

4-23-25

ORDINANCE NO. 33099

An ordinance amending Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code by amending Sections 101, 102, 103, 104, 301, and 1002; amending Chapter 53, "Dallas Building Code," of the Dallas City Code by amending Sections 202, 310, and 4102; amending Chapter 54, "Dallas Plumbing Code," of the Dallas City Code by amending Sections 101, G104, G105, and G106; amending Chapter 55, "Dallas Mechanical Code," of the Dallas City Code by amending Section 101; amending Chapter 56, "Dallas Electrical Code," of the Dallas City Code by amending Section 81.4; amending Chapter 57, "Dallas One-and Two-Family Dwelling Code," of the Dallas City Code by amending Sections R101, R202, R301, and R302, and adding a new Section R334, "Consolidated Dwellings"; amending Chapter 58, "Dallas Existing Building Code," by amending Sections 202, 402, 405, 502, 503, 701, 702, 1103, 1401, and 1402; amending Chapter 61, "Dallas Green Construction Code," of the Dallas City Code by amending Section 101; amending Chapter 62, "Dallas Swimming Pool and Spa Code," of the Dallas City Code by amending Section 101; relating to amendments to allow construction of a structure with up to eight dwelling units to be considered a residential structure; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Subsection 101.2, "Scope," of Section 101, "Title; Scope," of Subchapter 1, "Title and Scope," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code is amended to read as follows:

“101.2 Scope. The provisions of the chapter apply to the following:

1. The *Dallas Building Code*, Chapter 53 of the *Dallas City Code*.
2. The *Dallas Plumbing Code*, Chapter 54 of the *Dallas City Code*.
3. The *Dallas Mechanical Code*, Chapter 55 of the *Dallas City Code*.
4. The *Dallas Electrical Code*, Chapter 56 of the *Dallas City Code*.
5. The *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, Chapter 57 of the *Dallas City Code*.
6. The *Dallas Existing Building Code*, Chapter 58 of the *Dallas City Code*.
7. The *Dallas Energy Conservation Code*, Chapter 59 of the *Dallas City Code*.
8. The *Dallas Fuel Gas Code*, Chapter 60 of the *Dallas City Code*.
9. The *Dallas Green Construction Code*, Chapter 61 of the *Dallas City Code*.
10. The *Dallas Swimming Pool and Spa Code*, Chapter 62 of the *Dallas City Code*.
11. The *Dallas Fire Code*, Chapter 16 of the *Dallas City Code*, but only to the extent it is being applied to the construction of a building or structure.”

SECTION 2. That Subsection 101.4, “Referenced Codes and Standards,” of Section 101, “Title; Scope,” of Subchapter 1, “Title and Scope,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the *Dallas City Code* is amended to read as follows:

“101.4 Referenced codes and standards. The codes and standards referenced in this chapter are considered part of the requirements of this chapter 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 is 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 Building Code*, *International Mechanical Code*, the *International Plumbing Code*, the *International Fire Code*, the *International Energy Conservation Code*, the *International Fuel Gas Code*, the *International Existing Building Code*, the *International Residential Code*, the *International Green Construction Code* and the *International Swimming Pool and Spa Code* respectively mean the *Dallas Building Code*, the *Dallas Mechanical Code*, the *Dallas Plumbing Code*, the *Dallas Fire Code*, the *Dallas Energy Conservation Code*, the *Dallas Fuel Gas Code*, the *Dallas Existing Building Code*, the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, the *Dallas Green Construction Code* and the *Dallas Swimming Pool and Spa Code*, as amended. Where differences occur between provisions of this chapter and referenced codes and standards, the provisions of this chapter apply.”

SECTION 3. That Subsection 102.3, "Definitions," of Section 102, "Purpose of the Codes," of Subchapter 1, "Title and Scope," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code is amended by adding or amending the following definitions in alphabetical order to read as follows:

"**APARTMENT HOUSE** means any multiple dwelling unit or portion thereof not defined as a multiple building townhouse and not defined as a consolidated dwelling."

CONSOLIDATED DWELLING means a building dedicated to residential use only and that contains three to eight dwelling units. The building shall be limited to 7,500 square feet (696.77 m) or less in nonsprinklered building fire area and four dwelling units or less per story all served by a single exit. The common areas of the building are limited to the roof, the public corridor, the exit stair, a mail area, a service room for fire protection systems, and, if provided, the elevator. Each unit may have a garage and occupied roof integral to the unit. Except for the installation of fire protection systems, through penetrations between dwelling units are not allowed."

SECTION 4. That Paragraph 103.1.1 "Detached One- and Two-Family Dwelling no More than Three Stores," of Subsection 103.1, "General," of Section 103, "Scope of the Codes," of Subchapter 1, "Title and Scope," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code is amended to read as follows:

103.1.1 Detached one- and two-family dwellings no more than three stories. Detached one- and two-family *dwellings* and *townhomes* not more than three *stories* above *grade plane* in height with a separate means of egress and their accessory structures may comply with the *Dallas One- to Eight [and Two]-Family Dwelling Code*.

103.1.1.1 Live/work units. Live/work units located in townhouses and complying with the requirements of Section 419 of the *Dallas Building Code* shall be permitted to be constructed in accordance with the *Dallas One- to Eight [and Two]-Family Dwelling Code*. Fire suppression required by Section 419.5 of the *Dallas Building Code* where constructed under the *Dallas One- to Eight [and Two]-Family Dwelling Code* shall be permitted to conform to Section P2904 of the *Dallas One- to Eight [and Two]-Family Dwelling Code*.

103.1.1.2 Owner-occupied lodging houses. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the *Dallas One- to Eight [and Two]-Family Dwelling Code* where equipped with a fire sprinkler system in accordance with Section P2904 of the *Dallas One- to Eight [and Two]-Family Dwelling Code*.

Exception: A sprinkler system is not required for a lodging house which complies with Section 903.2.13 of the *Dallas Building Code*.

103.1.1.3 Consolidated dwelling. A consolidated dwelling as defined in this Chapter shall be permitted to be constructed in accordance with the *Dallas One- to Eight-Family Dwelling Code*. Structures using these provisions must comply with all conditions of the consolidated dwelling provisions or must comply with the *Dallas Building Code*.

SECTION 5. That Subsection 104.1, "Scope," of Section 104, "Application of the Codes to Existing Structures and Building Service Equipment," of Subchapter 1, "Title and Scope," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code is amended to read as follows:

"104.1 Scope.

104.1.1 Structures other than one- to eight [~~and two~~]-family dwellings. Except as provided in Section 104.1.2, the *Dallas Existing Building Code* shall apply to the repair, renovation, alteration, reconstruction, change of occupancy, addition, and relocation of existing structures. Repairs, renovations, alterations, reconstruction, change of occupancy, existing structures to which additions are made, historic structures, and relocated structures complying with the provisions of the *Dallas Building Code*, the *Dallas Plumbing Code*, the *Dallas Mechanical Code*, the *Dallas Electrical Code*, the *Dallas Fuel Gas Code*, and the *Dallas Energy Conservation Code*, as applicable, shall be considered in compliance with the provisions of the *Dallas Existing Building Code*.

104.1.2 One- to eight [~~and two~~]-family dwellings. Appendix J of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code* shall apply to the repair, renovation, alteration, reconstruction, change of occupancy, addition, and relocation of existing one- to eight [~~and two~~]-family dwellings, except that compliance with the *Dallas Existing Building Code* will be considered compliance with Appendix J. See Section 313.2.1 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code* for provisions requiring installation of smoke detectors in existing one- to eight [~~and two~~]-family dwellings and townhomes. See Appendix G of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code* for provisions requiring installation of self-closing and latching devices on gates and doors opening directly into a swimming pool enclosure."

SECTION 6. That Subsection 104.3, "Occupancy of Existing Structures," of Section 104, "Application of the Codes to Existing Structures and Building Service Equipment," of Subchapter 1, "Title and Scope," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code is amended to read as follows:

“104.3 Occupancy of existing structures. The legal occupancy of any structure existing on July 1, 2004 shall be permitted to continue without change, except as is specifically covered in the *Dallas Existing Building Code*, the *Dallas One- to Eight ~~and Two~~-Family Dwelling Code*, the *Dallas Fire Code*, or Chapter 27, “Minimum Urban Rehabilitation Standards,” of the *Dallas City Code*, whichever applies, or as is deemed necessary by the building official for the general safety and welfare of the occupants of the structure and the public.”

SECTION 7. That Subsection 104.8, “Work on Individual Components or Portions,” of Section 104, “Application of the Codes to Existing Structures and Building Service Equipment,” of Subchapter 1, “Title and Scope,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

“104.8 Work on individual components or portions. Where the building official or other authorized code official determines that a component or a portion of an existing structure is in need of repair, strengthening, or replacement under a provision of the *Dallas Existing Building Code* or the *Dallas One- to Eight ~~and Two~~-Family Dwelling Code*, whichever applies, only that specific component or portion shall be required to be repaired, strengthened, or replaced unless specifically required by another provision of the *Dallas Existing Building Code* or the *Dallas One- to Eight ~~and Two~~-Family Dwelling Code*.”

SECTION 8. That Subsection 104.9, “Design Values for Existing Materials and Construction,” of Section 104, “Application of the Codes to Existing Structures and Building Service Equipment,” of Subchapter 1, “Title and Scope,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

“104.9 Design values for existing materials and construction. The incorporation of existing materials, construction, and detailing into the structural system shall be permitted when approved by the building official. Minimum quality levels and maximum strength values shall comply with the *Dallas Existing Building Code* or the *Dallas One- to Eight ~~and Two~~-Family Dwelling Code*, whichever applies.”

SECTION 9. That Subparagraph 13, of Paragraph 301.2.1, “Building,” of Subsection 301.2, “Defenses,” of Section 301, “Permits,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

“13. Construction of platforms and decks on property that contains a single-family or duplex premises that do not exceed 200 square feet (18.58 m²) in area, are not more than 30 inches (762 mm) in height above grade at any point, are not attached to a dwelling, are not be located in violation of the clearance of overhead service drop conductors, and do not serve the exit door required by Section R311.4 of the *Dallas One- to Eight [and Two]-Family Dwelling Code*.”

SECTION 10. That Subparagraph 301.4.1.2, “Information on Site Design,” of Paragraph 301.4.1, “General,” of Subsection 301.4, “Application for Permits,” of Section 301, “Permits,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

“**301.4.1.2 Information on site design.** Where required by the building official, site drainage details shall be identified on the construction documents. Sufficient information shall be provided to meet the minimum requirements of Section R401.3 and R403.1.7.3 of the *Dallas One- to Eight [and Two]-Family Dwelling Code* and Section 1804.4 and 1808.7.4 of the *Dallas Building Code* in addition to how rain water will be conveyed off the site and discharged in a proper and legal manner.”

