801.2 Change in occupancy with no change of occupancy classification.** A change in occupancy with no change of occupancy classification shall not be made to any structure that will subject the structure to any special provisions of the construction codes, including the provisions of Sections 802 through 811, without the approval of the building official. A certificate of occupancy shall be issued where it has been determined that the requirements for the change in occupancy have been met.

**801.2.1 Rehabilitation with no change of occupancy classification.** Any rehabilitation work undertaken in connection with a change of use that does not involve a change of occupancy classification as described in the *Dallas Building Code* shall conform to the applicable requirements for the work as classified in Chapter 3 and to the requirements of Sections 802 through 811.

**Exception[s]:**

- ~~1. Compliance with all of the provisions of Chapter 7 is not required where the change of occupancy classification complies with the requirements of Section 812.3.~~
- 2.] As modified in Section 1005 for historic buildings.
- ~~3. As permitted in Chapter 12.]~~

**801.3 Change of occupancy classification.** Where the occupancy classification of a building changes, the provisions of Sections 802 through 812 shall apply. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group.

**801.4 [801.2] Partial change of occupancy group.** Where a portion of an existing building is changed to a new occupancy group, Section 812 shall apply.

**801.5 [801.3] Certificate of occupancy required.** A new certificate of occupancy is required ~~[shall be issued]~~ where a change of occupancy occurs that results in a different occupancy classification as determined by the *Dallas Building Code*.

**801.6 [801.4] Special uses or occupancies.** Special uses or occupancies as listed in Section 802.1 shall comply with the *Dallas Building Code* [~~building code~~] regardless of whether a change of occupancy group is involved.

**801.6.1 Other requirements.** Any automatic sprinkler system or fire detection or alarm requirements applicable to the special use or occupancy shall be applied throughout the entire building unless the special use or occupancy is separated from the remainder of the building by fire separation assemblies having a rating of at least two hours. Mixed occupancies must use the highest applicable rating from Table 508.3.3 of the *Dallas Building Code*.

SECTION 10. That Subsection 812.1, “Compliance with Chapter 7,” of Section 812, “Change of Occupancy Classification,” of Subchapter 8, “Change of Occupancy,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is retitled as Subsection 812.1, “General,” and amended to read as follows:

**“812.1 General [~~Compliance with Chapter 7~~].** The provisions of this section apply to buildings, or portions thereof, undergoing a change of occupancy classification. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group. Buildings subject to this section must also comply with Sections 802 through 811. The requirements for a change of occupancy classification are set forth in Sections 812.1.1 through 812.3. A change of occupancy without a corresponding change of occupancy classification must comply with Section 812. [of an existing building may be changed, provided that the building meets all of the requirements of Chapter 7 applied throughout the building for the new occupancy group and complies with the requirements of Sections 802 through 812.]

**812.1.1 Compliance with Chapter 7.** The requirements of Chapter 7 shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Sections 812.1.1.1 and 812.1.1.2.

**812.1.1.1 Change of occupancy group without separation.** Where a portion of an existing building is changed to a new occupancy group and that portion is not separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *Dallas Building Code* for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 7 applied throughout the building for the most restrictive use group in the building and with the requirements of this chapter.

~~[Exception: Compliance with all of the provisions of Chapter 7 is not required when the change of occupancy group complies with the requirements of Section 812.3.]~~

**812.1.1.2 [812.1.2] Change of occupancy group with separation.** When a portion of an existing building is changed to a new occupancy group, and is separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *Dallas Building Code* for the separate occupancy, that portion shall comply with all the requirements of Chapter 7 for the new occupancy group, and with the requirements of this chapter.

~~[Exception: Compliance with all of the provisions of Chapter 7 is not required when the change of use complies with the requirements of Section 812.3.]~~

SECTION 11. That Subsection 812.5, "Accessibility," of Section 812, "Change of Occupancy Classification," of Subchapter 8, "Change of Occupancy," of Chapter 58, "Dallas Existing Building Code," of the Dallas City Code is amended to read as follows:

**"812.5 Accessibility.** Existing buildings or portions thereof that undergo a change of group or occupancy classification shall comply with Section 3409 of the *Dallas Building Code* [506]."

SECTION 12. That Subsection 812.7, "Fire Protection," of Section 812, "Change of Occupancy Classification," of Subchapter 8, "Change of Occupancy," of Chapter 58, "Dallas Existing Building Code," of the Dallas City Code is amended to read as follows:

**"812.7 Fire protection.**

**812.7.1 Fire suppression.** The following fire suppression system requirements apply in changes of use:

| TABLE 812.7.1<br>Hazard Categories and Classifications<br>Fire Suppression |                                       |
|--|---------------------------------------|
| Relative Hazard  | Use Classification                    |
| 1 (highest)  | A-2 nightclubs, H, I                  |
| 2  | A-2 (other than nightclubs), R-1, R-2 |
| 3  | A-1, A-3 (other than churches), A-4   |
| 4  | F-1, M, S-1                           |
| 5  | A-3 churches [A-4], E                 |
| 6 (lowest)   | A-5, B, F-2, R-3, R-4, S-2, U         |

**812.7.2 Maximum fire area and the change to a higher hazard category.** When a change of use is made to a higher hazard category as shown in Table 812.7.1, the building shall be provided with an automatic fire suppression system as required by the following sections of the *Dallas Building Code*:

1. Section 903.2.1 for Group A-1, A-2, A-3, A-4, and A-5 occupancies,
2. Section 903.2.2 for Group E occupancies,
3. Section 903.2.3 for Group F-1 occupancies,
4. Section 903.2.4 for Group H occupancies,
5. Section 903.2.5 for Group I occupancies,
6. Section 903.2.6 for Group M occupancies,
7. Section 903.2.7 for Group R [~~R-1~~] occupancies,
8. Section 903.2.8 for Group S-1 [~~R-2~~] occupancies,
9. Section 903.2.9 [~~903.2.10~~] for Group S-2 [~~S-1~~] occupancies, and
10. Section 903.2.10 [~~903.2.12.1~~] for windowless stories or basements if the story or basement is created by the work being performed or any existing windowless basement or story in which the work area is substantively equal to 51 percent of the gross enclosed floor area of the windowless story.

**812.7.3 Change to portion of building with a separation.** When a portion of a building is changed to a higher hazard category and the proposed use as a fire area is separated from the existing use(s) by two-hour fire barrier assemblies [~~in accordance with Table 302.3.3 of the Dallas Building Code~~], an automatic fire suppression system as required above shall be installed [~~only~~] in the portion changed and in any other areas as required by Chapter 7. Mixed use occupancies shall use the highest applicable rating from Table 508.3.3 of the Dallas Building Code.

**812.7.4 Maximum fire area and the change to an equal or lesser hazard category.** When a change of use is made to an equal or lesser hazard category as shown in Table 812.7.1, there is no requirement to install a suppression system except in areas where work being performed in connection with the change of use includes a requirement for suppression and in windowless stories or basements in accordance with Section 903.2.10 [~~903.2.12~~] of the *Dallas Building Code*.

**812.7.5 [~~Maximum building area.~~** When a change of occupancy classification is made, a suppression system is required in accordance with Section 903.2.15.1 of the *Dallas Building Code*.

**812.7.6] Fire system supervision.** When the use group of a building is changed to Use Group A, E, H, I, M, or R, and a fire suppression system is required by this section, the fire suppression system shall be supervised in accordance with Section 903.4 of the *Dallas Building Code*.

**812.7.6 [812.7.7] Change in sprinkler standard hazards.** Notwithstanding the relative hazard as determined by Table 812.7.1, when a change in the character of the use is made to a higher degree of hazard as defined by NFPA 13 (light hazard, ordinary hazard group 1, ordinary hazard group 2, extra hazard group 1 [H], extra hazard group 2, and special occupancy hazards), the sprinkler system shall be evaluated and, where required by NFPA 13, altered to conform to the required density and maximum sprinkler protection area per head for the proposed occupancy.”

SECTION 13. That Subsection 812.8, “Fire Alarm/Detection System,” of Section 812, “Change of Occupancy Classification,” of Subchapter 8, “Change of Occupancy,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

**“812.8 Fire alarm/detection system.** When a building or portion thereof changes in use, a fire alarm system shall be installed in accordance with Section 907 of the *Dallas Fire [Building] Code*. A fire alarm system shall be installed throughout the building in accordance with the *Dallas Fire Code*, unless the proposed use is separated from the other use(s) in the building by assemblies with the appropriate fire resistance rating in accordance with Table 508.3.3 [303.3.3] of the *Dallas Building Code* in which case only the portion changed shall comply. Mixed occupancies must use the highest applicable rating from Table 508.3.3.”