SECTION 11. That Subparagraph [A]301.4.1.3, “Exterior Wall Envelope,” of Paragraph 301.4.1, “General,” of Subsection 301.4, “Application for Permits,” of Section 301, “Permits,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

“**[A]301.4.1.3 Exterior wall envelope.** *Construction documents* for all buildings shall describe the *exterior wall envelope* in sufficient detail to determine compliance with the *Dallas Building Code* or the *Dallas One- to Eight [and Two]-Family Dwelling Code*, as applicable. The *construction documents* shall provide details on 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 barrier 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 that was tested, where applicable, as well as the test procedure used.”

SECTION 12. That Subsection 1002.1, "One- and Two-Family Dwellings," of Section 1002, "Program Requirements," of Subchapter 10, "Green Building Program," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code is amended to read as follows:

"1002.1 One- to eight [~~and two~~]-family dwellings. Proposed projects must comply with the requirements in Section 328 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code.*"

SECTION 13. That Section 202, "Definitions," of Chapter 2, "Definitions," of Chapter 53, "Dallas Building Code," of the Dallas City Code is amended by adding the following definition in alphabetical order to read as follows:

"CONSOLIDATED DWELLING. A building dedicated to residential use only and that contains three to eight dwelling units. The building shall be limited to 7,500 square feet (696.77 m) or less in nonsprinklered building fire area and four dwelling units or less per story all served by a single exit. The common areas of the building are limited to the roof, the public corridor, the exit stair, a mail area, a service room for fire protection systems, and, if provided, the elevator. Each unit may have a garage and occupied roof integral to the unit. Except for the installation of fire protection systems, through penetrations between dwelling units are not allowed."

SECTION 14. That Subsection 310.3, "Residential Group R-2," of Section 310, "Residential Group R," of Subchapter 3, "Occupancy Classification and Use," of Chapter 53, "Dallas Building Code," of the Dallas City Code is amended to read as follows:

"310.3 Residential Group R-2. Residential Group R-2 occupancies containing *sleeping units* or more than two *dwelling units* where the occupants are primarily permanent in nature, including:

Apartment houses

Congregate living facilities (nontransient) with more than 16 occupants

Boarding houses (nontransient)

Convents

Dormitories

Fraternities and sororities

Monasteries

Hotels (nontransient)

Live/work units

Motels (nontransient)

Vacation timeshare properties

A consolidated dwelling shall comply with the Dallas One- to Eight-Family Dwelling Code."

SECTION 15. That Subsection 310.4, "Residential Group R-3," of Section 310, "Residential Group R," of Subchapter 3, "Occupancy Classification and Use," of Chapter 53, "Dallas Building Code," of the Dallas City Code is amended to read as follows:

"310.4 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two *dwelling units*
 Care facilities that provide accommodations for five or fewer persons receiving care
 Congregate living facilities (nontransient) with 16 or fewer occupants
 Boarding houses (nontransient)
 Convents
 Dormitories
 Fraternities and sororities
 Monasteries
 Congregate living facilities (*transient*) with 10 or fewer occupants
 Boarding houses (*transient*)
 Lodging houses (*transient*) with five or fewer *guest rooms* and 10 or fewer occupants

A consolidated dwelling shall comply with the Dallas One- to Eight-Family Dwelling Code."

310.4.1 Care facilities within a dwelling. Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the *Dallas One- to Eight* [~~and Two~~]-Family Dwelling Code provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or Section P2904 of the *Dallas One- to Eight* [~~and Two~~]-Family Dwelling Code.

Exception: A facility equivalent to a *dwelling unit* and which complies with Section 903.2.13 may omit the sprinkler system.

310.4.2 Lodging houses. Owner-occupied *lodging houses* with five or fewer *guest rooms* and 10 or fewer total occupants shall be permitted to be constructed in accordance with the *Dallas One- to Eight-Family Dwelling* [~~International Residential~~] Code, provided that an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or Section P2904 of the *Dallas One- to Eight-Family Dwelling* [~~International Residential~~] Code."

SECTION 16. That Subsection 4102.2, "Emergency Escape or Rescue Windows," of Section 4102, "Obstructing Means of Egress," of Subchapter 41, "Building Security," of Chapter 53, "Dallas Building Code," of the Dallas City Code is amended to read as follows:

“4102.2 Emergency escape or rescue windows. Bars, grilles, grates or similar security or secondary locking devices may be installed on emergency escape or rescue windows or doors required by Section 1031 of this code and Section R310 of the *Dallas One- to Eight [and Two]-Family Dwelling Code*, provided the following:

1. Such devices are equipped with approved release mechanisms that are operable from the inside without the use of a key or special knowledge or effort.
2. The building is equipped with smoke detectors installed in accordance with Section 907.2, 1103.7 and 1103.8 of the *Dallas Fire Code* and Section R314 of the *Dallas One- to Eight [and Two]-Family Dwelling Code*.”

SECTION 17. That Subsection 101.2, “Scope,” of Section 101, “General,” of Subchapter 1, “Administration,” of Chapter 54, “Dallas Plumbing Code,” of the Dallas City Code is amended to read as follows:

“101.2 Scope. The provisions of this code apply to the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems within this jurisdiction. This code also regulates nonflammable medical gas, inhalation anesthetic, vacuum piping, nonmedical oxygen systems, sanitary and condensate vacuum collection systems. The installation of fuel gas distribution piping and equipment, fuel gas-fired water heaters and water heater venting systems are regulated by the *Dallas Fuel Gas Code*.

Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures must comply with the *Dallas One- to Eight [and Two]-Family Dwelling Code*.
2. Plumbing systems in existing buildings undergoing repair, alteration, or additions, and change of occupancy may comply with the *Dallas Existing Building Code*.”

SECTION 18. That Subsection 101.4, “Referenced Codes and Standards,” of Section 101, “General,” of Subchapter 1, “Administration,” of Chapter 54, “Dallas Plumbing Code,” of the Dallas City Code is amended to read as follows:

“101.4 Referenced codes and standards. The codes and standards referenced 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 said code and standard 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 adopted. References made to the *International Building Code*, the *International Energy Conservation Code*, the *International Existing Building Code*, the *International Fire Code*, the *International Fuel Gas Code*, the *International Mechanical Code*, the *International Plumbing Code*, the *International Residential Code*, the *International Green Construction Code*, and the *International Swimming Pool and Spa Code*, respectively mean the *Dallas Building Code*, the *Dallas Energy Conservation Code*, the *Dallas Existing Building Code*, the *Dallas Fire Code*, the *Dallas Fuel Gas Code*, the *Dallas Mechanical Code*, the *Dallas Plumbing Code*, the *Dallas One- to Eight [and Two] -Family Dwelling Code*, the *Dallas Green Construction Code*, and the *Dallas Swimming Pool and Spa Code*, as amended.”

SECTION 19. That Subparagraph G104.1.1.1, “Backflow Device Installation,” of Paragraph G104.1.1, “Backflow Protection,” of Subsection G104.1, “Minimum Design and Installation Requirements,” of Section G104, “Design and Installation,” of Appendix G, “Standards For Designing, Installing and Maintaining Landscape Irrigation Systems,” of Chapter 54, “Dallas Plumbing Code,” of the Dallas City Code is amended to read as follows:

“G104.1.1.1 Backflow device installation. Connections between the potable water supply and the approved backflow preventer must be of the same type of material and joining method as required by the *Dallas Plumbing Code* and *Dallas One- to Eight [and Two] -Family Dwelling Code*. The backflow device must be installed a maximum of 10 feet from the water meter on the property being served by the *irrigation system*. Backflow devices may not be installed in the parkway (between the sidewalk and the public right-of-way.)

Exceptions:

1. Atmospheric vacuum breakers must be installed in an accessible location.
2. Backflow devices may be installed in the public right-of-way or at a distance greater than 10 feet from the water meter or potable water supply with prior approval from the building official.”

SECTION 20. That Paragraph G105.2.3, “PVC Primer,” of Subsection G105.2, “Maintenance, Alteration, Repair or Service of Irrigation Systems,” of Section G105, “Competition and Maintenance,” of Appendix G, “Standards For Designing, Installing and Maintaining Landscape Irrigation Systems,” of Chapter 54, “Dallas Plumbing Code,” of the Dallas City Code is amended to read as follows:

“G105.2.3 PVC primer. Colored PVC pipe primer solvent must be used on all pipes and fittings used in the *maintenance, alteration, repair or service* of an *irrigation system* in accordance with the *Dallas Plumbing Code* or *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code.*”

SECTION 21. That Paragraph G106.1.1, “Connections,” of Subsection G106.1, “Reclaimed Water or Water Wells,” of Section G106, “Reclaimed Water or Water Wells,” of Appendix G, “Standards For Designing, Installing and Maintaining Landscape Irrigation Systems,” of Chapter 54, “Dallas Plumbing Code,” of the Dallas City Code is amended to read as follows:

“G106.1.1 Connections. An *irrigation system* utilizing reclaimed water, storm water, rainwater harvest, gray water or well water must not be directly connected to the potable water supply.

Exception: When potable water is protected by an air gap as defined by and installed in accordance with the *Dallas Plumbing Code* or the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code* and the potable water system shall be protected by means of a reduce pressure backflow preventer immediately at the point of connection.”

SECTION 22. That Paragraph G106.1.6, “Backflow Prevention,” of Subsection G106.1, “Reclaimed Water or Water Wells,” of Section G106, “Reclaimed Water or Water Wells,” of Appendix G, “Standards For Designing, Installing and Maintaining Landscape Irrigation Systems,” of Chapter 54, “Dallas Plumbing Code,” of the Dallas City Code is amended to read as follows:

“G106.1.6 Backflow prevention. Backflow prevention on the reclaimed water supply line must be in accordance with the *Dallas Plumbing Code*, *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, and Dallas Water Utilities rules and regulations.”

SECTION 23. That Subsection 101.2, “Scope,” of Section 101, “General,” of Subchapter 1, “Administration,” of Chapter 55, “Dallas Mechanical Code,” of the Dallas City Code is amended to read as follows:

“101.2 Scope. This code regulates the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of

environmental conditions and related processes within buildings. This code also regulates those mechanical systems, system components, *equipment* and *appliances* specifically addressed herein. The installation of fuel gas distribution piping and *equipment*, fuel gas-fired *appliances* and fuel gas-fired *appliance* venting systems are regulated by the *Dallas Fuel Gas Code*.

Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures must comply with the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*.
2. Mechanical systems in existing buildings undergoing repair, alterations, or additions, and change of occupancy may comply with the *Dallas Existing Building Code*."

SECTION 24. That Subsection 101.4, "Referenced Codes and Standards," of Section 101, "General," of Subchapter 1, "Administration," of Chapter 55, "Dallas Mechanical Code," of the Dallas City Code is amended to read as follows:

"101.4 Referenced codes and standards. The codes and standards referenced in this code are 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 is 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 Plumbing Code*, the *International Building Code*, the *International Fire Code*, the *International Energy Conservation Code*, the *International Fuel Gas Code*, the *International Existing Building Code*, *International Residential Code*, *International Green Construction Code*, and the *International Swimming Pool and Spa Code*, respectively mean the *Dallas Plumbing Code*, the *Dallas Building Code*, the *Dallas Fire Code*, the *Dallas Energy Conservation Code*, the *Dallas Fuel Gas Code*, the *Dallas Existing Building Code*, *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, the *Dallas Green Construction Code*, and the *Dallas Swimming Pool and Spa Code*, as amended."

SECTION 25. That the definition of Residential Wireman in Section 81.4, "Definitions," of Article 81, "General Provisions," of Chapter 56, "Dallas Electrical Code," of the Dallas City Code is amended to read as follows:

"Residential Wireman. An individual possessing a Residential Wireman license issued by the Texas Department of Licensing and Regulation who works under the general supervision of a master electrician and who possesses the necessary qualifications and training to plan, layout, or supervise electrical construction specific to one- and two-family

dwellings, as defined by the *Dallas One- to Eight [and Two]-Family Dwelling Code*, and multifamily dwellings not exceeding four [~~four~~] stories.”

SECTION 26. That Subsection R101.1, “Title,” of Section R101, “General,” of Subchapter 1, “Scope and Administration,” of Chapter 57, “Dallas One- and Two-Family Dwelling Code,” of the Dallas City Code is amended to read as follows:

“**R101.1 Title.** These regulations shall be known as the *Dallas One- to Eight [and Two]-Family Dwelling Code*, hereinafter referred to as ‘this code.’”

SECTION 27. That Section R202, “Definitions,” of Subchapter 2, “Definitions,” of Part II, “Definitions,” of Chapter 57, “Dallas One- and Two-Family Dwelling Code,” of the Dallas City Code is amended by adding or amending the following definitions in alphabetical order to read as follows:

BUILDING SERVICE EQUIPMENT. The plumbing, mechanical, electrical, and elevator equipment, including, but not limited to, wiring, fixtures, and other accessories that provide sanitation, lighting, heating, ventilation, cooling, refrigeration, firefighting, and transportation facilities essential for the occupation of the structure for its designated use and occupancy.

CONSOLIDATED DWELLING. A building dedicated to residential use only and that contains three to eight dwelling units. The building shall be limited to 7,500 square feet (696.77 m) or less in nonsprinklered building fire area and four dwelling units or less per story all served by a single exit. The common areas of the building are limited to the roof, the public corridor, the exit stair, a mail area, a service room for fire protection systems, and, if provided, the elevator. Each unit may have a garage and occupied roof integral to the unit. Except for the installation of fire protection systems, through penetrations between dwelling units are not allowed.

COMMERCIAL DWELLING SITE. A residential use as defined by Section 51A-4.209(b)(5)(A) of the *Dallas Development Code* [Three or more dwelling units on a lot].

COMMON PATH OF EGRESS TRAVEL. That portion of the exit access travel distance measured from the most remote point of each room, area, or space to that point where the occupants have separate and distinct access to two exits, two exit access doorways, or the ability to travel in two distinct directions.

[IMP] EQUIPMENT. Piping, ducts, vents, control devices and other components of systems other than appliances that are permanently installed and integrated to provide control of environmental conditions for buildings. This definition shall also include other systems specifically regulated in this code.]

EXIT ACCESS TRAVEL DISTANCE. The distance measured from the most remote point of each room, area, or space along the natural and unobstructed path of horizontal and vertical egress travel to the entrance to an *exit*.

EXTERIOR EXIT STAIRWAY. An exit component that serves to meet one or more means of egress design requirements, such as required number of exits or exit access travel distance, and is open to yards, courts, or public ways.

FIRE AREA, NONSPRINKLERD BUILDING. The aggregate floor area of all stories enclosed and bounded by fire *walls* or exterior *walls* of a building. Areas of the building not provided with surrounding *walls* must be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

FIRE-PROTECTION RATING. The time in minutes or hours that a *closure* will withstand the passage of flame when exposed to fire under specified conditions of test and performance criteria, or as otherwise prescribed in this Code.

FIRE-RESISTANCE RATING. The time in minutes or hours that a material or assembly of materials will withstand the passage of flame and the transmission of heat when exposed to fire under specified conditions of test and performance criteria, or as determined by extension or interpretation of information derived therefrom as prescribed in this Code.

FIRE SEPARATION. A construction assembly that acts as a barrier against the spread of fire.

FIRE SEPARATION DISTANCE. The distance measured from the building face to the closest interior lot line to the centerline of a street, alley, or public way, or to an imaginary line between two buildings on the same property. The distance shall be measured at right angles from the lot line.

FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns, or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor next above. The gross floor area shall not include shafts with no openings or interior courts.

MEANS OF EGRESS. A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit, and the exit discharge.

OCCUPANT LOAD. The number of persons for which the means of egress of a building or portion thereof is designed. The number of occupants shall be computed at the rate of one occupant per 200 square feet of gross floor area.

PUBLIC CORRIDOR. A corridor that provides *access to exit* from more than one *dwelling unit*.

SERVICE ROOM. A room provided in a *building* to contain equipment associated with *building services*.

SERVICE SPACE. A space provided in a *building* to facilitate or conceal the installation of *building service facilities* such as chutes, ducts, pipes, shafts, or wires.

SECTION 28. That Paragraph R301.1.6 “Fire Protection Provisions,” of Subsection R301.1, “Application,” of Section R301, “Design Criteria,” of Subchapter 3, “Building Planning,” of Part III, “Building Planning and Construction,” of Chapter 57, “Dallas One- and Two-Family Dwelling Code,” of the Dallas City Code is amended to read as follows:

“R301.1.6 Fire protection provisions. In addition to the requirements of Section R313, an automatic sprinkler system must be installed when required by the *Dallas Fire Code*.

Exception: An automatic sprinkler system shall not be required for a consolidated dwelling complying with Section R334.”

SECTION 29. That Paragraph R301.1.11 “Sound Transmission Ratings,” of Subsection R301.1, “Application,” of Section R301, “Design Criteria,” of Subchapter 3, “Building Planning,” of Part III, “Building Planning and Construction,” of Chapter 57, “Dallas One- and Two-Family Dwelling Code,” of the Dallas City Code is amended to read as follows:

“R301.1.11 Sound transmission ratings. The sound transmission ratings of the wall assemblies between each *dwelling unit* of a two-family *dwelling*, a *townhome*, ~~a~~ [or] *townhouse* or a consolidated dwelling must comply with Appendix K.”

SECTION 30. That Section R302, “Fire-Resistant Construction,” of Subchapter 3, “Building Planning,” of Part III, “Building Planning and Construction,” of Chapter 57, “Dallas One- and Two-Family Dwelling Code,” of the Dallas City Code is amended by adding a new Paragraph R302.15,” Consolidated Dwelling,” to read as follows:

“R302.15 Consolidated dwelling. The provisions in this section shall permit the use of special conditions that are exempt from, or modify, the specific requirements of this chapter regarding the allowable number of dwelling units of a building provided the special condition complies with the provisions specified in Section R334 for such condition and other applicable requirements of the codes.”

SECTION 31. That Subchapter 3, "Building Planning," of Part III, "Building Planning and Construction," of Chapter 57, "Dallas One- and Two-Family Dwelling Code," of the Dallas City Code is amended by adding a new Section R334, "Consolidated Dwellings," to read as follows:

**"SECTION R334
CONSOLIDATED DWELLINGS**

R334 Consolidated dwelling. The provisions in this section shall permit the use of special conditions that are exempt from, or modify, the specific requirements of this chapter regarding the allowable number of dwelling units of a building provided the special condition complies with the provisions specified in this section for such condition and other applicable requirements of the codes.

R334.1 Consolidated dwelling, up to three stories with one-hour fire-resistive construction.

R334.1.1 Size of consolidated dwelling unit. A *building* classified as a consolidated dwelling shall conform to Paragraph R334.1.2 and the following:

1. the *building* is not more than three *stories* and a maximum of 40 feet in *building height*;
2. the *building* has a maximum of four units per story; and
3. the *building* has a *building area* not more than the value in Table R334.1.1.

Table R334.1.1
Maximum Allowable Building Area, Consolidated Dwelling

No. of Stories	Maximum Area ^a , ft ²		
	Facing 1 Street	Facing 2 Streets	Facing 3 Streets
1	5,333	6,666	8,000
2	10,666	13,332	16,000
3	15,999	19,998	24,000

- a. The building areas in the Table are allowed where a building has 25 percent or more of its perimeter on a public way or open space having a minimum width of 20 feet (6096 mm).

R334.1.2 Building materials for consolidated dwelling unit. A *building* described in Paragraph R334.1.1 may be made of *combustible construction*, *noncombustible construction* or both and:

1. the floor assemblies shall be *fire separations* with a *fire-resistance rating* not less than one-hour;

2. *mezzanines*, if made of *combustible construction*, shall have a *fire-resistance rating* not less than one-hour;
3. the roof assemblies shall have a fire-resistance rating not less than one-hour; and
4. *loadbearing* walls, columns and arches shall have a *fire-resistance rating* not less than that required for the supported assembly.

Exceptions:

1. The floor assemblies within individual *dwelling units* of more than one *story* shall require a *fire-resistance rating* not less than one-hour. Floor assemblies include floors over *basements*, which are entirely contained within the *dwelling unit*. However, the floor assemblies required by this paragraph do not require openings with fire protection ratings.
2. In a building in which there is no *dwelling unit* or story located above another *dwelling unit*, the fire-resistance rating for floor assemblies located entirely within the dwelling unit is not required.

R334.2 Consolidated dwelling, up to three stories with two-hour fire-resistive construction.

R334.2.1 Size of consolidated dwelling unit. A *building* classified as a consolidated dwelling shall conform to Paragraph R334.2.2 and the following:

1. the *building* is not more than three *stories* and a maximum of 40 feet in *building height*;
2. the *building* has a maximum of four units per story; and
3. the *building* has a *building area* not more than the value in Table R334.2.1.

Table R334.2.1
Maximum Allowable Building Area, Consolidated Dwelling

No. of Stories	Maximum Area ^a , ft ²		
	Facing 1 Street	Facing 2 Streets	Facing 3 Streets
1	5,333	6,666	8,000
2	10,666	13,332	16,000
3	15,999	19,998	24,000

- a. The building areas in the Table are allowed where a building has 25 percent or more of its perimeter on a public way or open space having a minimum width of 20 feet (6096 mm).