SECTION 14. That Subparagraph 1003.3.1.1, “Number of Exits,” of Paragraph 1003.3.1, “Single Exit Stories,” of Subsection 1003.3, “Means of Egress,” of Section 1003, “Fire Safety,” of Subchapter 10, “Historic Buildings,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

**“1003.3.1.1 Number of exits.** Any existing story used for human occupancy, undergoing alterations or repairs not involving change of occupancy or use, shall be provided with not less than two independent exits, unless provided for in accordance with Section [Table] 1003.3.1.1.1. Any existing story used for human occupancy, undergoing change of occupancy or use shall be provided not less than two independent exits, unless provided for in accordance with Section 1003.1.1.2 [Table 1003.3.1.1.1].

**Exceptions:** A single exit is acceptable when:

1. The story qualifies as a single exit story in accordance with the requirements of Section 705.3.1.1 [~~of this code~~]; or
2. An existing fire escape conforming to Sections 705.3.1.2.1 through 705.3.1.2.3 [~~of this code~~] is provided in addition to the single exit.

**1003.3.1.1.1 Alteration or repair of single exit stories.** Existing stories served by less than two exits, when undergoing alteration or repair not involving a change of use or occupancy, shall be allowed to be served by only one exit if such stories comply with the restrictions of Table 1003.3.1.1.1.

**Table 1003.3.1.1.1  
SINGLE EXIT ALTERED OR REPAIRED STORIES<sup>a</sup>**

| Use Group            | Location of Story                | Max. Area of Story (Sq. Ft) <sup>b,d,e</sup> | Max. Exit Access Travel Distance (Ft) <sup>c</sup> | Max. Occupant Load of Story | Max. Height of Bldg. (Number of Stories) | Additional Restrictions |
|----------------------|----------------------------------|--|--|-----------------------------|--|-------------------------|
| Public Garages (S-2) | BG                               | NA   | 400  | NA                          | NA                                       | FSS, FA, R              |
| A-3, A-4             | 1B                               | 2000   | 75   | 74                          | NA                                       | FSS, FA                 |
| B                    | 1B                               | 2500   | 75   | NA                          | NA                                       | FSS, FA                 |
| E, R                 | 1B                               | 2500   | NA   | 50                          | NA                                       | FSS, FA                 |
| E, R                 | 1B                               | 2500   | NA   | 50                          | NA                                       | FA, SP                  |
| E, R                 | 1B                               | 2500   | NA   | 50                          | NA                                       | FA, ES                  |
| F, M, S-2            | 1B                               | 2500   | 75   | NA                          | NA                                       | FS                      |
| A                    | Grade                            | 3000   | 75   | 125                         | NA                                       | FSS, FA                 |
| B                    | Grade                            | 5000   | 100  | NA                          | NA                                       | FSS, FA                 |
| E, R                 | Grade                            | 5000   | 100  | NA                          | NA                                       | FSS, FA                 |
| F, M, S-2            | Grade                            | 5000   | 100  | NA                          | NA                                       | FS                      |
| A                    | 2 <sup>nd</sup>                  | 2000   | NA   | 74                          | NA                                       | FSS, FA                 |
| A                    | 2 <sup>nd</sup>                  | 3000   | NA   | NA                          | NA                                       | FS, FA, SP              |
| B                    | 2 <sup>nd</sup>                  | 3000   | 100  | NA                          | NA                                       | FS, FA                  |
| B                    | 3 <sup>rd</sup>                  | 3000   | 75   | NA                          | NA                                       | FS, FA                  |
| E                    | 2 <sup>nd</sup> -3 <sup>rd</sup> | 3000   | NA   | 50                          | NA                                       | FSS, FA                 |
| E                    | 2 <sup>nd</sup>                  | 3000   | NA   | 50                          | NA                                       | FA, SP                  |
| E                    | 2 <sup>nd</sup>                  | 3000   | NA   | 50                          | NA                                       | FA, ES                  |
| F, M, S-2            | 2 <sup>nd</sup>                  | 3000   | 75   | NA                          | 3  | FS                      |
| R-2                  | 2 <sup>nd</sup>                  | 3000   | NA   | Note f                      | NA                                       | FSS, FA                 |
| R-2                  | 2 <sup>nd</sup>                  | 3000   | NA   | Note f                      | NA                                       | FA, SP                  |
| R-2                  | 2 <sup>nd</sup>                  | 3000   | NA   | Note f                      | NA                                       | FA, ES                  |