R334.2.2 Building materials for consolidated dwelling unit. The *building* described in Paragraph R334.2.1 may be made of *combustible construction, noncombustible construction* or both except:

1. the floor assemblies shall be *fire separations* with a *fire-resistance rating* not less than two-hours;
2. *mezzanines* shall not require a *fire-resistance rating*;
3. roof assemblies shall have a fire-resistance rating not less than one-hour; and
4. *loadbearing* walls, columns and arches shall have a *fire-resistance rating* not less than that required for the supported assembly.

R334.2.3 Floor assemblies. The floor assemblies within individual *dwelling units* of more than one *story* shall not require a *fire-resistance rating*. Floor assemblies include floors over *basements*, which are entirely contained within the *dwelling unit*.

R334.3 Consolidated dwelling automatic fire sprinkler systems. An automatic sprinkler shall be installed in consolidated dwellings. Automatic sprinkler systems for consolidated dwellings shall be designed and installed in accordance with NFPA 13R.

Exception: An automatic sprinkler system is not required for a consolidated dwelling not exceeding three stories, including basement, if the consolidated dwelling complies with:

1. all the fire-resistive requirements of Paragraph R334.1.2; or
2. all the fire-resistive requirements of Paragraph R334.2.2

R334.4 Consolidated dwelling automatic fire alarm systems. An automatic fire alarm system shall be installed in consolidated dwellings. Automatic fire alarm systems for consolidated dwellings shall be designed and installed in accordance with NFPA 72.

Exceptions:

1. An automatic fire alarm system shall not be required for a consolidated dwelling if it meets the following conditions:
 - 1.1. The number of dwelling units sharing a common means of egress does not exceed four;
 - 1.2. No dwelling units are located more than one story above or one story below the level of exit discharge of exits; and
 - 1.3. The calculated occupant load of each story does not exceed 40.

2. An automatic fire alarm system shall not be required where each dwelling unit has direct access to an exterior exit leading to ground level.

R334.5 Consolidated dwelling means of egress. One exit or access to one exit may be provided from a story within a consolidated dwelling meeting all the following conditions:

1. The maximum common path of egress travel distance shall not exceed 50 feet (38,100 mm).

Exception: The maximum common path of egress travel distance may be increased to 125 feet provided that the building is equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13 or NFPA 13R.

2. The maximum calculated occupant load of each story does not exceed 40.
3. Each sleeping room shall have a minimum of one operable emergency escape and rescue opening per Section R310. A single room dwelling unit shall be considered a sleeping room.

Exception: Where the building is equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13 or NFPA 13R, sleeping rooms shall not be required to have emergency escape and rescue openings.

4. A public corridor or vestibule with a minimum one-hour fire-resistive construction with 20-minute rated doors shall serve the dwelling units on each floor.
5. Elevators, if provided, shall open into elevator lobbies that comply with *Dallas Building Code* Section 713.14. or shall be pressurized in accordance with *Dallas Building Code* Section 909.21.
6. An exterior stairway or interior exit stairway shall be provided in multistory buildings.
7. The interior exit stairway shall be provided with a fire-resistive rating of one-hour with a one-hour fire protective door installed in accordance with NFPA 80.

Exception: A fire-protective door is not required in buildings not more than two stories in height.

8. The door serving the interior exit stairway shall swing in the direction of egress regardless of the occupant load served. In addition, the door from the interior exit stairway to the building exterior door shall swing in the direction of egress.
9. Stairways serving up to two units shall have a width of not less than 36 inches (914 mm). Stairways serving up to three to eight units shall have a width of not less than 44 inches (1118 mm).
10. Dwelling unit doors shall not open directly into an interior exit stairway. Dwelling unit doors are permitted to open directly onto an exterior exit stairway.
11. All openings within 10 feet (3,048 mm) of an exterior exit stair that serves a building with more than two units shall be a one-hour fire protection rating.
12. A *service room* shall not open directly into an exit.
13. *Service spaces* shall not open directly into an exit.
14. Other occupancies shall not communicate with the consolidated dwelling or with the single-exit stairway.
15. The exit serving the consolidated dwelling shall not discharge through any other use or occupancy.
16. The exit shall not terminate in an egress court where the court depth exceeds the court width unless it is possible to exit in either direction to the public way.
17. Each consolidated dwelling building shall be separated from another consolidated dwelling building by a fire separation distance of 30 feet.

R334.6 Consolidated dwelling: fire and smoke protection features. Except as required by Section R334.2.2, *dwelling units* within *consolidated dwelling buildings* shall be separated from each other and the remainder of the *building* by a *fire separation* having a *fire-resistance rating* not less than one-hour.

R334.6.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of consolidated *dwelling*s and accessory buildings shall comply with Table R302.1(1); or *consolidated dwelling*s equipped throughout with an *automatic sprinkler system* installed in accordance with NFPA 13 or NFPA 13R shall comply with Table R302.1(2).

R334.6.2 Walls separating dwelling units of a consolidated dwelling. Walls separating *consolidated dwelling units* shall be constructed in accordance with this section and shall comply with Sections 302.2.3 through 302.2.5.

R334.6.2.1 Double walls. Each *consolidated dwelling unit* shall be separated from other *consolidated dwelling units* by two one-hour fire-resistance-rated wall assemblies tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the *Dallas Building Code*.

R334.6.2.2 Common walls with two-hour fire resistive shaft liner. Common walls with fire resistive shaft liner separating *consolidated dwelling units* shall be assigned a fire-resistance rating in accordance with subparagraphs 1 or 2 and shall be rated for fire exposure from both sides. Common walls shall extend to and be tight against the exterior sheathing of the exterior walls, or the inside face of exterior walls without stud cavities, and the underside of the roof sheathing. Electrical installations shall be in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4. Except for the installation of fire protection systems, through penetrations between dwelling units are not allowed.

1. Where an automatic sprinkler system throughout the *building* in accordance with NFPA 13 or NFPA 13R is provided, the common wall shall be not less than a one-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the *Dallas Building Code*.
2. Where an automatic sprinkler system in accordance with NFPA 13 or NFPA 13R is not provided, the common wall shall be not less than a two-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the *Dallas Building Code*.

Exception: Common walls are permitted to extend to and be tight against the inside of the exterior walls if the cavity between the end of the common wall and the exterior sheathing is filled with a minimum of two 2-inch nominal thickness wood studs.

R334.6.2.3 Vertical continuity. The fire-resistance-rated wall or assembly separating *consolidated dwelling units* shall be continuous from the foundation to the underside of the roof sheathing, deck, or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed *accessory structures*.

R334.6.2.4 Horizontal Continuity. Horizontal assemblies shall comply with Section 711 of the *Dallas Building Code*.

R334.7 Accessibility. *Consolidated dwellings* shall comply with the Fair Housing Act and Chapter 11 of the *Dallas Building Code*. Minimum Dallas FHA adaptable units or equivalent required.

R334.8 Fire alarms. Except as provided in Subsection R334. 4, *consolidated dwellings* shall be provided with fire alarms as required by Chapter 9 of the *Dallas Fire Code*.

R334.9 Fire access roads. *Consolidated dwellings* shall be provided with fire access roads as required by the *Dallas Fire Code*.

R334.10 Fire hydrant. *Consolidated dwellings* shall be provided with fire hydrant located as required by the *Dallas Fire Code*.

R334.11 Energy. *Consolidated dwellings* shall comply with Section C101.5 of the *Dallas Energy Conservation Code*.

R334.12 Green construction. *Consolidated dwellings* shall comply with the *Dallas Green Construction Code*.

R334.13 EV charging. Consolidated dwellings shall comply with minimum EV-capable facilities required in Section R333, "Electrical Vehicle Charging Facilities."

R334.14 Design professional seals. *Consolidated dwellings* shall comply with Section 301.4.7 of Chapter 52, "Administrative Procedures for the Construction Codes," of the *Dallas City Code*. Plans and specifications for all structures that are not exempt under Sections 301.4.7.4 and 301.4.7.5 must be properly sealed by the appropriate design professional or professionals."

SECTION 32. That the following definition in Section 202, "Definitions," of Subchapter 2, "Definitions," of Chapter 58, "Dallas Existing Building Code," of the Dallas City Code is amended to read as follows:

"CONSTRUCTION CODES. Refers to the *Dallas Building Code*, Chapter 53 of the *Dallas City Code*; the *Dallas Plumbing Code*, Chapter 54 of the *Dallas City Code*; the *Dallas Mechanical Code*, Chapter 55 of the *Dallas City Code*; the *Dallas Electrical Code*, Chapter 56 of the *Dallas City Code*; the *Dallas One- to Eight [~~and Two~~]- Family Dwelling Code*, Chapter 57 of the *Dallas City Code*; the *Dallas Energy Conservation Code*, Chapter 59 of the *Dallas City Code*; the *Dallas Fuel Gas Code*, Chapter 60 of the *Dallas City Code*; the *Dallas Green Construction Code*, Chapter 61 of the *Dallas City Code*; and the *Dallas Swimming Pool and Spa Code*, Chapter 62 of the *Dallas City Code*."

SECTION 33. That Subsection 402.1, "Glazing in Hazardous Locations," of Section 402, "Building Elements and Materials," of Subchapter 4, "Repairs," of Chapter 58, "Dallas Existing Building Code," of the Dallas City Code is amended to read as follows:

“402.1 Glazing in hazardous locations. Replacement glazing in hazardous locations shall comply with the safety glazing requirements of the *Dallas Building Code* or *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code* as applicable.”

SECTION 34. That Paragraph [BS] 405.2.6, “Flood Hazard Areas,” of Subsection [BS] 405.2, “Repairs to Damaged Buildings,” of Section 405, “Structural,” of Subchapter 4, “Repairs,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

“[BS] 405.2.6 Flood hazard areas. In *flood hazard* areas, buildings that have sustained *substantial damage* shall be brought into compliance with Section 1612 of the *Dallas Building Code*, or Section R322 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as applicable.”

SECTION 35. That Subsection [BS] 502.3, “Flood Hazard Areas,” of Section 502, “Additions,” of Subchapter 5, “Prescriptive Compliance Method,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

“[BS] 502.3 Flood hazard areas. For buildings and structures in *flood hazard* areas established in Section 1612.3 of the *Dallas Building Code*, or Section R322 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as applicable, any *addition* that constitutes *substantial improvement* of the *existing structure* shall comply with the flood design requirements for new construction, and all aspects of the *existing structure* shall be brought into compliance with the requirements for new construction for flood design.”

SECTION 36. That Subsection [BS] 503.2, “Flood Hazard Areas,” of Section 503, “Alterations,” of Subchapter 5, “Prescriptive Compliance Method,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

“[BS] 503.2 Flood hazard areas. For buildings and structures in *flood hazard areas* established in Section 1612.3 of the *Dallas Building Code*, or Section R322 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as applicable, any *alteration* that constitutes *substantial improvement* of the *existing structure* shall comply with the flood design requirements for new construction, and all aspects of the *existing structure* shall be brought into compliance with the requirements for new construction for flood design.

Exception: Buildings and structures constructed and elevated as required by floodplain regulations in Article V of the *Dallas Development Code*.

For buildings and structures in *flood hazard areas* established in Section 1612.3 of the *Dallas Building Code*, or Section R322 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as applicable, any *alterations* that do not constitute *substantial improvement* of the *existing structure* are not required to comply with the flood design requirements for new construction.”

SECTION 37. That Subsection [BS] 701.3, “Flood Hazard Areas,” of Section 701, “General,” of Subchapter 7, “Alterations—Level 1,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

“[BS] **701.3 Flood hazard areas.** In *flood hazard areas*, *alterations* that constitute *substantial improvement* shall require that the building comply with Section 1612 of the *Dallas Building Code*, or Section R322 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as applicable.

Exception: Buildings and structures constructed and elevated as required by floodplain regulations in Article V of the *Dallas Development Code*.”

SECTION 38. That Subsection 702.7, “Materials and Methods,” of Section 702, “Building Elements and Materials,” of Subchapter 7, “Alterations—Level 1,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

“**702.7 Materials and methods.** New work shall comply with the materials and methods requirements in the *Dallas Building Code*, *Dallas Energy Conservation Code*, *Dallas Mechanical Code*, *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, *Dallas Fuel Gas Code*, *Dallas Electrical Code* and *Dallas Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations and continuity of any element, component or system in the building.

Exceptions:

1. The requirements of Section 702.7.1 through 702.7.6 shall be met for materials and installation methods for all items that are part of the applicant’s proposed project as listed below other than repair as defined in Chapter 2 of this code.
2. Where sections listed below reference other sections not listed below, those sections shall apply within that limited context.

702.7.1 Building and fire protection materials and methods. The following sections of the *Dallas Building Code* shall constitute the building and fire protection materials and methods requirements for Level 1 alterations.

1. The following subsections of Chapter 5, entitled “General Building Height and Areas”:
 - 1.1. Section 505 shall apply to newly constructed “Mezzanines.”
2. The following subsections of Chapter 7, entitled “Fire and Smoke Protection Features”:
 - 2.1. The following subsections of Section 703, entitled “Fire-Resistance Ratings and Fire Tests”:
 - 2.1.1. Section 703.2, “Fire-Resistance Ratings” (Fire-resistance, 2021 ed.);
 - 2.1.2. Section 703.3, “Methods For Determining Fire Resistance” (Section 703.2, Fire Resistance, 2021 ed.);
 - 2.1.3. Section 703.4, “Automatic Sprinklers” (Section 703.2, Fire Resistance, 2021 ed.);
 - 2.1.4. Section 703.5, “Noncombustibility Tests’ (Section 703.3, 2021 ed.); and
 - 2.1.5. Section 703.6, “Fire-Resistance Rated Glazing” (Section 703.4, 2021 ed.).
 - 2.2. The following subsections of Section 705, entitled “Exterior Walls”:
 - 2.2.1. Section 705.2.1, “Types I and II Construction”;
 - 2.2.2. Section 705.2.2, “Types III, IV and V construction”;
 - 2.2.3. Section 705.2.3, “Combustible Projections” (Projection Protection, 2021 ed.); and
 - 2.2.4. Section 705.4, “Materials.”
 - 2.3. The following subsections of Section 706, entitled “Fire Walls”:
 - 2.3.1. Section 706.2, “Structural Stability”; and
 - 2.3.2. Section 706.3, “Materials.”
 - 2.4. The following subsections of Section 707, entitled “Fire Barriers”[-]:

- 2.4.1. Section 707.2, “Materials”; and
- 2.4.2. Section 707.9, “Voids At Intersections.”
- 2.5. The following subsections of Section 708, entitled “Fire Partitions”:
 - 2.5.1. Section 708.2, “Materials.”
- 2.6. The following subsections of Sections 709, entitled “Smoke Barriers”:
 - 2.6.1. Section 709.2, “Materials.”
- 2.7. The following subsections of Sections 710, entitled “Smoke Partitions”:
 - 2.7.1. Section 710.2, “Materials”;
 - 2.7.2. Section 710.5, “Openings”;
 - 2.7.3. Section 710.6, “Penetrations”;
 - 2.7.4. Section 710.7, “Joints”; and
 - 2.7.5. Section 710.8, “Duct and Air Transfer Openings.”
- 2.8. The following subsections of Section 711, entitled “Floor and Roof Assemblies”:
 - 2.8.1. Section 711.2.1, “Materials”; and
 - 2.8.2. Section 711.3.1, “Materials.”
- 2.9. The following subsections of Section 712, entitled “Vertical Openings”:
 - 2.9.1. Section 712.1.3, “Escalator Openings.”
- 2.10. The following subsections of Section 713, entitled “Shaft Enclosures”:
 - 2.10.1. Section 713.3, “Materials.”
- 2.11. All of Section 714, entitled “Penetrations” except that the rating requirement of Section 714.4.1.2, “Through-Penetration Firestop System,” does not apply.

- 2.12. All of Section 715, entitled “Fire-Resistant Joint Systems” (Joints and Voids, 2021, ed.).
- 2.13. All of Section 716, entitled “Opening Protectives.”
- 2.14. All of Section 717, “Ducts and Air Transfer Openings.”
- 2.15. The following subsections of Section 718, entitled “Concealed Spaces”:
 - 2.15.1. Section 718.2.1, “Fireblocking Materials”; and
 - 2.15.2. Section 718.3.1, “Draftstopping Materials.”
- 2.16. All of Section 719, entitled “Fire-Resistance Requirements for Plaster.”
- 2.17. All of Section 720, “Thermal- and Sound-Insulating Materials.”
- 2.18. All of Section 721, “Prescriptive Fire Resistance.”
- 2.19. All of Section 722, “Calculated Fire Resistance.”
- 3. All of Chapter 8, entitled “Interior Finishes.”
- 4. All of Chapter 9, entitled “Fire Protection Systems” (Fire Protection and Life Safety Systems, 2021 ed.), except:
 - 4.1. Section 903.2, “Where Required.”
 - 4.2. Section 904.2, “Where Permitted.”
 - 4.3. Section 905.3, “Required Installations.”
 - 4.4. Section 906.1, entitled “Where Required.”
 - 4.5. Section 907.2, entitled “Where Required-New Buildings and Structures.”
 - 4.6. All of Section 908, entitled “Emergency Alarm Systems.”
 - 4.7. Section 910.2, entitled “Where Required.”
 - 4.8. All of Section 911, entitled “Fire Command Center.”

- 4.9. Section 918.1, entitled “General.”
- 5. The following subsections of Chapter 10 entitled, ‘Means of Egress’:
 - 5.1. Section 1010.1.4.1 (Section 1010.3.1, 2021 ed.), “Revolving Doors[-]”;
 - 5.2. Section 1010.1.4.2 (Section 1010.3.2, 2021 ed.), “Power-Operated Doors”;
 - 5.3. Section 1010.1.4.3 (Section 1010.3.3, 2021 ed.), “Special Purpose Horizontal Sliding, Accordion or Folding Doors”;
 - 5.4. Section 1010.1.4.5 (Section 1010.3.4, 2021 ed.), “Security Grilles”;
 - 5.5. Section 1010.1.9 (Section 1010.2, 2021 ed.), “Door Operations”;
 - 5.6. Section 1010.1.10.1 (Section 1010.2.9.3, 2021 ed.), “Installation.”
 - 5.7. Section 1010.1.10.2, “Balanced Doors”;
 - 5.8. Section 1013.3, “Illumination”;
 - 5.9. Section 1013.5, “Internally Illuminated Exit Signs”;
 - 5.10. Section 1013.6.1, “Graphics”;
 - 5.11. Section 1013.6.3, “Power Source”;
 - 5.12. Section 1015.8.1, “Window Opening Control Devices; Guards”;
 - 5.13. Section 1025.4, “Self-Luminous and Photoluminescent; Luminous Egress Path Markings”; and
 - 5.14. Section 1025.5, “Illumination.”[-]
- 6. The following subsections of Chapter 12 entitled, “Interior Environment”:
 - 6.1. Section 1202.5.2, “Contaminants Exhausted” shall apply to new sources of contaminants; and
 - 6.2. Section 1209 (Section 1210, 2021 ed.), “Toilet and Bathroom Requirements.”
- 7. All of Chapter 14, entitled “Exterior Walls,” except:

- 7.1. Section 1401, “General.”[;]
- 7.2. Section 1402.2, “Weather Protection.”
- 7.3. Section 1402.3, “Structural.”
- 7.4. Section 1402.4, “Fire Resistance.”
- 8. All of Chapter 15, entitled “Roof Assemblies and Rooftop Structures,” except:
 - 8.1. Section 1501, “General”;
 - 8.2. Section 1502, “Roof Drainage”;
 - 8.3. Section 1503.4, “Attic and Rafter Ventilation”; and
 - 8.4. Section 1510.9 (Section 1511.8, 2021 ed.), “Structural Fire Resistance.”
- 9. All of Chapter 16, entitled ‘Structural Design,’ shall apply to new or replaced structural members. The following referenced sections of Chapter 16 shall not be used to analyze any existing structural members, except as otherwise provided by the *Dallas Existing Building Code*:
 - 9.1. Section 1601, “General”;
 - 9.2. Section 1604, “General Design Requirements”;
 - 9.3. Section 1608, “Snow Loads”;
 - 9.4. Section 1609, “Wind Loads”;
 - 9.5. Section 1610, “Soil Lateral Load” (Soil Loads and Hydrostatic Pressure, 2021 ed.);
 - 9.6. Section 1611, “Rain Loads”;
 - 9.7. Section 1612, “Flood Loads”;
 - 9.8. Section 1613, “Earthquake Loads”;
 - 9.9. Section 1614, “Atmospheric Ice Loads”; and
 - 9.10. Section 1616, “Structural Integrity.”