- a. When the exit serving a story or portion thereof located below grade, opens directly into a court or yard leading to a public way, that story or portion thereof shall be treated as a story at grade for the purpose of applying this table.
- b. 1 square foot = 0.093 square meter.
- c. 1 foot = 305 mm.
- d. Gross floor areas.
- e. If altered or repaired portion of building is separated from other uses in accordance with Table 302.3.3 of the *Dallas Building Code*, area limitation under this column shall apply to such portion only.
- f. Maximum 4 dwelling units per floor or 6 rooming units above the first floor.
- g. For work affecting areas of less than 500 square feet, these additional requirements shall not be mandatory for repairs or alterations provided:
  1. There is no change of occupancy for repairs or alterations as defined in the *Dallas Building Code*;

2. There is no increase in hazard; and
3. The repairs or alterations do not adversely affect the existing means of egress or any required fire resistance rating.

**RESTRICTION CODES**

1B – One story below grade.

BG – Below grade.

ES – Exit serves only the story.

FA – Building provided an approved automatic fire alarm system with smoke detectors located in all corridors, lobbies and common areas.

FS – Building equipped throughout with approved automatic fire suppression system.

FSS – Altered or repaired space or portion of the building equipped with approved automatic fire suppression system.

NA – Not relevant to apply this table.

R – Car ramp available for egress besides single exit.

SP – Exit is a smokeproof enclosure or a pressurized stairway.

**1003.3.1.1.2 Conversion of single exit stories.** Existing stories served by less than two exits, when converted to a different occupancy or use, shall be allowed to be served by only one exit if such stories comply with the restrictions for Table 1003.3.1.1.2.

**Table 1003.3.1.1.2  
SINGLE EXIT CONVERTED STORIES<sup>a</sup>**

| Use Group | Location of Story                | Max. Area of Story (Sq. Ft) <sup>b,d,e</sup> | Max. Exit Access Travel Distance (Ft) <sup>c</sup> | Max. Occupant Load of Story | Max. Height of Bldg. (Number of Stories) | Additional Restrictions |
|-----------|----------------------------------|--|--|-----------------------------|--|-------------------------|
| A-3, A-4  | 1B                               | 2000   | 75   | 74                          | NA                                       | FSS, FA                 |
| B         | 1B                               | 2500   | 75   | NA                          | NA                                       | FSS, FA                 |
| E, R      | 1B                               | 2500   | NA   | 50                          | NA                                       | FSS, FA                 |
| E, R      | 1B                               | 2500   | NA   | 50                          | NA                                       | FA, SP                  |
| E, R      | 1B                               | 2500   | NA   | 50                          | NA                                       | FA, ES                  |
| F, M, S-2 | 1B                               | 2500   | 75   | NA                          | NA                                       | FS                      |
| A         | Grade                            | 3000   | 75   | NA                          | NA                                       | FSS, FA                 |
| B         | Grade                            | 5000   | 100  | NA                          | NA                                       | FSS, FA                 |
| E, R      | Grade                            | 5000   | 100  | 74                          | NA                                       | FSS, FA                 |
| E, R      | Grade                            | 5000   | 75   | 74                          | NA                                       | FA, SP                  |
| E, R      | Grade                            | 5000   | 75   | 74                          | NA                                       | FA, ES                  |
| F, M, S-2 | Grade                            | 5000   | 100  | NA                          | NA                                       | FS                      |
| A         | 2 <sup>nd</sup>                  | 2000   | NA   | 74                          | NA                                       | FSS, FA                 |
| A         | 2 <sup>nd</sup>                  | 3000   | NA   | NA                          | NA                                       | FS, FA, SP              |
| B         | 2 <sup>nd</sup> -3 <sup>rd</sup> | 3000   | 75   | NA                          | NA                                       | FS, FA                  |
| E         | 2 <sup>nd</sup> -3 <sup>rd</sup> | 3000   | NA   | 50                          | NA                                       | FSS, FA                 |
| E         | 2 <sup>nd</sup> -3 <sup>rd</sup> | 3000   | NA   | 50                          | NA                                       | FA, SP                  |
| E         | 2 <sup>nd</sup> -3 <sup>rd</sup> | 3000   | NA   | 50                          | NA                                       | FA, ES                  |
| F, M, S-2 | 2 <sup>nd</sup>                  | 3000   | 75   | NA                          | 3  | FS                      |
| R-2       | 2 <sup>nd</sup> -3 <sup>rd</sup> | 3000   | NA   | Note f                      | NA                                       | FSS, FA                 |
| R-2       | 2 <sup>nd</sup> -3 <sup>rd</sup> | 3000   |  | Note f                      | NA                                       | FA, SP, g               |
| R-2       | 2 <sup>nd</sup> -3 <sup>rd</sup> | 3000   | NA   | Note f                      | NA                                       | FA, ES, g               |