10. All of Chapter 18, entitled “Soils and Foundations,” except:
 - 10.1. Section 1801, “General”;
 - 10.2. Section 1802, “Design Basis”;
 - 10.3. Section 1803, “Geotechnical Investigations”;
 - 10.4. Section 1804, “Excavation, Grading and Fill”; and
 - 10.5. Section 1805, “Dampproofing and Waterproofing.”
 - 10.5.1. Additionally, the following subsections of Section 1805, “Dampproofing and Waterproofing,” shall be included as part of Materials and Methods:
 - 10.5.1.1. Section 1805.2.1, “Floors”;
 - 10.5.1.2. Section 1805.2.2, “Walls”;
 - 10.5.1.3. Section 1805.3.1, “Floors”;
 - 10.5.1.4. Section 1805.3.2, “Walls”;
 - 10.5.1.5. Section 1805.3.3, “Joints and Penetrations”;
 - 10.5.1.6. Section 1805.4.1, “Floor Base Course”;
 - 10.5.1.7. Section 1805.4.2, “Foundation Drain”; and
 - 10.5.1.8. Section 1805.4.3, “Drainage Discharge.”
 - 10.6. Section 1806, “Presumptive Load-Bearing Values of Soils.”
11. All of Chapter 19, entitled “Concrete,” except:
 - 11.1. Section 1901, “General”; and
 - 11.2. Section 1902, “Definitions” (Coordination of Terminology, 2021 ed.).
12. All of Chapter 20, entitled “Aluminum.”
13. All of Chapter 21, entitled “Masonry,” except:
 - 13.1. Section 2101, “General”; and

- 13.2. Section 2102, "Notations."
- 14. All of Chapter 22, entitled "Steel" except:
 - 14.1. Section 2201, "General."
- 15. All of Chapter 23, entitled "Wood," except:
 - 15.1. Section 2301.1, "Scope."
- 16. All of Chapter 24, entitled "Glass and Glazing," except:
 - 16.1. Section 2401, "General."
- 17. All of Chapter 25, entitled "Gypsum Board and Plaster," except:
 - 17.1. Section 2501.1, "Scope"; and
 - 17.2. Section 2502, "Performance."
- 18. All of Chapter 26, entitled "Plastic," except:
 - 18.1. Section 2601, "General."
- 19. All of Chapter 30, entitled "Elevators and Conveying Systems."
- 20. The following subsections of Chapter 31 entitled, "Special Construction":
 - 20.1. Section 3105, "Awnings and Canopies";
 - 20.2. Section 3106.3, "Roof Construction";
 - 20.3. Section 3107 "Signs";
 - 20.4. Section 3109 "Swimming Pool Enclosures and Safety Devices"; and
 - 20.5. Section 3110 "Automatic Vehicular Gates."

702.7.2 Plumbing materials and methods. The following sections of the *Dallas Plumbing Code* shall constitute the plumbing materials and methods requirements for Level 1 alterations.

- 1. All of Chapter 3, entitled "General Regulations";
- 2. All of Chapter 4, entitled "Fixtures, Faucets and Fixture Fittings" except:

- 2.1. Section 403, “Minimum Plumbing Facilities”; and
- 2.2. Table 403.1 unless otherwise specifically referenced.
- 3. All of Chapter 5, entitled “Water Heaters”;
- 4. All of Chapter 6, entitled “Water Supply and Distribution” except:
 - 4.1. The following subsection of Section 602, entitled “Water Required”:
 - 4.1.1. Section 602.1, ‘General.’
 - 4.2. The following subsections of Section 604, entitled “Design of Building Water Distribution System”:
 - 4.2.1. Section 604.3, “Water Distribution System Design Criteria”;
 - 4.2.2. Table 604.3.
 - 4.2.3. Section 604.4, “Maximum Flow and Water Consumption”;
 - 4.2.4. Table 604.4.
 - 4.2.5. Section 604.5, “Size of Fixture Supply”;
 - 4.2.6. Table 604.5.
 - 4.2.7. Section 604.7, “Inadequate Water Pressure”;
 - 4.2.8. Section 604.10, “Gridded and Parallel Water Distribution System Manifolds.”
 - 4.2.9. Table 604.10.1.
 - 4.3. The following Subsection of Section 606, entitled, “Installation of the Building Water Distribution System”:
 - 4.3.1. Section 606.5.1, “Water Pressure Booster Systems Required.”

Notes:

1. Water shall be supplied to ensure that fixtures within a building are provided with an adequate supply of water so that they are functional.
 2. Where pressure is insufficient for proper functioning of fixtures, Section 604.7 applies and a water pressure booster system is required.
 3. Section 604 shall apply for all newly installed or completely replaced water services and for sizing water distribution systems when the proposed work will impose additional loads on the system. Where the proposed work does not increase the load, or where it decreases the load on the existing system, no increase in size shall be required. All new piping associated with the installation of additional fixtures shall comply with the sizing requirement of Chapter 6.
5. All of Chapter 7, entitled "Sanitary Drainage" except:
- 5.1. The following subsection of Section 708, entitled "Cleanouts";
 - 5.1.1. Section 708.1.4, "Changes of Direction."
 - 5.2. Section 709, "Fixture Units";
 - 5.3. Tables 709.1 and 709.2;
 - 5.4. Section 710, "Drainage System Sizing"; and
 - 5.5. Tables 710.1(1) and 710.1(2).

Notes:

1. Sections 709 and 710 for sizing draining systems and sewer shall apply when the proposed work will impose additional loads on the system. Where the proposed work does not increase the load, or where it decreases the load on the existing system, no increase in size shall be required. All new piping associated with the installation of additional fixtures shall comply with the sizing requirement of Section 710.

2. Section 711 for sizing offsets in drainage systems shall apply when the proposed work will impose additional loads on the system. Where the proposed work does not increase the load, or where it decreases the load on the existing system, no increase in size shall be required.
6. All of Chapter 8, entitled “Indirect/Special Waste”;
7. All of Chapter 9, entitled “Vents” except:
 - 7.1. Section 901, “General”;
 - 7.2. Section 904, “Outdoor Vent Extensions”;
 - 7.3. The following subsections of Section 905, entitled “Vent Connections and Grades”:
 - 7.3.1. Section 905.4, “Vertical Rise of Vent”; and
 - 7.3.2. Section 905.5, “Height Above Fixtures.”
 - 7.4. Section 906, “Vent Pipe Sizing” and the following subsections:
 - 7.4.1. Section 906.4, “Multiple Branch Vents”; and
 - 7.4.2. Section 906.5, “Sump Vents.”
 - 7.5. Section 908, “Relief Vents—Stacks of More Than 10 Branch Intervals.”
 - 7.6. Section 910, “Individual Vent”; and
 - 7.7. The following subsection of Section 915, entitled “Combination Drain and Vent System”:
 - 7.7.1. Section 915.2.4, “Vent Size.”

Notes:

1. Section 904 shall be included for locations where vent stacks are required and shall apply where new stacks are being installed.
2. Section 906, requirement of size and length of vents, shall apply when new vents are being installed.

8. All of Chapter 10, entitled “Traps, Interceptors and Separators” except:
 - 8.1. The following subsections of Section 1003, entitled “Interceptors and Separators”:
 - 8.1.1. Section 1003.1, “Where Required”;
 - 8.1.2. Section 1003.3.1 “Grease Interceptors and Automatic Grease Removal Devices Required”;
 - 8.1.3. Section 1003.4, “Oil Separators Required”;
 - 8.1.4. Section 1003.5, “Sand Interceptors In Commercial Establishments”;
 - 8.1.5. Section 1003.6, “Clothes Washer Discharge Interceptor”;
 - 8.1.6. Section 1003.7, “Bottling Establishments”;
 - 8.1.7. Section 1003.8, “Slaughterhouses”; and
 - 8.1.8. Section 1003.9, “Venting of Interceptors and Separators.”
9. All of Chapter 11, entitled “Storm Drainage” except:
 - 9.1. The following subsection of Section 1101, entitled “General”:
 - 9.1.1. Section 1101.2, “Disposal.”
 - 9.2. The following subsection of Section 1103, entitled “Traps”:
 - 9.2.1. Section 1103.3, “Size.”
 - 9.3. The following subsections of Section 1106, entitled “Size of Conductors, Leaders and Storm Drains”:
 - 9.3.1. Section 1106.1, “General”; and
 - 9.3.2. Section 1106.3, “Vertical Leader Sizing.”
 - 9.4. Section 1108, “Secondary (Emergency) Roof Drains”; and
 - 9.5. Section 1109, “Combined Sanitary and Storm Public Sewer.”

Notes:

1. When storm water drains are required, Section 1101.2 shall apply only when new roofs, paved areas, yards, courts and courtyards are created.
2. Sections 1106.1 and 1106.3 for sizing roof drains shall apply only where additional roof area is to be drained or where other circumstances increase the load on existing roof drains. Where the proposed work does not increase or decrease the load on the existing system, no increase in size shall be required.

702.7.3 Electrical materials and methods. The following sections of the *Dallas Electrical Code* shall constitute the electrical materials and methods requirements for Level 1 alterations.

1. Section 90.7, entitled "Examination of Equipment for Safety" of the Introduction, Article 90;
2. All of Chapter 1, entitled "General" except:
 - 2.1. Section 110.8, "Wiring Methods";
 - 2.2. Section 110.26, "Spaces About Electrical Equipment" (1000 Volts, Nominal, or Less);
 - 2.3. Section 110.32, "Work Space About Equipment" (over 1000 Volts, Nominal); and
 - 2.4. Section 110.33, "Entrance to Enclosures and Access to Working Space."
3. Chapter 1, Section 110.32, "Work Space About Equipment" (over 1000 Volts, Nominal) shall be required for upgrading the complete system or where the voltage is increased;[:]
4. All of Chapter 2, entitled "Wiring and Protection" except:
 - 4.1. Section 210.11, "Branch Circuits Required";
 - 4.2. Section 210.12, "Arc-Fault Circuit-Interrupter Protection";
 - 4.3. Section 210.52, "Dwelling Unit Receptacle Outlets";

- 4.4. Section 210.60, "Guest Rooms, Guest Suites, Dormitories and Similar Occupancies";
- 4.5. Section 210.62, "Show Windows";
- 4.6. Section 210.63, "Heating, Air-Conditioning, and Refrigeration Equipment Outlet"; and
- 4.7. Section 210.70, "Lighting Outlets Required."
- 5. All of Chapter 3, entitled "Wiring Methods and Materials";
- 6. All of Chapter 4, entitled "Equipment for General Use" except:
 - 6.1. Section 404.8, "Accessibility and Grouping" (Switches); and
 - 6.2. Section 408.18, "Clearances" (Switchboards, Switchgear and Panelboards).
- 7. All of Chapter 5, entitled "Special Occupancies";
- 8. All of Chapter 6, entitled "Special Equipment";
- 9. All of Chapter 7, entitled "Special Conditions";
- 10. All of Chapter 8, entitled "Communications Systems"; and
- 11. Existing working clearances, clear space, access and entrance dimensions to working spaces, illumination, headroom clearances, and location of overcurrent protection devices shall be allowed to remain without modification.

702.7.4 Mechanical materials and methods. The following sections of the *Dallas Mechanical Code* shall constitute the mechanical materials and methods requirements for Level 1 alterations.

- 1. All of Chapter 3, entitled "General Regulations" except:
 - 1.1. The following subsections of Section 301, entitled "General":
 - 1.1.1. Section 301.2, "Energy Utilization";
 - 1.1.2. Section 301.10, "Electrical";
 - 1.1.3. Section 301.11, "Plumbing connections";

- 1.1.4. Section 301.16, "Flood Hazard"; and
- 1.1.5. Section 301.18, "Seismic Resistance."
- 1.2. The following subsections of Section 303, entitled "Equipment and Appliance Location":
 - 1.2.1. Section 303.5, "Indoor Locations";
 - 1.2.2. Section 303.6, "Outdoor Locations"; and
 - 1.2.3. Section 303.7, "Pit Locations."
- 1.3. Section 306, "Access and Service Space";
- 1.4. The following subsection of Section 307, entitled "Condensate Disposal":
 - 1.4.1. Section 307.2.3, "Auxiliary and Secondary Drain Systems."
- 1.5. Section 309, "Temperature Control"; and
- 1.6. Section 312, "Heating and Cooling Load Calculations."
- 2. Chapter 3, Section 312, "Heating and Cooling Load Calculations" shall apply when appliance/equipment input ratings are increased/decreased.
- 3. All of Chapter 4, entitled "Ventilation" except:
 - 3.1. Section 402, "Natural Ventilation";
 - 3.2. Section 403, "Mechanical Ventilation"; and
 - 3.3. Section 407, "Ambulatory Care Facilities and Group I-2 Occupancies."
- 4. All of Chapter 5, entitled "Exhaust Systems" except:
 - 4.1. Section 502, "Required Systems";
 - 4.2. Section 509, "Fire Suppression Systems";
 - 4.3. Section 510, "Hazardous Exhaust Systems"; and
 - 4.4. Section 513, "Smoke Control Systems."

5. Chapter 5, Section 509, "Fire Suppression Systems" shall apply to newly installed or replacement commercial food heating appliances and Type I hoods.
6. Chapter 5, Section 510, "Hazardous Exhaust Systems" shall apply to newly introduced sources of hazardous exhaust.
7. All of Chapter 6, entitled "Duct Systems" except:
 - 7.1. Section 602, "Plenums"; and
 - 7.2. Section 604, "Insulation."
8. Section 602, "Plenums" shall apply to newly constructed plenums. Modifications to existing plenums, such as the installation of new building, electrical or plumbing material inside the plenum, increasing air flow rate within the plenum, etc. shall not require the plenum to comply with the construction requirements for new plenums. However, newly installed materials within the plenum shall be consistent with the material requirements of Section 602.
9. All of Chapter 7, entitled "Combustion Air."^[§]
10. Chapter 7, entitled "Combustion Air" shall not apply if the work being performed does not increase the input rating of the equipment.^[§]
11. All of Chapter 8, entitled "Chimneys and Vents."^[§]
12. All of Chapter 9, entitled "Specific Appliances, Fireplaces and Solid Fuel-Burning Equipment."^[§]
13. All of Chapter 10, entitled "Boilers, Water Heaters and Pressure Vessels."^[§]
14. All of Chapter 11, entitled "Refrigeration."^[§]
15. All of Chapter 12, entitled "Hydronic Piping" except Section 1204, entitled "Pipe Insulation."^[§]
16. All of Chapter 13, entitled "Fuel Oil Piping and Storage" except Section 1305.1, "Size."
17. Chapter 13, entitled "Fuel Oil Piping and Storage", Subsection 1305.1, "Size," shall apply when the work being performed increases the load on the system such that the existing pipe does not meet the size required by code. Existing systems that are modified shall not require resizing as long

as the load on the system is not increased and the system length is not increased even if the altered system does not meet code minimums.

18. All of Chapter 14, entitled "Solar Thermal Systems."

702.7.5 Fuel gas materials and methods. The following sections of the *Dallas Fuel Gas Code* shall constitute the fuel gas materials and methods requirements for Level 1 alterations.

1. All of Chapter 3, entitled "General Regulations," except:
 - 1.1. Section 301.2, "Energy Utilization";
 - 1.2. Section 301.6, "Plumbing Connections";
 - 1.3. Section 301.11, "Flood Hazard";
 - 1.4. Section 301.12, "Seismic Resistance";
 - 1.5. Section 303.7, "Pit Locations"; and
 - 1.6. Section 306, "Access and Service Space."
2. Chapter 3, entitled "General Regulations," Section 304 shall not apply if the work being performed does not increase the input rating on the equipment.
3. All of Chapter 4, entitled "Gas Piping Installations," except:
 - 3.1. Section 401.8, "Minimum Sizes"; and
 - 3.2. Section 402.3, "Sizes."
4. Chapter 4, entitled "Gas Piping Installations," Sections 401.8 and 402.3 shall apply where the work being performed increases the load on the system such that existing pipe does not meet the size required by code. Existing systems that are modified shall not require resizing as long as the load on the system is not increased and the system length is not increased even if the altered system does not meet code minimums.
5. All of Chapter 5, entitled "Chimneys and Vents."
6. Chapter 5, entitled "Chimneys and Vents," Section 503.6.10 shall apply only when the equipment being installed results in a greater output to the common venting system.
7. All of Chapter 6, entitled "Specific Appliances."

8. All of Chapter 7, entitled "Gaseous Hydrogen Systems."

702.7.6 Residential materials and methods. The following sections of the *Dallas One-to Eight [~~and Two~~]-Family Dwelling Code* shall constitute the residential materials and methods requirements for rehabilitation, except repairs:

1. The following sections of Chapter 3, entitled "Building Planning":
 - 1.1. The following subsection of Section 301, entitled "Design Criteria":
 - 1.1.1. Section R301.8, entitled "Nominal Sizes."
 - 1.2. The following subsections of Section R302, entitled "Fire-Resistant Construction":
 - 1.2.1. Section R302.10, entitled "Flame Spread Index and Smoke-Developed Index for Insulation"; and
 - 1.2.2. Section R302.14, entitled "Combustible Insulation Clearance."
 - 1.3. The following subsection of Section R307, entitled "Toilet, Bath and Shower Spaces":
 - 1.3.1. Section R307.2, entitled "Bathtub and Shower Spaces."
 - 1.4. All of Section R308, "Glazing";
 - 1.5. The following subsection of Section R309, entitled "Garages and Carports":
 - 1.5.1. Section R309.4, entitled "Automatic Garage Door Openers";
 - 1.6. The following subsections of Section R313, entitled "Automatic Fire Sprinkler System":
 - 1.6.1. Section R313.1.1, entitled "Design and Installation"; and
 - 1.6.2. Section R313.2.1, entitled "Design and Installation";
 - 1.7. The following subsections of Section R314, entitled "Smoke Alarms":
 - 1.7.1. Section R314.1.1, entitled "Listings";
 - 1.7.2. Section R314.5, entitled "Combination Alarms";

- 1.7.3. Section R314.7.1, entitled “General”; and
- 1.7.4. Section R314.7.4, entitled “Combination Detectors”;
- 1.8. The following subsections of Section R315, entitled “Carbon Monoxide Alarms”:
 - 1.8.1. Section R315.1.1, entitled “Listings”;
 - 1.8.2. Section R315.4, entitled “Combination Alarms”;
 - 1.8.3. Section R315.6.1, entitled “General” (Section R315.7.1, entitled “General” 2021 ed.); and
 - 1.8.4. Section R315.6.4, entitled “Combination Detectors” (Section R315.7.4, entitled “Combination Detectors,” 2021 ed.):
- 1.9. All of Section R316, “Foam Plastic”;
- 1.10. All of Section R317, “Protection of Wood and Wood-Based Products Against Decay”;
- 1.11. All of Section R318, “Protection Against Subterranean Termites”;
- 1.12. All of Section R324, “Solar Energy Systems” shall apply to newly installed and completely replaced solar energy systems; and
- 1.13. Section R326, “Swimming Pools, Spas and Hot Tubs” (Section R327, 2021 ed.) shall apply to newly installed and completely replaced enclosures for swimming pools, spas, and hot tubs. This shall also apply to partial enclosure replacement if the portion being replaced exceeds 25 percent of the total perimeter of the enclosure.
- 2. The following sections of Chapter 4, entitled “Foundations”:
 - 2.1. All of Section R402, “Materials”; and
 - 2.2. All of Section R407, “Columns.”
- 3. The following sections of Chapter 5, entitled “Floors”:
 - 3.1. The following subsections of Section R502, entitled “Wood Floor Framing”:

- 3.1.1. Section R502.1, “General”;
- 3.1.2. Section R502.8, “Cutting, Drilling and Notching”; and
- 3.1.3. Section R502.11, “Wood Trusses”;
- 3.2. The following subsections of Section R503, entitled “Floor Sheathing”:
 - 3.2.1. Section R503.2.1, “Identification and Grade”;
 - 3.2.2. Section R503.2.3, “Installation”;
 - 3.2.3. Section R503.3.1, “Identification and Grade”^[2]; and
 - 3.2.4. Section R503.3.3, “Installation.”
- 3.3. The following subsections of Section R504, entitled “Pressure Preservative-Treated-Wood Floors (On Ground)”:
 - 3.3.1. Section R504.1.2, “Construction”;
 - 3.3.2. Section R504.1.3, “Uplifting and Buckling”; and
 - 3.3.3. Section R504.3, “Materials.”
- 3.4. The following subsections of Section R505, entitled “Cold-Formed Steel Floor Framing”:
 - 3.4.1. Section R505.2.1, “Material”;
 - 3.4.2. Section R505.2.2, “Corrosion Protection”;
 - 3.4.3. Section R505.2.3, “Dimension, Thickness and Material Grade”;
 - 3.4.4. Section R505.2.4, “Identification”;
 - 3.4.5. Section R505.2.5, “Fastening”;
 - 3.4.6. Section R505.2.6.3, “Hole Patching” (R505.2.6, 2021 ed.); [and]
 - 3.4.7. Section R505.3.5, “Cutting and Notching”; and

3.4.8. Section R507, "Exterior Decks," shall apply to newly installed and completely replaced decks;

4. The following sections of Chapter 6, entitled "Wall Construction":
 - 4.1. The following subsections of Section R602, entitled "Wood Wall Framing":
 - 4.1.1. Section R602.1, "General";
 - 4.1.2. Section R602.2, "Grade"; and
 - 4.1.3. Section R602.6, "Drilling and Notching of Studs."
 - 4.2. The following subsections of Section R603, entitled "Cold-Formed Steel Wall Framing":
 - 4.2.1. Section R603.2.1, "Material";
 - 4.2.2. Section R603.2.2, "Corrosion Protection";
 - 4.2.3. Section R603.2.3, "Dimension, Thickness and Material Grade";
 - 4.2.4. Section R603.2.4, "Identification";
 - 4.2.5. Section R603.2.5, "Fastening";
 - 4.2.6. Section R603.2.6.3, "Hole Patching" (R603.2.6, 2021 ed.); and
 - 4.2.7. Section R603.3.4, "Cutting and Notching."
 - 4.3. The following subsections of Section R604, entitled "Wood Structural Panels":
 - 4.3.1. Section R604.1, "Identification and Grade"; and
 - 4.3.2. Section R604.3, "Installation."
 - 4.4. Section R605, "Particleboard."
 - 4.5. The following subsections of Section R606, entitled "General Masonry Construction":
 - 4.5.1. Section R606.1, "General"; and