- a. When the exit serving a story or portion thereof located below grade, opens directly into a court or yard leading to a public way, that story or portion thereof shall be treated as a story at grade for the purpose of applying this table.
- b. 1 square foot = 0.093 square meter.
- c. 1 foot = 305 mm.
- d. Gross floor areas.
- e. If altered or repaired portion of building is separated from other uses in accordance with Section 812.1.2, area limitation under this column shall apply to such portion only.
- f. Maximum 4 dwelling units per floor or 6 rooming units above the floor.
- g. Types of Construction 1, 2, or 3 only.

**RESTRICTION CODES**

1B – One story below grade.

BG – Below grade.

ES – Exit serves only the story.

FA – Building provided an approved automatic fire alarm system with smoke detectors located in all corridors, lobbies and common areas.

FS – Building equipped throughout with approved automatic fire suppression system.

FSS – Altered or repaired space or portion of the building equipped with approved automatic fire suppression system.

NA – Not relevant to apply this table.

SP – Exit is a smokeproof enclosure or a pressurized stairway.”

SECTION 15. That Subsection 1004.1, “Accessibility Requirements,” of Section 1004, “Accessibility,” of Subchapter 10, “Historic Buildings,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

**“1004.1 Accessibility requirements.** The provisions of Section 3409 of the *Dallas Building Code* [~~506~~] shall apply to buildings and facilities designated as historic structures.”

SECTION 16. That Subchapter 14, “Referenced Standards,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

**“CHAPTER 14  
REFERENCED STANDARDS**

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 101.2 [~~102.4~~].

**ASCE**

American Society of Civil Engineers  
 1801 Alexander Bell Drive  
 Reston, VA 20191-4400

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| Standard Referenced Number | Title  | Referenced in code section number   |
|----------------------------|--|-------------------------------------|
| 31-02                      | Seismic Evaluation of Existing Buildings . . . . . | 508.1.1, Table 508.1.1.2, 508.1.1.3 |

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**ASHRAE**

American Society of Heating, Refrigerating and Air Conditioning Engineers  
 1791 Tullie Circle, NE  
 Atlanta, GA 30329

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| Standard Referenced Number | Title   | Referenced in code section number |
|----------------------------|---|-----------------------------------|
| 62-01                      | Ventilation for Acceptable Indoor Air Quality . . . . . | 609.2                             |

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**ASME**

American Society of Mechanical Engineers  
 3 Park Avenue  
 New York, NY 10016

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| Standard Referenced Number | Title                                      | Referenced in code section number |
|----------------------------|--|-----------------------------------|
| A112.19.2M-1998            | Vitreous China Plumbing Fixtures . . . . . | 410.1                             |

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**FEMA**

Federal Emergency Management Agency  
 Federal Center Plaza  
 500 C Street SW  
 Washington, DC 20472

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| Standard Referenced Number | Title   | Referenced in code section number    |
|----------------------------|---|--------------------------------------|
| PUB 356                    | Pre-standard and Commentary for the Seismic Rehabilitation of Buildings . . . . . | .508.1.1, Table 508.1.1.2, 508.1.1.3 |

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**ICC**

International Code Council, Inc.  
 5203 Leesburg Pike, Suite 600  
 Falls Church, VA 22041

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| Standard Referenced Number | Title   | Referenced in code section number  |
|----------------------------|---|--|
| IBC—00                     | International Building Code® . . . . .            | 202, 301.4, 402.1, 403.2, 502.1, 503.3.2, 506.1, 507.2.1, 507.2.2, 508.1.1.1, 508.1.1.3, Table 508.1.1.2, 508.1.2, 508.2, 508.3.1, 508.3.2.1.1, 601.3, 602.1, 605.7, 605.8, 607.1, 607.2, 607.3, 607.4, 607.4.1, 607.4.3, 703.2, 703.2.1, 703.2.3, 703.4, 703.5.2, 704.2, 704.2.2, 704.2.3, 704.2.4, 704.3, 704.4, 704.4.1, 705.2, 705.3.1, 705.4.3, 705.5, 705.6, 705.7.1, 705.8.1, 705.9.2, 705.10.2, 707.2, 707.3, 707.5.1, 707.6, 707.7, 801.1, 801.3, 802.1, 802.2, 807.1, 807.2, 807.3.1, 811.1.1, 812.1.1, 812.1.2, 812.3.1, 812.4.1.1, 812.4.1.2, 812.4.1.3, 812.4.2.1, 812.4.2.3, 812.4.3.1, 812.4.3.3, 812.4.4.1, 812.4.4.3, 902.1, 902.2, 903.1, 903.2, 903.3, 903.3.1, 903.3.2, 903.4, 1002.3, 1002.5, 1005.2, 1005.9, 1101.2, 1102.1, 1102.2, 1102.2.1, 1102.3, 1102.4, 1102.5, 1102.6, 1201.2.2, 1201.2.3, 1201.2.4, 1201.2.5, 1201.3.3, 1201.4.1, 1201.6.1, 1201.6.1.1, 1201.6.2, 1201.6.2.1, 1201.6.3.1, 1201.6.3.2, 1201.6.13, 1201.6.4.1, 1201.6.5, 1201.6.5.1, 1201.6.6, 1201.6.7.1, 1201.6.8, 1201.6.9.1, 1201.6.10.1, 1201.6.11, 1201.6.11.1, 1201.6.12.1, 1201.6.15.1, Table 1201.6.15, 1201.6.16.1, 1201.6.17, 1201.6.17.1, 1201.6.18, 1201.6.18.1, 1201.6.19 |
|                            | Dallas Electrical Code . . . . .                  | .503.3.6, 608.1, 808.1, 808.2, 808.3, 808.4  |
| IECC—2000                  | International Energy Conservation Code® . . . . . | 906.1  |
| IFC—2000                   | International Fire Code® . . . . .                | 604.4.1.2, 604.4.1.3, 604.4.1.4, 604.4.1.5, 604.4.1.6, 604.4.1.7, 604.4.1.8, 604.4.1.9, 604.4.3, 703.2.1, 703.2.3, 1101.2, 1201.3.2, 1201.6.8.1, 1201.6.14, 1201.6.14.1  |
| IFGC—2000                  | International Fuel Gas Code® . . . . .            | 503.3.1  |

|          |   |  |
|----------|---|--|
| IMC—2000 | International Mechanical Code® . . . . .  | 503.3.4, 609.1, 702.1.1, 702.2.1, 809.1,<br>1201.6.7.1, 1201.6.8, 1201.6.8.1   |
| IPC—2000 | International Plumbing Code® . . . . .    | 410.2, 503.3.5, 610.1, 810.2, 810.3, 810.5   |
| IRC—2000 | International Residential Code® . . . . . | 403.2, 507.1.2, 507.2.1, 607.4.1, 607.4.3, 608.3,<br>703.6.1, 707.5.1, 707.6, 903.2, 903.3, 903.4,<br>904.1, 904.2, 1102.1, 1201.2.2, 1201.2.3 |

**NFPA** National Fire Protection Agency  
 1 Batterymarch Park  
 Quincy, MA 02269-9101

| Standard Referenced Number | Title   | Referenced in code section number |
|----------------------------|---|-----------------------------------|
| NFPA 13-2010               | Standard for the Installation of Sprinkler Systems . . . . .  | 812.7.6                           |
| NFPA 13R—99                | Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height . . . . . | 704.2.5                           |
| NFPA 70—99                 | National Electrical Code . . . . .  | 408.1                             |
| NFPA 72—96                 | National Fire Alarm Code . . . . .  | 604.4, 704.2.5                    |
| NFPA 99—99                 | Health Care Facilities . . . . .  | 408.1                             |
| NFPA 101—01                | Life Safety Code . . . . .  | 705.2                             |

SECTION 17. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. No offense committed and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the effective date of this ordinance will be discharged or affected by this ordinance. Prosecutions and suits for such offenses, liabilities, penalties, and forfeitures may be instituted, and causes of action pending on the effective date of this ordinance may proceed, as if the former laws applicable at the time the offense, liability, penalty, or forfeiture was committed or incurred had not been amended, repealed, reenacted, or superseded, and all former laws will continue in effect for these purposes.

SECTION 18. That Chapters 52 and 58 of the Dallas City Code, as amended, will remain in full force and effect, save and except as amended by this ordinance. Any existing structure, system, development project, or registration that is not required to come into compliance with a requirement of this ordinance will be governed by the requirement as it existed in the former law last applicable to the structure, system, development project, or registration, and all former laws will continue in effect for this purpose.

SECTION 19. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 20. That this ordinance will take effect on October 28, 2011, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By Casey B. Myers  
Assistant City Attorney

Passed SEP 28 2011