- 4.5.2. Section R606.2, "Masonry Construction Materials."
- 4.6. The following subsection of Section R607, entitled "Glass Unit Masonry":
 - 4.6.1. Section R607.2, "Materials."
- 4.7. The following subsection of Section R608, entitled "Exterior Concrete Wall Construction":
 - 4.7.1. Section R608.5.1.1, "Cements";
 - 4.7.2. Section R608.5.1.2, "Concrete Mixing and Delivery";
 - 4.7.3. Section R608.5.2, "Steel Reinforcement and Anchor Bolts";
and
 - 4.7.4. Section R608.5.3, "Form Materials and Form Ties."
- 4.8. The following subsection of Section R609, entitled "Exterior Windows and Doors":
 - 4.8.1. Section R609.3, "Testing and Labeling."
 - 4.8.2. Section R609.4, "Garage Doors."
 - 4.8.3. Section R609.5, "Other Exterior Window and Door Assemblies."
- 4.9. The following subsections of Section R610, entitled "Structural Insulated Panel Wall Construction":
 - 4.9.1. Section R610.3, "Materials"; and
 - 4.9.2. Section R610.7, "Drilling and Notching."
- 5. All of Chapter 7, entitled "Wall Covering."
- 6. The following sections of Chapter 8, entitled "Roof-Ceiling Construction":
 - 6.1. The following subsections of Section R802, entitled "Wood Roof Framing":
 - 6.1.1. Section R802.1, "General";
 - 6.1.2. Section R802.7, "Cutting, Drilling and Notching"; and

- 6.1.3. Section R802.10.4, "Alterations to Trusses."
- 6.2. The following subsection of Section R803, entitled "Roof Sheathing":
 - 6.2.1. Section 803.2.1, "Identification and Grade."
- 6.3. The following subsections of Section R804, entitled "Cold-Formed Steel Roof Framing":
 - 6.3.1. Section R804.2.1, "Material";
 - 6.3.2. Section R804.2.2, "Corrosion Protection";
 - 6.3.3. Section R804.2.3, "Dimension, Thickness and Material Grade";
 - 6.3.4. Section R804.2.4, "Identification";
 - 6.3.5. Section R804.2.5, "Fastening Requirements";
 - 6.3.6. Section R804.2.6.3, "Hole P[p]atching" (R804.2.6, 2021 ed.); and
 - 6.3.7. Section R804.3.3, "Cutting and Notching."
- 7. All of Chapter 9, entitled "Roof Assemblies."
- 8. All of Chapter 10, entitled "Chimneys and Fireplaces."
- 9. All of Chapter 13, entitled "General Mechanical System Requirements," except:
 - 9.1. Section M1301.1.1, "Flood-Resistant Installation"; and
 - 9.2. Section M1305, "Appliance Access."
- 10. All of Chapter 14, entitled "Heating and Cooling Equipment," except:
 - 10.1. Section M1401.2, "Access"; [~~and~~]
 - 10.2. Section M1401.3, "Equipment and Appliance Sizing;[-]" and
 - 10.3. Section M1401.5, "Flood Hazard."

11. Chapter 14, Section M1401.3, "Equipment and Appliance Sizing" shall apply when appliance/equipment input ratings are increased/decreased.
12. All of Chapter 15, entitled "Exhaust Systems."
13. All of Chapter 16, entitled "Duct Systems."
14. All of Chapter 17, entitled "Combustion Air."
15. Chapter 17, entitled "Combustion Air," shall not apply if the work being performed does not increase the input rating of the equipment.
16. All of Chapter 18, entitled "Chimneys and Vents."
17. All of Chapter 19, entitled "Special Appliances, Equipment and Systems."
18. All of Chapter 20, entitled "Boilers and Water Heaters."
19. All of Chapter 21, entitled "Hydronic Piping."
20. All of Chapter 22, entitled "Special Piping and Storage Systems."
21. All of Chapter 23, entitled "Solar Thermal Energy Systems." [~~and~~]
22. All of Chapter 24, entitled "Fuel Gas," except:
 - 22.1. Section G2404.7, "Flood Hazard";
 - 22.2. Section G2404.8, "Seismic Resistance;"
 - 22.3. Section G2412.8, "Minimum Sizes"; and
 - 22.4. Section G2413.3, "Sizing."
23. Chapter 24, "Fuel Gas," Section G2407, "Combustion, Ventilation and Dilution Air," shall not apply if the work being performed does not increase the input rating of the equipment.
24. Chapter 24, "Fuel Gas," Sections G2412.8, "Minimum Sizes," and G2413.3, "Sizing," shall apply when the work being performed increases the load on the system such that the existing pipe does not meet the size required by code. Existing systems that are modified shall not require resizing as long as the load on the system is not increased and the system length is not increased even if the altered system does not meet code minimums."

SECTION 39. That Subsection [BS] 1103.3, "Flood Hazard Areas," of Section 1103, "Structural," of Subchapter 11, "Additions," of Chapter 58, "Dallas Existing Building Code," of the Dallas City Code is amended to read as follows:

"[BS] 1103.3 Flood hazard areas. *Additions and foundations in flood hazard areas shall comply with the following requirements:*

Exception: Buildings and structures constructed and elevated as required by floodplain regulations in Article V of the *Dallas Development Code*.

1. For horizontal *additions* that are structurally interconnected to the *existing building*:
 - 1.1. If the *addition* and all other proposed work, when combined, constitute *substantial improvement*, the *existing building* and the *addition* shall comply with Section 1612 of the *Dallas Building Code*, or Section R322 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as applicable.
 - 1.2. If the *addition* constitutes *substantial improvement*, the *existing building* and the *addition* shall comply with Section 1612 of the *Dallas Building Code*, or Section R322 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as applicable.
2. For horizontal *additions* that are not structurally interconnected to the *existing building*:
 - 2.1. The *addition* shall comply with Section 1612 of the *Dallas Building Code*, or Section R322 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as applicable.
 - 2.2. If the *addition* and all other proposed work, when combined, constitute *substantial improvement*, the *existing building* and the *addition* shall comply with Section 1612 of the *Dallas Building Code*, or Section R322 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as applicable.

3. For vertical *additions* and all other proposed work that, when combined, constitute *substantial improvement*, the *existing building* shall comply with Section 1612 of the *Dallas Building Code*, or Section R322 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as applicable.
4. For a raised or extended foundation, if the foundation work and all other proposed work, when combined, constitute *substantial improvement*, the *existing building* shall comply with Section 1612 of the *Dallas Building Code*, or Section R322 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as applicable.
5. For new foundation or replacement foundation, the foundation shall comply with Section 1612 of the *Dallas Building Code*, or Section R322 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as applicable.”

SECTION 40. That Subsection 1401.2, “Conformance,” of Section 1401, “General,” of Subchapter 14, “Relocation or Moved Buildings Without Historic Designation,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

1401.2 Conformance. The building shall be safe for human occupancy as determined by the *Dallas Fire Code* and Chapter 27, “Minimum Urban Rehabilitation Standards,” of the *Dallas City Code*. Any *repair, alteration or change of occupancy* undertaken within the moved structure shall comply with the requirements of this code applicable to the work being performed. Any field fabricated elements shall comply with the requirements of the *Dallas Building Code* or the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as applicable.

SECTION 41. That Subsection 1402.1, “Location on the Lot,” of Section 1402, “Requirements,” of Subchapter 14, “Relocated or Moved Buildings Without Historic Designation,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

“1402.1 Location on the lot. The building shall be located on the lot in accordance with the requirements of the *Dallas Building Code* or the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code* and in accordance with *Dallas Fire Code* access requirements as applicable.”

SECTION 42. That Subsection [BS] 1402.6, “Flood Hazard Areas,” of Section 1402, “Requirements,” of Subchapter 14, “Relocated or Moved Buildings Without Historic Designation,” of Chapter 58, “Dallas Existing Building Code,” of the Dallas City Code is amended to read as follows:

“[BS]1402.6 Flood hazard areas. If relocated or moved into a *flood hazard area*, structures shall comply with Section 1612 of the *Dallas Building Code*, or Section R322 of the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as applicable.

Exception: Buildings and structures constructed and elevated as required by floodplain regulations in Article V of the *Dallas Development Code*.”

SECTION 43. That Subsection 101.7, “Referenced Codes and Standards,” of Section 101, “General,” of Subchapter 1, “Scope and Administration,” of Chapter 61, “Dallas Green Construction Code,” of the Dallas City Code is amended to read as follows:

“101.7 Referenced codes and standards. The codes and standards referenced in this code are 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 is 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 Building Code*, *International Mechanical Code*, the *International Plumbing Code*, the *International Fire Code*, the *International Energy Conservation Code*, the *International Fuel Gas Code*, the *International Existing Building Code*, and the *International Residential Code*, respectively mean the *Dallas Building Code*, the *Dallas Mechanical Code*, the *Dallas Plumbing Code*, the *Dallas Fire Code*, the *Dallas Energy Conservation Code*, the *Dallas Fuel Gas Code*, the *Dallas Existing Building Code*, and the *Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*, as amended. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code apply.”

SECTION 44. That Paragraph 101.1.2, “Location of Pool Adjacent to Structural Footings” of Subsection [A]101.1, “Title,” of Section 101, “General,” of Part 1, “Scope and Application,” of Subchapter 1, “Scope and Administration,” of Chapter 62, “Dallas Swimming Pool and Spa Code,” of the Dallas City Code is amended to read as follows:

“101.1.2 Location of pool adjacent to structural footings. The provisions of Section 1808.7 of Chapter 53, “*Dallas Building Code*,” of the *Dallas City Code*, and Section R403.1.7 of Chapter 57, “*Dallas One- to Eight [~~and Two~~]-Family Dwelling Code*,” of the *Dallas City Code*, shall control the location of pools adjacent to buildings and other structural footings.”

SECTION 45. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

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SECTION 46. That Chapters 52, 53, 54, 55, 56, 57, 58, 61, and 62 of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 47. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 48. 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 49. That this ordinance shall take effect on May 23, 2025, and it is accordingly so ordained.

APPROVED AS TO FORM:

TAMMY L. PALOMINO, City Attorney

By 
Assistant City Attorney

Passed APR 23 2025



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL APR 23 2025

ORDINANCE NUMBER 33099

DATE PUBLISHED APR 26 2025

ATTESTED BY: