

5/24/04

ORDINANCE NO. 25606

An ordinance adding CHAPTER 58, "DALLAS EXISTING BUILDING CODE," to the Dallas City Code, as amended; adopting with certain changes the 2003 Edition of the International Existing Building Code of the International Code Council, Inc.; regulating and governing the repair, alteration, change, addition, and relocation of existing buildings, including historic buildings; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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

SECTION 1. That CHAPTER 58, "DALLAS EXISTING BUILDING CODE," of the Dallas City Code, as amended, is created by adopting the 2003 Edition of the International Existing Building Code of the International Code Council, Inc. (which is attached as Exhibit A and made a part of this ordinance), with the following amendments:

1. Page v, "Sample Ordinance for Adoption of the *International Existing Building Code*," is deleted.
2. Chapter 1, "Administration," of the 2003 International Existing Building Code is deleted and replaced with new Chapter 1, "Administration," to read as follows:

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**“CHAPTER 1
ADMINISTRATION**

**SECTION 101
GENERAL**

101.1 Administrative procedures. Except as otherwise specified in this chapter, all provisions of Chapter 52, ‘Administrative Procedures for the Construction Codes,’ of the *Dallas City Code* apply to this code.

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

3. Subsection 201.3, “Terms Defined in Other Codes,” of Section 201, “General,” of Chapter 2, “Definitions,” of the 2003 International Existing Buildings Code is amended to read as follows:

“201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the other construction codes [*International Codes*], such terms shall have the meanings ascribed to them in those codes.”

4. Section 202, “General Definitions,” of Chapter 2, “Definitions,” of the 2003 International Existing Building Code is amended to read as follows:

**“SECTION 202
GENERAL DEFINITIONS**

ADDITION. An extension or increase in floor area, number of stories, or height of a building or structure.

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ALTERATION. The rearrangement or reconfiguration of any space by the construction of walls or partitions or by a change in ceiling height, the addition or elimination of any door or window, the extension or rearrangement of any system, the installation of any additional equipment or fixtures and any work which reduces the loadbearing capacity of or which imposes additional loads on a primary structural component. [Any construction or renovation to an existing structure other than repair or addition. Alterations are classified as Level 1, Level 2, and Level 3.]

ALTERATION-LEVEL 1. This term when used in this code shall hereafter mean 'Renovation.'

ALTERATION-LEVEL 2. This term when used in this code shall hereafter mean 'Alteration.'

ALTERATION-LEVEL 3. This term when used in this code shall hereafter mean 'Reconstruction.'

CHANGE OF OCCUPANCY. A change from one occupancy classification to another occupancy classification in a building or tenancy or portion thereof. [in the purpose or level of activity within a building that involves a change in application of the requirements of this code.]

CHARACTER-DEFINING FEATURE. A term as established by the Secretary of the Interior's Standards for Rehabilitation and includes those important architectural materials or features that constitute the building's historic significance as determined by the State Historic Preservation Officer or the local Landmark Commission. Character-defining features may include a historic building's shape, materials, features, craftsmanship, decorative details, interior spaces and features, as well as its site environment.

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- and Two-Family Dwelling Code*, Chapter 57 of the *Dallas City Code*; the *Dallas Energy Conservation Code*, Chapter 59 of the *Dallas City Code*; and the *Dallas Fuel Gas Code*, Chapter 60 of the *Dallas City Code*.

DANGEROUS. Any building or structure or any individual member with any structural conditions or defects described below shall be deemed dangerous:

1. The stress in a member or portion thereof due to all factored dead and live loads is more than one and one third the nominal strength allowed in the *Dallas [International] Building Code* for new buildings of similar structure, purpose, or location.
2. Any portion, member, or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons.

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3. Any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not anchored, attached, or fastened in place so as to be capable of resisting a wind pressure of two thirds of that specified in the Dallas [International] Building Code for new buildings of similar structure, purpose, or location without exceeding the nominal strength permitted in the Dallas [International] Building Code for such buildings.
4. The building, or any portion thereof, is likely to collapse partially or completely because of (a) dilapidation, deterioration or decay; (b) construction in violation of the Dallas [International] Building Code; (c) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (d) the deterioration, decay or inadequacy of its foundation; (e) damage due to fire, earthquake, wind or flood; or (f) any other similar cause.
5. The exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

EQUIPMENT OR FIXTURE. Any plumbing, heating, electrical, ventilating, air conditioning, refrigerating, and fire protection equipment, and elevators, dumb waiters, escalators, boilers, pressure vessels and other mechanical facilities or installations that are related to building services. Equipment or fixture shall not include manufacturing, production, or process equipment, but shall include connections from building service to process equipment.

EXISTING BUILDING. A building or structure erected prior to the date of adoption of the current Dallas Building Code and that has been completed for a period of not less than one year [~~appropriate code, or one for which a legal building permit has been issued~~].

FLOOD HAZARD AREA. The greater of the following two areas:

1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any year.
2. The area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.

HISTORIC BUILDING. Any building or structure that is (a) listed by [~~in~~] the State or in the National Register of Historic Places, [~~;~~] (b) designated or initiated for designation as a historic property under local or state designation, law, or survey, [~~;~~] (c) certified as a contributing resource within a National Register listed or locally designated historic district, [~~;~~] or (d) with an opinion or certification that the property is eligible to be listed by the State or in [~~on~~] the National [~~or State~~] Register[s] of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places.

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LOAD-BEARING ELEMENT. Any column, girder, beam, joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in addition to its own weight or any lateral load.

OCCUPANCY. Subcategories within an occupancy classification. Synonymous with the term 'Use.'

OCCUPANCY CLASSIFICATION. Building classifications as listed in the *Dallas Building Code*. Also synonymous with the phrase 'Use Group.'

PRIMARY FUNCTION SPACE. A room or space housing a major activity for which the building or tenancy is intended including, but not limited to, office area, auditorium, assembly space, dining room, bar or lounge, warehouse, factory, dwelling, care, confinement, retail, and educational spaces, but not including kitchens, bathroom, storage rooms or other spaces supporting a primary function space; a building or tenancy may contain more than one primary function space.

RECONSTRUCTION. Any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied. Reconstruction may include repair, renovation, alteration or any combination thereof. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

REHABILITATION. Any work[7] involving the repair, renovation, alteration or reconstruction of any building or structure [as described by the categories of work defined herein, undertaken in an existing building].

REHABILITATION, SEISMIC. Work conducted to improve the seismic lateral force resistance of an existing building.

RENOVATION. The removal and replacement or covering of existing interior or exterior finish, trim, doors, windows, or other materials with new materials that serve the same purpose and do not change the configuration of space. Renovation shall include the replacement of equipment or fixtures; the change, strengthening, bracing, or addition of load bearing elements; or the extensive replacement of existing materials.

REPAIR. The patching, restoration, and/or minor replacement of materials, elements, components, equipment and/or fixtures for the purposes of maintaining such materials, elements, components, equipment and/or fixtures in [tø] good or sound condition [øf any part of an existing building for the purpose of its maintenance].

SEISMIC LOADING. The assumed forces prescribed herein, related to the response of the structure to earthquake motions, to be used in the analysis and design of the structure and its components.

SUBSTANTIAL DAMAGE. For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. For the purpose of determining compliance with the flood provisions of this code, any rehabilitation [~~repair, alteration~~], addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market or tax appraisal value of the structure, whichever is greater, as determined by an independent appraiser or the last official City tax roll, either before the improvement or repair is started,[-] or, if the structure has been damaged and is being restored, before the damage occurred. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. For purposes of this definition 'substantial improvement' occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

1. Any project for improvement of a structure for the sole purpose of complying with federal, state, or local [~~building required to correct existing~~] health, sanitary, or safety code specifications which have been [~~violations~~] identified by the code official as [~~and that is the minimum~~] necessary to assure safe living conditions, or
2. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

SUBSTANTIAL STRUCTURAL DAMAGE. A condition where:

1. In any story, the vertical elements of the lateral-force-resisting system, in any direction and taken as a whole, have suffered damage such that the lateral load-carrying capacity has been reduced by more than 20 percent from its pre-damaged condition, or
2. The vertical load-carrying components supporting more than 30 percent of the structure's floor or roof area have suffered a reduction in vertical load-carrying capacity to below 75 percent of the Dallas [~~International~~] Building Code required strength levels calculated by either the strength or allowable stress method.

TECHNICALLY INFEASIBLE. An alteration of a building or a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements for new construction and that are necessary to provide accessibility.

TENANCY. An entire building or that portion of a building or story which is or is intended to be under the control of a single owner or tenant.

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UNSAFE BUILDINGS OR EQUIPMENT. Buildings or existing equipment that is unsanitary [insanitary] or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitutes a fire hazard, or that is otherwise dangerous to human life or the public welfare or which [that] involve[s] illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition.

USE. Subcategory within a Use Group.

USE GROUP. Refers to occupancy classification as listed in the *Dallas Building Code*.

WORK AREA. That portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by code."

5. Subsection 301.3, "Compliance Alternatives," of Section 301, "General," of Chapter 3, "Classification of Work," of the 2003 International Existing Building Code is amended to read as follows:

"301.3 Compliance alternatives. The provisions of Chapters 4 through 10 are not applicable where the building complies with Chapter 12 of this code."

6. Subsection 301.4, "Occupancy and Use," of Section 301, "General," of Chapter 3, "Classification of Work," of the 2003 International Existing Building Code is amended to read as follows:

"301.4 Occupancy and use. When determining the appropriate application of the referenced sections of this code, the occupancy and use of a building shall be determined in accordance with Chapter 3 of the *Dallas* [~~International~~] *Building Code.*"

7. Section 301, "General," of Chapter 3, "Classification of Work," of the 2003 International Existing Building Code is amended by adding Subsection 301.5, "Energy Conservation," to read as follows:

"301.5 Energy conservation. Changes to existing buildings or structures may be made to such buildings or structures without making the entire building or structure comply with the requirements of the *Dallas Energy Conservation Code* and Chapter 11 of the *Dallas One and Two-Family Dwelling Code*. Changes shall conform to the requirements of the *Dallas Energy Conservation Code* and/or Chapter 11 of the *Dallas One and Two-Family Dwelling Code*, only as changes occur to items (building components, energy usage, etc.) regulated by energy code regulations."

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8. Section 302, "Repairs," of Chapter 3, "Classification of Work," of the 2003 International Existing Building Code is amended to read as follows:

**"SECTION 302
REPAIRS**

302.1 Scope. Repairs~~[,]~~ shall be as defined in Chapter 2~~[, include the patching or restoration of materials, elements, equipment, or fixtures for the purpose of maintaining such materials, elements, equipment, or fixtures in good or sound condition].~~

302.2 Application. Repairs shall comply with the provisions of Chapter 4. There is no limit to the amount of repair work that may be undertaken.

302.3 Limits of repair category. The following work shall be considered renovation, alteration, or reconstruction, as appropriate, and not repair work:

1. The removal of any wall, partition, or portion thereof;
2. The permanent, partial, or complete removal of any primary structural component; or the change, strengthening, bracing, or addition of load bearing elements;
3. The removal or rearrangement of any part of a required means of egress;
4. Addition to, alteration or relocation of:
 - i. Any fire protection system or portion thereof;
 - ii. Water supply, sewer, drainage, gas, oil, waste, vent, or similar piping;
 - iii. Electrical wiring, other than wiring for a low voltage communication system in a one or two family dwelling;
 - iv. Mechanical system components such as ductwork; or
 - v. Elevator devices."

9. Section 303, "Alteration—Level 1," of Chapter 3, "Classification of Work," of the 2003 International Existing Building Code is retitled as Section 303, "Renovation," and amended to read as follows:

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**“SECTION 303
RENOVATION [ALTERATION—LEVEL 1]**

303.1 Scope. Renovations shall be as defined in Chapter 2. [~~Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.~~]

303.2 Application. Renovations [~~Level 1 alterations~~] shall comply with the provisions of Chapter 5.”

10. Section 304, “Alteration—Level 2,” of Chapter 3, “Classification of Work,” of the 2003 International Existing Building Code is retitled as Section 304, “Alteration,” and amended to read as follows:

**“SECTION 304
ALTERATION[—LEVEL 2]**

304.1 Scope. Alterations shall be as defined in Chapter 2. [~~Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.~~]

304.2 Application. Alterations [~~Level 2 alterations~~] shall comply with the provisions of Chapter 5 for renovations [~~Level 1 alterations~~] as well as the provisions of Chapter 6.”

11. Section 305, “Alteration—Level 3,” of Chapter 3, “Classification of Work,” of the 2003 International Existing Building Code is retitled as Section 305, “Reconstruction,” and amended to read as follows:

**“SECTION 305
RECONSTRUCTION [ALTERATION—LEVEL 3]**

305.1 Scope. Reconstruction shall be as defined in Chapter 2. [~~Level 3 alterations apply where the work area exceeds 50 percent of the aggregate area of the building.~~]

305.2 Application. Reconstruction [~~Level 3 alterations~~] shall comply with the provisions of Chapters 5 and 6 for renovations and [~~Level 1 and 2~~] alterations, respectively, as well as the provisions of Chapter 7.

305.3 Supplemental requirements. The supplemental requirements shall be met in all buildings where there are alteration projects that meet or exceed the stated threshold requirements. All alteration work begun within a single twelve-month period shall be considered for determining the applicability of the supplemental requirement.”

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12. Subsection 309.2, "Application," of Section 309, "Relocated Buildings," of Chapter 3, "Classification of Work," of the 2003 International Existing Building Code is amended to read as follows:

"309.2 Application. Relocated or moved buildings without historic designation shall comply with the provisions of Chapter 11."

13. Section 309, "Relocated Buildings," of Chapter 3, "Classification of Work," of the 2003 International Existing Building Code is amended by adding Subsection 309.3, "Application," to read as follows:

"309.3 Application. Relocated or moved buildings with historic designation shall comply with the provisions of Chapter 10."

14. Chapter 3, "Classification of Work," of the 2003 International Existing Building Code is amended by adding Section 310, "Fire Damaged Buildings," to read as follows:

"SECTION 310
FIRE DAMAGED BUILDINGS

310.1 Classification of fire damaged buildings. Structures that have been damaged by fire shall be classified in a category (repair, renovation, alteration, reconstruction, or addition) or categories commensurate with the level of damage."

15. Subsection 401.2, "Permitted Materials," of Section 401, "General," of Chapter 4, "Repairs," of the 2003 International Existing Building Code is amended to read as follows:

"401.2 Permitted materials. Except as otherwise required herein, work shall be done using materials permitted by the applicable code for new construction or using [like] materials identical to or closely similar to previously approved existing materials such that no hazard to life, health or property is created."

16. Subsection 401.4, "Flood Hazard Areas," of Section 401, "General," of Chapter 4, "Repairs," of the 2003 International Existing Building Code is amended to read as follows:

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“401.4 Flood hazard areas. In flood hazard areas, [~~repairs that constitute substantial~~] improvements, if allowed by the *Dallas Development Code*, shall require that the building comply with Article V, ‘Flood Plain and Escarpment Zone Regulations’ [Section 1612] of the *Dallas Development [International Building] Code*.”

17. Subsection 402.1, “General,” of Section 402, “Special Use and Occupancy,” of Chapter 4, “Repairs,” of the 2003 International Existing Building Code is amended to read as follows:

“402.1 General. Repair of buildings classified as special use or occupancy as described in the *Dallas [International] Building Code* shall comply with the requirements of this chapter.”

18. Section 403, “Building Elements and Materials,” of Chapter 4, “Repairs,” of the 2003 International Existing Building Code is amended to read as follows:

**“SECTION 403
BUILDING ELEMENTS AND MATERIALS**

403.1 Hazardous materials. Hazardous materials [~~that are~~] no longer permitted, such as asbestos and lead-based paint, shall not be used.

403.2 Glazing in hazardous locations. Replacement glazing in hazardous locations as defined in the *Dallas Building Code* shall comply with the safety glazing requirements of Section 2406 of the *Dallas [International] Building Code* or *Dallas One- and Two-Family Dwelling [International Residential] Code* as applicable.

Exception: Glass block walls;~~;~~ louvered windows;~~;~~ textured glass; decorative, leaded, curved, structural pigmented glass; beveled glass; and jalousies may be repaired with like materials.

403.3 Reroofing. The installation or replacement of wood shingle or wood shake roofs must be required for new installations.”

19. Subsection 404.1, “General,” of Section 404, “Fire Protection,” of Chapter 4, “Repairs,” of the 2003 International Existing Building Code is amended to read as follows:

“404.1 General. Repairs shall be done in a manner that maintains the level of existing required fire protection [~~provided~~].”

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20. Subsection 405.1, "General," of Section 405, "Means of Egress," of Chapter 4, "Repairs," of the 2003 International Existing Building Code is amended to read as follows:

"405.1 General. Repairs shall be done in a manner that maintains the previously approved existing level of protection provided for the means of egress and maintains the means of egress during the repair process. Alternative means of egress may be required during repairs to maintain the existing egress capacity."

21. Subsection 406.1, "General," of Section 406, "Accessibility," of Chapter 4, "Repairs," of the 2003 International Existing Building Code is amended to read as follows:

"406.1 General. Repairs shall be done in a manner that maintains the level of existing accessibility [~~provided~~]."

22. Section 407, "Structural," of Chapter 4, "Repairs," of the 2003 International Existing Building Code is deleted.

23. Subsection 408.1, "Material," of Section 408, "Electrical," of Chapter 4, "Repairs," of the 2003 International Existing Building Code is amended to read as follows:

"408.1 Material. Existing electrical wiring and equipment undergoing repair shall be allowed to be repaired and replaced with like material.

Exceptions:

1. Replacement of electrical receptacles shall comply with the applicable requirements of Article 210-7-(d) [~~Section 406.3(D)~~] of NFPA 70.
2. Plug fuses of the Edison-base type shall be used for replacements only where there is no evidence of over fusing or tampering per applicable requirements of Article 240-51-(b) [~~Section 240.51(B)~~] of NFPA 70.
3. For replacement of nongrounding-type receptacles with grounding-type receptacles and for branch circuits that do not have an equipment grounding conductor in the branch circuitry, the grounding conductor of a grounding-type receptacle outlet shall be permitted to be grounded to any accessible point on the grounding electrode system, or to any accessible point on the grounding electrode conductor in accordance with Article 250-130-(c) [~~Section 250.130(C)~~] of NFPA 70.

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4. Non-'hospital grade' receptacles in patient bed locations of Group I-2 shall be replaced with 'hospital grade' receptacles, as required by NFPA 99 and Article 517 of NFPA 70.
5. Frames of electrical ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers, and outlet or junction boxes that are part of the existing branch circuit for these appliances shall be permitted to be grounded to the grounded circuit conductor in accordance with Article 250-140 [~~Section 250.140~~] of NFPA 70."

24. Subsection 410.2, "Water Closet Replacement," of Section 410, "Plumbing," of Chapter 4, "Repairs," of the 2003 International Existing Building Code is amended to read as follows:

"410.2 Water closet replacement. When any water closet is replaced, the replacement water closet shall comply with the Dallas [~~International~~] Plumbing Code. The maximum water consumption flow rates and quantities for all replaced water closets shall be 1.6 gallons (6 L) per flushing cycle.

Exception: Blowout-design closets [3.5 gallons (13 L) per flushing cycle]."

25. Chapter 5, "Alterations—Level 1," of the 2003 International Existing Building Code is retitled as Chapter 5, "Renovations."

26. Section 501, "General," of Chapter 5, "Renovations," of the 2003 International Existing Building Code is amended to read as follows:

"SECTION 501 GENERAL

501.1 Scope. Renovations, [~~Level 1 alterations~~] as described in Section 303 shall comply with the requirements of this chapter. Renovations [~~Level 1 alterations~~] to historic buildings shall comply with this chapter, except as modified in Chapter 10.

501.2 Conformance. An existing building or portion thereof shall not be renovated [~~altered~~] such that the building becomes less safe than its existing condition.

Exception: Where the current level of safety or sanitation is proposed to be reduced, the portion renovated [~~altered~~] shall conform to the requirements of the Dallas [~~International~~] Building Code.

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501.3 Flood hazard areas. In flood hazard areas, renovations [alterations that constitute substantial improvement] shall [require that the building] comply with Article V, 'Flood Plain and Escarpment Zone Regulations' [Section 1612] of the Dallas Development [International Building] Code.

501.4 Compliance. In addition to the provisions of this chapter, work shall comply with all the requirements of Chapter 4."

27. Subsection 502.1, "General," of Section 502, "Special Use and Occupancy," of Chapter 5, "Renovations," of the 2003 International Existing Building Code is amended to read as follows:

"502.1 General. Renovation [~~Alteration~~] of buildings classified as special use and occupancy as described in the Dallas [International] Building Code shall comply with the requirements of Section 501.2[1] and the scoping provisions of Chapter 1 where applicable."

28. Section 503, "Building Elements and Materials," of Chapter 5, "Renovations," of the 2003 International Existing Building Code is amended to read as follows:

"SECTION 503 BUILDING ELEMENTS AND MATERIALS

503.1 General [~~Interior finishes~~]. Unless noted otherwise, all work shall comply with the materials and methods requirements of this Code. [~~All newly installed interior finishes shall comply with the flame spread requirements of the International Building Code.~~]

503.2 Repairs [~~Carpeting~~]. Materials and methods for repairs may comply with Chapter 302 of this Code. [~~New carpeting used as an interior floor finish material shall comply with the radiant flux requirements of the International Building Code.~~]

503.3 Materials and methods. The following requirements shall be met for materials and installation. [~~All new work shall comply with materials and methods requirements in the ICC Electrical Code, International Building Code, International Energy Conservation Code, International Mechanical Code, and International 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.~~]

503.3.1 Dallas [International] Fuel Gas Code. The following sections of the Dallas [International] Fuel Gas Code shall constitute the fuel gas materials and methods requirements for rehabilitation, except repairs: [~~Level 1 alterations~~].

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1. All of Chapter 3, entitled 'General Regulations,' except: [~~Sections 303.7 and 306.~~]

- 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. All of Chapter 4, entitled 'Gas Piping Installations,' except: [~~Sections 401.8 and 402.3.~~]

- 2.1 Section 401.8, 'Minimum sizes'; and

- 2.2 Section 402.3, 'Sizes.'

- 2.2.1 Sections 401.8 and 402.3 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.

3. All of Chapter 5, entitled 'Chimneys and Vents.'

4. All of Chapter 6, entitled 'Specific Appliances.'

503.3.2 Dallas Building Code. The following sections of the *Dallas Building Code* shall constitute the building and fire protection materials and methods requirements for rehabilitation, except repairs:

1. The following subsections of Chapter 7, entitled 'Fire-Resistance Rated Construction':

- 1.1 The following subsections of Section 703, entitled 'Fire-Resistance Ratings and Fire Tests':

- 1.1.1 Section 703.2, 'Fire-resistance ratings';

- 1.1.2 Section 703.3, 'Alternative methods for determining fire resistance'; and

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1.1.3 Section 703.4, 'Noncombustibility tests.'

1.2 The following subsections of Section 704, entitled 'Exterior Walls':

1.2.1 Section 704.2.1, 'Types I and II construction';

1.2.2 Section 704.2.2, 'Types III, IV and V construction';

1.2.3 Section 704.2.3, 'Combustible projections';

1.2.4 Section 704.4, 'Materials';

1.2.5 Section 704.13, 'Joints'; and

1.2.6 Section 704.14, 'Ducts and air transfer openings.'

1.3 The following subsections of Section 705, entitled 'Fire Walls':

1.3.1 Section 705.3, 'Materials';

1.3.2 Section 705.8, 'Openings';

1.3.3 Section 705.9, 'Penetrations';

1.3.4 Section 705.10, 'Joints'; and

1.3.5 Section 705.11, 'Ducts and air transfer openings.'

1.4 The following subsections of Section 706, entitled 'Fire Barriers':

1.4.1 Section 706.6, 'Openings';

1.4.2 Section 706.7, 'Penetrations';

1.4.3 Section 706.8, 'Joints';

1.4.4 Section 706.9, 'Ducts and air transfer openings.'

1.5 The following subsections of Section 707, entitled 'Shaft and Vertical Exit Enclosures':

1.5.1 Section 707.7, 'Openings';

1.5.2 Section 707.8, 'Penetrations';

1.5.3 Section 707.9, 'Joints';

1.5.4 Section 707.10, 'Ducts and air transfer openings'; and

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1.5.5 Section 707.13.2, 'Materials.'

1.6 The following subsections of Section 708, entitled 'Fire Partitions':

1.6.1 Section 708.2, 'Materials';

1.6.2 Section 708.6, 'Openings';

1.6.3 Section 708.7, 'Penetrations';

1.6.4 Section 708.8, 'Joints'; and

1.6.5 Section 708.9, 'Ducts and transfer openings.'

1.7 The following subsections of Sections 709, entitled 'Smoke Barriers':

1.7.1 Section 709.2, 'Materials';

1.7.2 Section 709.5, 'Openings';

1.7.3 Section 709.6, 'Penetrations';

1.7.4 Section 709.7, 'Joints'; and

1.7.5 Section 709.8, 'Duct and air transfer openings.'

1.8 The following subsections of Section 710, entitled 'Horizontal Assemblies':

1.8.1 Section 710.2, 'Materials';

1.8.2 Section 710.5, 'Penetrations';

1.8.3 Section 710.6, 'Joints'; and

1.8.4 Section 710.7, 'Duct and air transfer openings.'

1.9 All of Section 711, entitled 'Penetrations.'

1.10 All of Section 712, entitled 'Fire-Resistant Joint Systems.'

1.11 The following subsections of Section 714, entitled 'Opening Protectives':

1.11.1 Section 714.2.5, 'Labeled protective assemblies';

1.11.2 Section 714.2.6, 'Glazing material';

1.11.3 Section 714.2.7, 'Door closing';

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- 1.11.4 Section 714.2.8, 'Swinging fire shutters';
- 1.11.5 Section 714.2.9, 'Rolling fire shutters';
- 1.11.6 Section 714.3.1, 'Testing under positive pressure';
- 1.11.7 Section 714.3.2, 'Wired glass';
- 1.11.8 Section 714.3.3, 'Nonwired glass';
- 1.11.9 Section 714.3.4, 'Installation';
- 1.11.10 Section 714.3.5, 'Window mullions';
- 1.11.11 Section 714.3.6, 'Interior fire window assemblies';
- 1.11.12 Section 714.3.8, 'Fire-resistance-rated glazing'; and
- 1.11.13 Section 714.3.9, 'Labeling requirements.'
- 1.12 The following subsections of Section 715, entitled 'Ducts and Air Transfer Openings':
 - 1.12.1 Section 715.2, 'Installation';
 - 1.12.2 Section 715.3, 'Damper testing and ratings';
 - 1.12.3 Section 715.4, 'Access and identification'; and
 - 1.12.4 Section 715.7, 'Flexible ducts and air connectors.'
- 1.13 The following subsections of Section 716, entitled 'Concealed Spaces':
 - 1.13.1 Section 716.2.1, 'Fireblocking materials'; and
 - 1.13.2 Section 716.3.1, 'Draftstopping materials.'
- 1.14 The following subsections of Section 717, entitled 'Fire-Resistance Requirements for Plaster':
 - 1.14.1 Section 717.2, 'Plaster equivalents';
 - 1.14.2 Section 717.4, 'Double reinforcement'; and
 - 1.14.3 Section 717.5, 'Plaster alternatives for concrete.'
- 1.15 All of Section 718, 'Thermal- and Sound-Insulating Materials.'

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- 1.16 All of Section 719, 'Prescriptive Fire Resistance.'
- 1.17 All of Section 720, 'Calculated Fire Resistance.'
- 2. All of Chapter 8, entitled 'Interior Finishes,' except Section 802, 'Definitions.'
- 3. All of Chapter 9, entitled 'Fire Protection Systems,' except:
 - 3.1 All of Section 901, 'General.'
 - 3.2 All of Section 902, 'Definitions.'
 - 3.3 Section 903.2, 'Where required.'
 - 3.4 Section 904.2, 'Where required.'
 - 3.5 Section 905.3, 'Required installations.'
 - 3.6 Section 906, entitled 'Portable Fire Extinguishers.'
 - 3.7 The following subsections of Section 908, entitled 'Emergency Alarm Systems':
 - 3.7.1 Section 908.1, 'Group H occupancies';
 - 3.7.2 Section 908.2, 'Group H-5 occupancy.'
 - 3.8 Section 910.2, 'Where required.'
 - 3.9 Section 911, 'Fire Command Center.'
 - 3.9.1 In buildings of use groups R and I-1, smoke detectors located closer than five feet to a kitchen or bathroom area shall be of photoelectric type only.
- 4. The following subsections of Chapter 10 entitled, 'Means of Egress':
 - 4.1 Section 1003.2.10.2, 'Graphics';
 - 4.2 Section 1003.2.10.4, 'Exit sign illumination';
 - 4.3 Section 1003.2.10.5, 'Power source';
 - 4.4 Section 1003.2.12.1, 'Height';
 - 4.5 Section 1003.2.12.2, 'Opening limitations';
 - 4.6 Section 1003.3.1.3.2, 'Power-operated doors';

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- 4.7 Section 1003.3.1.3.3, 'Horizontal sliding doors';
 - 4.8 Section 1003.3.1.3.4, 'Access-controlled egress doors';
 - 4.9 Section 1003.3.1.3.5, 'Security grilles';
 - 4.10 Section 1003.3.1.8, 'Locks and latches';
 - 4.11 Section 1003.3.3.11.1, 'Height';
 - 4.12 Section 1003.3.3.11.2, 'Intermediate handrails';
 - 4.13 Section 1003.3.3.11.3, 'Handrail graspability';
 - 4.14 Section 1003.3.3.11.4, 'Continuity';
 - 4.15 Section 1003.3.3.11.5, 'Handrail extensions'; and
 - 4.16 Section 1003.3.3.11.6, 'Clearance';
5. The following subsections of Chapter 12 entitled, 'Interior Environment':
- 5.1 Section 1202.4.2, 'Contaminants exhausted,' shall apply to new sources of contaminants; and
 - 5.2 Section 1209, 'Surrounding material.'
6. All of Chapter 14, entitled 'Exterior Walls,' except:
- 6.1 Section 1401, 'General';
 - 6.2 Section 1402, 'Definitions'; and
 - 6.3 Section 1403.2, 'Weather protection.'
7. All of Chapter 15, entitled 'Roof Assemblies and Rooftop Structure,' except:
- 7.1 Section 1501.1, 'Scope';
 - 7.2 Section 1502, 'Definitions';
 - 7.3 Section 1503.4, 'Roof drainage'; and
 - 7.4 Section 1503.5, 'Roof ventilation';
8. All of Chapter 16, entitled 'Structural Design,' except:
- 8.1 Section 1601, 'General';

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8.2 Section 1604, 'General Design Requirements';

8.3 Section 1608, 'Snow Loads';

8.4 Section 1609, 'Wind Loads';

8.5 Section 1610, 'Soil Lateral Load';

8.6 Section 1611, 'Rain Loads';

8.7 Section 1612, 'Flood Loads'; and

8.8 Section 1613, 'Earthquake Load Definitions.'

8.8.1 The 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. All of Chapter 18, entitled 'Soils and Foundations,' except:

9.1 Section 1801, 'General';

9.2 Section 1802, 'Foundation and Soils Investigation';

9.3 Section 1803, 'Excavation, Grading and Fill';

9.4 Section 1804, 'Allowable Load-Bearing Values of Soils';

9.5 Section 1805, 'Footings and Foundations'; and

9.6 Section 1806, 'Dampproofing and Waterproofing,' including the following subsections:

9.6.1 Section 1806.2.1, 'Floors';

9.6.2 Section 1806.2.2, 'Walls';

9.6.3 Section 1806.3.1, 'Floors';

9.6.4 Section 1806.3.2, 'Walls';

9.6.5 Section 1806.3.3, 'Joints and penetrations';

9.6.6 Section 1806.4.1, 'Floor base course';

9.6.7 Section 1806.4.2, 'Fountain drain'; and

9.6.8 Section 1806.4.3, 'Drainage discharge.'

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10. All of Chapter 19, entitled 'Concrete,' except:

10.1 Section 1901, 'General'; and

10.2 Section 1902, 'Definitions.'

11. All of Chapter 20, entitled 'Aluminum.'

12. All of Chapter 21, entitled 'Masonry.'

13. All of Chapter 22, entitled 'Steel.'

14. All of Chapter 23, entitled 'Wood.'

15. All of Chapter 24, entitled 'Glass and Glazing.'

16. All of Chapter 25, entitled 'Gypsum Board and Plaster.'

17. All of Chapter 26, entitled 'Plastic.'

18. All of Chapter 30, entitled 'Elevators and Conveying Systems.'

503.3.3 Dallas One- and Two-Family Residential Code. The following sections of the Dallas One- and Two-Family Residential 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 307, entitled 'Toilet, Bath and Shower Spaces':

1.1.1 Section 307.2, entitled 'Bathtub and shower spaces':

1.2 Section 308, 'Glazing';

1.3 Section 318, 'Foam Plastic';

1.4 Section 320, 'Insulation';

1.5 Section 323, 'Protection Against Decay';

1.6 Section 324, 'Protection Against Termites'; and

1.7 Section 327, 'Flood-Resistant Construction.'

2. The following sections of Chapter 4, entitled 'Foundations':

2.1 Section 402, 'Materials'; and

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2.2 Section 407, 'Columns.'

3. The following sections of Chapter 5, entitled 'Floors':

3.1 The following subsections of Section 502, entitled 'Wood Floor Framing':

3.1.1 Section 502.1, 'General';

3.1.2 Section 502.8, 'Drilling and notching';

3.1.3 Section 502.11, 'Wood trusses'; and

3.1.4 Section 502.12.1, 'Materials.'

3.2 The following subsections of Section 503, entitled 'Floor Sheathing':

3.2.1 Section 503.2.1, 'Identification and grade';

3.2.2 Section 503.2.3, 'Installation';

3.2.3 Section 503.3.1, 'Identification and grade'; and

3.2.4 Section 503.3.3, 'Installation.'

3.3 The following subsections of Section 504, entitled 'Pressure Preservatively Treated-Wood Floors (On Ground)':

3.3.1 Section 504.1, 'General'; and

3.3.2 Section 504.3, 'Materials.'

3.4 The following subsections of Section 505, entitled 'Steel Floor Framing':

3.4.1 Section 505.2.1, 'Material';

3.4.2 Section 505.2.2, 'Identification';

3.4.3 Section 505.2.3, 'Corrosion protection';

3.4.4 Section 505.2.4, 'Fastening requirements';

3.4.5 Section 505.3.5, 'Cutting and notching'; and

3.4.6 Section 505.3.6, 'Hole patching.'

4. The following sections of Chapter 6, entitled 'Wall Construction':

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4.1 The following subsections of Section 602, entitled 'Wood Wall Framing':

4.1.1 Section 602.1, 'Identification';

4.1.2 Section 602.2, 'Grade';

4.1.3 Section 602.6, 'Drilling and notching—studs'; and

4.1.4 Section 602.8.1, 'Materials.'

4.2 The following subsections of Section 603, entitled 'Steel Wall Framing':

4.2.1 Section 603.2.1, 'Material';

4.2.2 Section 603.2.2, 'Identification';

4.2.3 Section 603.2.3, 'Corrosion protection';

4.2.4 Section 603.2.4, 'Fastening requirements';

4.2.5 Section 603.3.4, 'Cutting and notching'; and

4.2.6 Section 603.3.5, 'Hole patching.'

4.3 The following subsections of Section 604, entitled 'Wood Structural Panels':

4.3.1 Section 604.1, 'Identification and grade'; and

4.3.2 Section 604.3, 'Installation.'

4.4 Section 605, 'Particleboard.'

4.5 The following subsections of Section 606, entitled 'General Masonry Construction':

4.5.1 Section 606.1, 'General'; and

4.5.2 Section 606.14, 'Metal accessories.'

4.6 The following subsection of Section 607, entitled 'Unit Masonry':

4.6.1 Section 607.1, 'Mortar.'

4.7 The following subsection of Section 608, entitled 'Multiple Wythe Masonry':

4.7.1 Section 608.1, 'General.'

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4.8 The following subsection of Section 609, entitled 'Grouted Masonry':

4.8.1 Section 609.1, 'General.'

4.9 The following subsections of Section 610, entitled 'Glass Unit Masonry':

4.9.1 Section 610.1, 'General';

4.9.2 Section 610.2, 'Materials'; and

4.9.3 Section 610.3, 'Units.'

4.10 The following subsection of Section 611, entitled 'Insulating Concrete Form Wall Construction':

4.10.1 Section 611.1, 'General.'

4.11 The following subsection of Section 612, entitled 'Conventionally Formed Concrete Wall Construction.'

4.11.1 Section 612.1, 'General.'

4.12 The following subsection of Section 613, entitled 'Exterior Windows and Glass Doors':

4.12.1 Section 613.1, 'General.'

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 802, entitled 'Wood Roof Framing':

6.1.1 Section 802.1, 'Identification and grade';

6.1.2 Section 802.7, 'Cutting and notching'; and

6.1.3 Section 802.10, 'Wood trusses.'

6.2 The following subsection of Section 803, entitled 'Roof Sheathing':

6.2.2 Section 803.2.1, 'Identification and grade.'

6.3 The following subsections of Section 804, entitled 'Steel Roof Framing':

6.3.1 Section 804.2.1, 'Material';

6.3.2 Section 804.2.2, 'Identification';

6.3.3 Section 804.2.3, 'Corrosion protection';

6.3.4 Section 804.2.4, 'Fastening requirements';

6.3.5 Section 804.3.5, 'Cutting and notching'; and

6.3.6 Section 804.3.6, 'Hole patching.'

6.4 The following subsection of Section 805, entitled 'Ceiling Finishes':

6.4.1 Section 805.1, 'Ceiling installation.'

7. The following sections of Chapter 9, entitled 'Roof Assemblies':

7.1 The following subsection of Section 902, entitled 'Roof Classification':

7.1.1 Section 902.1, 'Roofing covering materials.'

7.2 The following subsection of Section 903, entitled 'Weather Protection':

7.2.1 Section 903.1, 'General.'

7.3 Section 904, 'Materials';

7.4 Section 905, 'Requirements for Roof Coverings';

7.5 Section 906, 'Roof Insulation'; and

7.6 Section 907, 'Reroofing.'

8. All of Chapter 10, entitled 'Chimneys and Fireplaces.'

503.3.4 Dallas Mechanical Code. The following sections of the *Dallas Mechanical Code* shall constitute the mechanical materials and methods requirements for rehabilitation, except repairs:

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 301.7, 'Electrical';

1.1.3 Section 301.8, 'Plumbing connections';

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1.1.4 Section 301.13, 'Flood hazard'; and

1.1.5 Section 301.16, 'Seismic resistance.'

1.2 The following subsections of Section 303, entitled 'Equipment 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 Support 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. All of Chapter 4, entitled 'Ventilation' except:

2.1 Section 402, 'Natural Ventilation'; and

2.2 Section 403, 'Mechanical Ventilation';

3. All of Chapter 5, entitled 'Exhaust Systems' except:

3.1 Section 502, 'Required Systems';

3.2 Section 509, 'Fire Suppression Systems';

3.3 Section 510, 'Hazardous Exhaust Systems'; and

3.4 Section 513, 'Smoke Control Systems.'

Notes:

1. Section 509 shall apply to newly installed or replacement commercial food heating appliances and Type I hoods.

2. Section 510 shall apply to newly introduced sources of hazardous exhaust.

4. All of Chapter 6, entitled 'Duct Systems' except:

4.1 Section 602, 'Plenums'; and

4.2 Section 604, 'Insulation.'

Note: Section 602 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.

5. All of Chapter 7, entitled 'Combustion Air';

6. All of Chapter 8, entitled 'Chimneys and Vents';

7. All of Chapter 9, entitled 'Specific Appliances, Fireplaces and Solid Fuel-Burning Equipment';

8. All of Chapter 10, entitled 'Boilers, Water Heaters and Pressure Vessels';

9. All of Chapter 11, entitled 'Refrigeration';

10. All of Chapter 12, entitled 'Hydronic Piping' except Section 1204, entitled 'Pipe Insulation'; and

11. All of Chapter 13, entitled 'Fuel Oil Piping and Storage' except Section 1305.1, 'Size.'

Note: Subsection 1305.1 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.

503.3.5 Dallas Plumbing Code. The following sections of the *Dallas Plumbing Code* shall constitute the mechanical materials and methods requirements for rehabilitation, except repairs:

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, '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':

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5.1.1 Section 708.3.3, 'Changes of direction.'

5.2 Section 709, 'Fixture Units';

5.3 Tables 709.1 and 709.2;

5.4 Section 710, 'Drainage System Sizing';

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 903, 'Vent Stacks and Stack Vents';
 - 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 907, 'Individual Vent';
 - 7.5 The following subsection of Section 912, entitled 'Combination Drain and Vent System':
 - 7.5.1 Section 912.2.3, 'Vent size.'
 - 7.6 Section 914, 'Relief Vents—Stacks of More Than 10 Branch Intervals.'
 - 7.7 Section 916, 'Vent Pipe Sizing' and the following subsections:

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7.7.1 Section 916.4, 'Multiple branch vents'; and

7.7.2 Section 916.5, 'Sump vents.'

Notes:

1. Section 903 shall be included for locations where vent stacks are required and shall apply where new stacks are being installed.
 2. Section 916, 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 traps and grease interceptors required';
 - 8.1.3 Section 1003.4, 'Grease traps';
 - 8.1.4 Section 1003.5, 'Sand interceptors in commercial establishments';
 - 8.1.5 Section 1003.6, 'Laundries';
 - 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 1001.2, 'Where required.'
 - 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, 'Building storm drains and sewers.'

9.4 Section 1107, 'Secondary (Emergency) Roof Drains'; and

9.5 Section 1108, 'Combined Sanitary and Storm System.'

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.

503.3.6 Dallas Electrical Code. The following section of the *Dallas Electrical Code* shall constitute the electrical materials and methods requirements for rehabilitation, except repairs:

1. Section 90.7, entitled 'Examination of Equipment for Safety';
2. Chapter 1, entitled 'General' except:
 - 2.1 Section 110.8, 'Wiring Methods';
 - 2.2 Section 110.26, 'Spaces About Electrical Equipment';
 - 2.3 Section 110.27, 'Guarding of Live Parts';
 - 2.4 Section 110.32, 'Work Space About Equipment'; and
 - 2.8 Section 110.33, 'Entrance and Access to Work Space.'
3. Chapter 2, entitled 'Wiring and Protection' except:
 - 3.1 Section 210.11, 'Branch Circuits Required';
 - 3.2 Section 210.52, 'Dwelling Unit Receptacle Outlets';
 - 3.3 Section 210.60, 'Guest Rooms';
 - 3.4 Section 210.62, 'Show Windows';

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3.5 Section 210.63, 'Heating, Air-Conditioning, and Refrigeration Equipment Outlet'; and

3.6 Section 210.70, 'Lighting Outlets Required.'

4. Chapter 3, entitled 'Wiring Methods and Materials';

5. Chapter 4, entitled 'Equipment for General Use' except:

5.1 Section 404.8, 'Accessibility and Grouping'; and

5.2 Section 408.8, 'Clearances.'

6. Chapter 5, entitled 'Special Occupancies';

7. Chapter 6, entitled 'Special Equipment';

8. Chapter 7, entitled 'Special Conditions';

9. Chapter 8, entitled 'Communications Systems'; and

10. 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."

29. Subsection 504.1, "General," of Section 504, "Fire Protection," of Chapter 5, "Renovations," of the 2003 International Existing Building Code is amended to read as follows:

"504.1 General. Renovations [~~Alterations~~] shall be done in a manner that maintains the level of fire protection provided.

Exception: Where the current level of safety or sanitation is proposed to be reduced, the portion renovated shall conform to the requirements of the *Dallas Building Code* and *Dallas Fire Code*."

30. Subsection 505.1, "General," of Section 505, "Means of Egress," of Chapter 5, "Renovations," of the 2003 International Existing Building Code is amended to read as follows:

"505.1 General. Means of egress for buildings undergoing renovation [~~alteration~~] shall comply with the requirements of Section 501.2[1] and the scoping provisions of Chapter 1 where applicable."

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31. Subsection 506.1, "General," of Section 506, "Accessibility," of Chapter 5, "Renovations," of the 2003 International Existing Building Code is amended to read as follows:

"506.1 General. A building, facility, or element that is altered shall comply with the applicable provisions in [~~Sections 506.1.1 through 506.1.12,~~] Chapter 11 of the *Dallas [International] Building Code* [~~, and ICC A117.1 unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.~~].

[Exceptions:

- ~~1. The altered element or space is not required to be on an accessible route unless required by Section 506.2.~~
- ~~2. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be provided in existing buildings and facilities.~~
- ~~3. Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities.]"~~

32. Paragraph 506.1.1, "Entrances," Paragraph 506.1.2, "Elevators," Paragraph 506.1.3, "Platform Lifts," Paragraph 506.1.4, "Ramps," Table 506.1.4, "Ramps," Paragraph 506.1.5, "Dining Areas," Paragraph 506.1.6, "Performance Areas," Paragraph 506.1.7, "Jury Boxes and Witness Stands," Paragraph 506.1.8, "Dwelling or Sleeping Units," Paragraph 506.1.9, "Toilet Rooms," Paragraph 506.1.10, "Dressing, Fitting, and Locker Rooms," Paragraph 506.1.11, "Thresholds," and Paragraph 506.1.12, "Extent of Application," of Subsection 506.1, "General," of Section 506, "Accessibility," of Chapter 5, "Renovations," of the 2003 International Existing Building Code are deleted.

33. Subsection 506.2, "Alterations Affecting an Area Containing a Primary Function," of Section 506, "Accessibility," of Chapter 5, "Renovations," of the 2003 International Existing Building Code is deleted.

34. Section 507, "Structural," of Chapter 5, "Renovations," of the 2003 International Existing Building Code is retitled as Chapter 5, "Structural Load Increases," and is amended to read as follows:

**"SECTION 507
STRUCTURAL LOAD INCREASES**

507.1 General. Where renovation [~~alteration~~] work includes replacement of equipment that is supported by the building or where a reroofing permit is required, the structural provisions of this section shall apply.

507.2 Design criteria. Existing structural components supporting renovation [~~alteration~~] work shall comply with this section.

507.2.1 Replacement of roofing or equipment. Where replacement of roofing or equipment results in additional dead loads, structural components supporting such reroofing or equipment shall comply with the vertical load requirements of the Dallas [~~International~~] Building Code.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.
2. Buildings constructed in accordance with the Dallas One- and Two- Family Dwelling [~~International Residential~~] Code or the conventional construction methods of the Dallas [~~International~~] Building Code and where the additional dead load from the equipment is not increased by more than 5 percent.

507.2.2 Parapet bracing and wall anchors for reroof permits. Unreinforced masonry bearing wall buildings classified as Seismic Design Category D, E, or F shall have parapet bracing and wall anchors installed at the roof line whenever a reroofing permit is issued. Such parapet bracing and wall anchors shall be designed in accordance with the reduced Dallas [~~International~~] Building Code level seismic forces as specified in Section 508.1.1.3 [~~407.1.1.3~~] and design procedures of Section 508.1.1.1 [~~407.1.1.1~~].

507.3 Roof diaphragm. Where roofing materials are removed from more than 50 percent of the roof diaphragm of a building or section of a building where the roof diaphragm is a part of the main windforce-resisting system the integrity of the roof diaphragm shall be evaluated and if found deficient because of insufficient or deteriorated connections, such connections shall be provided or replaced."

35. Chapter 5, "Renovations," of the 2003 International Existing Building Code is amended by adding Section 508, "Structural Renovation," to read as follows:

**“SECTION 508
STRUCTURAL RENOVATION**

508.1 General. Renovations of structural elements shall comply with this section.

508.1.1 Seismic evaluation and design. Seismic evaluation and design of an existing building and its components shall be based upon the assumed forces related to the response of the structure to earthquake motions.

508.1.1.1 Evaluation and design procedures. The seismic evaluation and design of an existing building shall be based upon the procedures specified in the *Dallas Building Code*, ASCE 31 or FEMA 356.

508.1.1.2 Dallas Building Code level seismic forces. When seismic forces are required to meet the *Dallas Building Code* level, they shall be based upon 100% of the values in the *Dallas Building Code* or FEMA 356. Where FEMA 356 is used, the FEMA 356 Basic Safety Objective (BSO) shall be used for buildings in seismic use group I. For buildings in other seismic use groups the applicable FEMA 356 performance levels shown in Table 508.1.1.2 for BSE-1 and BSE-2 earthquake hazard levels shall be used.

508.1.1.3 Reduced Dallas Building Code level seismic forces. When seismic forces are permitted to meet reduced *Dallas Building Code* levels, they shall be based upon 75% of the assumed forces prescribed in the *Dallas Building Code*, the applicable performance level of ASCE 31 as shown in Table 508.1.1.2, or the applicable performance level for the BSE-1 Earthquake Hazard Level of FEMA 356 shown in Table 508.1.1.2.

**TABLE 508.1.1.2
DALLAS BUILDING CODE SEISMIC USE GROUP EQUIVALENTS TO FEMA
356 AND ASCE 31-XX PERFORMANCE LEVELS^a**

Seismic Use Group (Based on IBC Table 1604.5)	Performance Levels of ASCE 31-XX and FEMA 356 BSE-1 Earthquake Hazard Level	Performance Levels of FEMA 356 BSE-2 Earthquake Hazard Level
I	Life Safety (LS)	Collapse Prevention (CP)
II	Note b	Note b
III	Immediate Occupancy (10)	Life safety (LS)
IV	Life Safety (LS)	Collapse Prevention (CP)

Notes:

a. The charging provisions for seismic use group equivalents to ASCE 31 and FEMA 356 BSE-1 for reduced *Dallas Building Code* level seismic forces are in Section 508.1.1.3.

b. Performance levels for seismic use group II shall be taken as halfway between the performance levels specified for seismic use groups I and III.

508.1.2 Wind design. Wind design of existing buildings shall be based upon the procedures specified in the *Dallas Building Code* or the *Dallas One- and Two-Family Dwelling Code* as applicable.

508.2 Reduction of strength. Repairs shall not reduce the structural strength or stability of the building, structure or any individual member thereof.

Exception: Such reduction shall be allowed provided the capacity is not reduced to below the *Dallas Building Code* levels.

508.3 Damaged buildings. Damaged buildings, as defined in Chapter 2, shall be repaired in accordance with this section.

508.3.1 New structural frame members. New structural frame members, used in the repair of damaged buildings, including anchorage and connections, shall comply with the *Dallas Building Code*.

Exception: For the design of new structural frame members connected to existing structural frame members, the use of reduced *Dallas Building Code* level seismic forces as specified in Section 508.1.1.3 shall be permitted.

508.3.2 Substantial structural damage. Buildings which have sustained substantial structural damage as defined in Chapter 2 shall comply with this section.

508.3.2.1 Engineering evaluation and analysis. An engineering evaluation and analysis which establishes the structural adequacy of the damaged building shall be prepared by a registered design professional and submitted to the code official. The evaluation and analysis may assume that all damaged structural elements and systems have their original strength and stiffness. The seismic analysis shall be based upon one of the procedures specified in Section 508.1.1.

508.3.2.1.1 Extent of repair. The evaluation and analysis shall demonstrate that the building or element once repaired complies with the wind and seismic provisions of the *Dallas Building Code*.

Exception: The seismic design level for the repair design shall be the higher of the building code in effect at the time of original construction and reduced *Dallas Building Code* level seismic forces as specified in Section 508.1.1.3.

508.3.3 Below substantial structural damage. Repairs to buildings damaged to a level below the substantial structural damage level as defined in Section 202 shall be allowed to be made with the materials, methods and strengths in existence prior to the damage unless such existing conditions are dangerous as defined in Chapter 2. New structural frame members, as defined in chapter 2, shall comply with Section 508.3.1.

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508.3.4 Other uncovered structural elements. Where in the course of conducting repairs, other uncovered structural elements are found to be unsound or otherwise structurally deficient, such elements shall be made to conform to the requirements of Section 508.3.2.1.1.

508.3.5 Flood hazard areas. In flood hazard areas, damaged buildings that sustain damage shall comply with Article V, 'Flood Plain and Escarpment Zone Regulations' of the *Dallas Development Code*."

36. Chapter 5, "Renovations," of the 2003 International Existing Building Code is amended by adding Section 509, "Reroofing," to read as follows:

**"SECTION 509
REROOFING**

509.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Section 503.3.2(7) of this code. Roof repairs to existing roofs and roof coverings shall comply with the provisions of this code, but more than 25 percent of the roof covering of any building shall not be removed and replaced within any 12-month period unless the entire roof covering is made to conform to the requirements for new roofing.

Exception: Reroofing shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section 1507 of the *Dallas Building Code* for roofs that provide positive roof drainage.

509.1.1 Procedures. New roof coverings shall not be applied without first obtaining a permit from the building official, unless the work is exempted by Chapter 52, 'The Administrative Procedures for the Construction Codes.' An application for a permit to reroof must include a list of sites to be used for the disposal of reroofing debris. A final inspection and approval shall be obtained from the building official when the reroofing is complete. No final inspection may be performed or approval of work given until proof is submitted to the building official that all debris from the reroofing was disposed of at a City of Dallas landfill or transfer station.

509.2 Structural and construction loads. The structural roof components shall be capable of supporting the roof covering system and the material and equipment loads that will be encountered during installation of the roof covering system.

509.3 Recovering vs. replacement. New roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions occur:

1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.

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3. Where the existing roof has two or more applications of any type of roof covering.

Exceptions:

1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
2. Metal panel, metal shingle, and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section 509.4.

509.4 Roof recovering. Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.

509.5 Reinstallation of materials. Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars and metal counterflashings shall not be reinstalled where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.

509.6 Flashings. Flashings shall be reconstructed in accordance with approved manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation."

37. Chapter 6, "Alterations—Level 2," of the 2003 International Existing Building Code is retitled as Chapter 6, "Alterations."

38. Section 601, "General," of Chapter 6, "Alterations," of the 2003 International Existing Building Code is amended to read as follows:

**"SECTION 601
GENERAL**

601.1 Scope. Alterations [Level 2 alterations] as described in Section 304 shall comply with the requirements of this chapter.

~~[**Exception:** Buildings in which the reconfiguration is exclusively the result of compliance with the accessibility requirements of Section 506.2 shall be permitted to comply with Chapter 5.]~~

601.2 Compliance [~~Alteration Level 1 compliance~~]. In addition to the provisions [~~requirements~~] of this chapter, [~~all~~] work shall comply with all the requirements of Chapters 4 and 5.

Exception: Buildings in which the reconfiguration of space affecting exits or shared egress access is exclusively the result of compliance with the accessibility requirements of Section 506 shall not be required to comply with this chapter.

601.3 New construction compliance [~~Compliance~~]. All new construction elements, components, systems, and spaces shall comply with the requirements of the Dallas [~~International~~] Building Code.

Exceptions:

1. Windows may be added without requiring compliance with the light and ventilation requirements of the Dallas [~~International~~] Building Code.
2. Newly installed electrical equipment shall comply with the requirements of Section 608.
3. The length of dead-end corridors in newly constructed spaces shall only be required to comply with the provisions of Section 605[-6].
4. The minimum ceiling height of the newly created habitable and occupiable spaces and corridors shall be 7 feet (2134 mm).

601.4 Conformance. The work shall not make the building less conforming with the building, plumbing, mechanical, electrical or fire codes of the jurisdiction, or with alternative materials, design and methods of construction or any previously approved plans, modifications, alternate methods or compliance alternatives, than it was before the repair was undertaken.

601.5 Alterations within a tenancy. The alteration of an entire tenancy within a building shall be considered as a reconstruction and shall comply with the requirements of Chapter 7 of this code.

Exception: Alteration work that is exclusively plumbing, mechanical or electrical shall not be considered a reconstruction, regardless of its extent.

601.6 Alterations within a building. When the total area of all the work areas included in an alteration is substantively equal to at least 51 percent of the floor area of the building, the work shall be considered as a reconstruction and shall comply with the requirements of Chapter 7 of this code.

Exception: Work areas in which the alteration work is exclusively plumbing, mechanical or electrical shall not be considered in the computation of total area of all work areas."

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39. Subsection 602.1, "General," of Section 602, "Special Use and Occupancy," of Chapter 6, "Alterations," of the 2003 International Existing Building Code is amended to read as follows:

"602.1 General. Alteration of buildings classified as special use and occupancy as described in the *Dallas [International] Building Code* shall comply with the requirements of Section 601.1 and the scoping provisions of Chapter 1 where applicable."

40. Section 603, "Building Elements and Materials," of Chapter 6, "Alterations," of the 2003 International Existing Building Code is deleted and replaced with a new Section 603, "Building Elements and Materials," to read as follows:

"SECTION 603
BUILDING ELEMENTS AND MATERIALS

603.1 Building elements and materials. The requirements of Chapters 4 and 5 shall apply to building elements and materials."

41. Subsection 604.1, "Scope," of Section 604, "Fire Protection," of Chapter 6, "Alterations," of the 2003 International Existing Building Code is deleted.

42. Subsection 604.2, "Automatic Sprinkler Systems," of Section 604, "Fire Protection," of Chapter 6, "Alterations," of the 2003 International Existing Building Code is amended to read as follows:

"604.2 Automatic sprinkler systems. Automatic sprinkler systems shall comply with Chapters 4 and 5 of this code. ~~[be provided in accordance with the requirements of Sections 604.2.1 through 604.2.5. Installation requirements shall be in accordance with the *International Building Code*.]~~"

43. Paragraph 604.2.1, "High-rise Buildings," Subparagraph 604.2.1.1, "Supplemental Automatic Sprinkler System Requirements," Paragraph 604.2.2, "Groups A, E, F-1, H, I, M, R-1, R-2, R-4, S-1, and S-2," Subparagraph 604.2.2.1, "Mixed Uses," Paragraph 604.2.3, "Windowless Stories," Paragraph 604.2.4, "Other Required Suppression Systems," and Paragraph 604.2.5, "Supervision," of Subsection 604.2,

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“Automatic Sprinkler Systems,” of Section 604, “Fire Protection,” of Chapter 6, “Alterations,” of the 2003 International Existing Building Code are deleted.

44. Subsection 604.3, “Standpipes,” of Section 604, “Fire Protection,” of Chapter 6, “Alterations,” of the 2003 International Existing Building Code is deleted.

45. Subsection 604.4, “Fire Alarm and Detection,” of Section 604, “Fire Protection,” of Chapter 6, “Alterations,” of the 2003 International Existing Building Code is amended to read as follows:

“604.4 Fire alarm and detection. An approved fire alarm system shall be installed in accordance with Sections 604.4.1 through 604.4.3. Where automatic sprinkler protection is provided in accordance with Section 7[6]04.2 and is connected to building fire alarm system, automatic heat detection shall not be required.

An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances, and equipment shall be approved. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms[7] where, during normal operation, products of combustion are present [~~during normal operation~~] in sufficient quantity to actuate a smoke detector.

604.4.1 Occupancy requirements. A fire alarm system shall be installed in accordance with Sections 604.4.1.1 through 604.4.1.9[7]. Existing alarm-notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm-notification appliances within the occupancy [~~work area~~] shall be provided and automatically activated.

Exceptions:

1. Occupancies with an existing, previously approved fire alarm system.
2. Where selective notification is permitted, alarm-notification appliances shall be automatically activated in the areas selected.
3. A fire alarm system shall be installed throughout the building in accordance with section 907.3 of the Dallas Fire Code, unless the proposed use is separated from the other use(s) in the building by assemblies with the appropriate fire resistance rating in accordance with Table 303.3.3 of the Dallas Building Code in which case only the portion changed shall comply.

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604.4.1.1 Group B. A fire alarm system shall be installed in Group B occupancies as required by the *Dallas Fire Code* for existing Group B occupancies.

604.4.1.2[1] Group E. A fire alarm system shall be installed in ~~[work areas of]~~ Group E occupancies as required by the *Dallas [International] Fire Code* for existing Group E occupancies.

604.4.1.3[2] Group I-1. A fire alarm system shall be installed in ~~[work areas of]~~ Group I-1 residential care/assisted living facilities as required by the *Dallas [International] Fire Code* for existing Group I-1 occupancies.

604.4.1.4[3] Group I-2. A fire alarm system shall be installed in ~~[work areas of]~~ Group I-2 occupancies as required by the *Dallas [International] Fire Code* for existing Group I-2 occupancies.

604.4.1.5[4] Group I-3. A fire alarm system shall be installed in ~~[work areas of]~~ Group I-3 occupancies as required by the *Dallas [International] Fire Code* for existing Group I-3 occupancies.

604.4.1.6 Group M. A fire alarm system shall be installed in Group M occupancies as required by the *Dallas Fire Code* for existing Group M occupancies.

604.4.1.7[5] Group R-1. A fire alarm system shall be installed in Group R-1 occupancies as required by the *Dallas [International] Fire Code* for existing Group R-1 occupancies.

604.4.1.8[6] Group R-2. A fire alarm system shall be installed in ~~[work areas of]~~ Group R-2 apartment buildings as required by the *Dallas [International] Fire Code* for existing Group R-2 occupancies.

604.4.1.9[7] Group R-4. A fire alarm system shall be installed in ~~[work areas of]~~ Group R-4 residential care/assisted living facilities as required by the *Dallas [International] Fire Code* for existing Group R-4 occupancies.

~~[604.4.2 Supplemental fire alarm system requirements. Where the work area on any floor exceeds 50 percent of that floor area, Section 604.4.1 shall apply throughout the floor.]~~

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

604.4.3 Smoke alarms. Individual guestrooms ~~[sleeping units]~~ and individual dwelling units ~~[in any work area]~~ in Group R-1, R-2, R-3, R-4, and I-1 occupancies shall be provided with smoke alarms in accordance with the *Dallas [International] Fire Code*.

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Exception: Interconnection of smoke alarms outside of the rehabilitation work area shall not be required."

46. Subsection 605.1, "Scope," of Section 605, "Means of Egress," of Chapter 6, "Alterations," of the 2003 International Existing Building Code is deleted.

47. Subsection 605.2, "General," of Section 605, "Means of Egress," of Chapter 6, "Alterations," of the 2003 International Existing Building Code is amended to read as follows:

605.2 General. The means of egress shall comply with the requirements of Chapters 4 and 5 and this section.

[Exceptions:

1. ~~Where the work area and the means of egress serving it complies with NFPA 101.~~
2. ~~Means of egress conforming to the requirements of the *International Building Code* under which the building was constructed shall be considered compliant means of egress if, in the opinion of the code official, they do not constitute a distinct hazard to life.]"~~

48. Subsection 605.3, "Number of Exits," Subsection 605.4, "Egress Doorways," Subsection 605.5, "Openings in Corridor Walls," and Subsection 605.6, "Dead-end Corridors," of Section 605, "Means of Egress," of Chapter 6, "Alterations," of the 2003 International Existing Building Code as well as their included paragraphs and subparagraphs are deleted.

49. Subsection 605.7, "Means-of-egress Lighting," of Section 605, "Means of Egress," of Chapter 6, "Alterations," of the 2003 International Existing Building Code is amended to read as follows:

605.7 Means-of-egress lighting. Means-of-egress from the highest work area floor to the floor of exit discharge [lighting] shall be provided [in accordance] with artificial lighting within the exit enclosure in accordance with the requirements of the *Dallas Building Code*. ~~[this section, as applicable.~~

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~~605.7.1 Artificial lighting required.~~ Means of egress in all work areas shall be provided with artificial lighting in accordance with the requirements of the *International Building Code*.

~~605.7.2 Supplemental requirements for means of egress lighting.~~ Where the work area on any floor exceeds 50 percent of that floor area, means of egress throughout the floor shall comply with Section 605.7.1.

~~Exception: Means of egress within or serving only a tenant space that is entirely outside the work area.}~~"

50. Subsection 605.8, "Exit Signs," of Section 605, "Means of Egress," of Chapter 6, "Alterations," of the 2003 International Existing Building Code is amended to read as follows:

"605.8 Exit signs. Means of egress from the highest work area floor to the floor of exit discharge [Exit signs] shall be provided with exit signs in accordance with the requirements of the *Dallas Building Code*. [this section, as applicable.

~~605.8.1 Work areas.~~ Means of egress in all work areas shall be provided with exit signs in accordance with the requirements of the *International Building Code*.

~~605.8.2 Supplemental requirements for exit signs.~~ Where the work area on any floor exceeds 50 percent of that floor area, means of egress throughout the floor shall comply with Section 605.8.1.

~~Exception: Means of egress within a tenant space that is entirely outside the work area.}~~"

51. Subsection 605.9, "Handrails," and Subsection 605.10, "Guards," of Section 605, "Means of Egress," of Chapter 6, "Alterations," of the 2003 International Existing Building Code are deleted.

52. Subsection 606.2, "Stairs and Escalators in Existing Buildings," and Subsection 606.3, "Dwelling Units and Sleeping Units," of Section 606, "Accessibility," of Chapter 6, "Alterations," of the 2003 International Existing Building Code are deleted.

53. Section 607, "Structural," of Chapter 6, "Alterations," of the 2003 International Existing Building Code is amended to read as follows:

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**"SECTION 607
STRUCTURAL**

607.1 General. Where alteration work includes installation of additional equipment that is structurally supported by the building or reconfiguration of space such that portions of the building become subjected to higher gravity loads as required by Tables 1607.1 and 1607.6 of the Dallas [International] Building Code, the provisions of this section shall apply.

607.2 Reduction of strength. Alterations shall not reduce the structural strength or stability of the building, structure, or any individual member thereof.

Exception: Such reduction shall be allowed as long as the strength and the stability of the building are not reduced to below the Dallas [International] Building Code levels.

607.3 New structural members. New structural members in alterations, including connections and anchorage, shall comply with the Dallas [International] Building Code.

607.4 Existing structural members. Existing structural components supporting additional equipment or subjected to additional loads based on Dallas [International] Building Code Tables 1607.1 and 1607.6 as a result of a reconfiguration of spaces shall comply with Sections 607.4.1 through 607.4.3.

607.4.1 Gravity loads. Existing structural elements supporting any additional gravity loads as a result of additional equipment or space reconfiguration shall comply with the Dallas [International] Building Code.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.
2. Buildings of Group R occupancy with not more than five dwelling units or guest rooms [~~sleeping units~~] used solely for residential purposes where the existing building and its alteration comply with the conventional light-frame construction methods of the Dallas [International] Building Code or the provisions of the Dallas One- and Two-Family Dwelling [International Residential] Code.

607.4.2 Lateral loads. Buildings in which [~~Level 2~~] alterations increase the seismic base shear by more than 5 percent shall comply with the structural requirements specified in Section 707.

607.4.3 Snow drift loads. Any structural element of an existing building subjected to additional loads from the effects of snow drift as a result of additional equipment shall comply with the Dallas [International] Building Code.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.

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2. Buildings of Group R occupancy with no more than five dwelling units or guest rooms [~~sleeping units~~] used solely for residential purposes where the existing building and its alteration comply with the conventional light-frame construction methods of the Dallas [~~International~~] Building Code or the provisions of the Dallas One- and Two-Family Dwelling [~~International Residential~~] Code."

54. Section 608, "Electrical," of Chapter 6, "Alterations," of the 2003

International Existing Building Code is amended to read as follows:

**"SECTION 608
ELECTRICAL**

608.1 New installations. All newly installed electrical equipment and wiring relating to work done in any work area shall comply with the materials and methods requirements of Chapter 5.

Exception: Electrical equipment and wiring in newly installed partitions and ceilings shall comply with all applicable requirements of the Dallas [~~ICC~~] Electrical Code.

608.2 Existing installations. Existing wiring in all work areas in Use Groups A-1, A-2, A-5, H, and I [~~occupancies~~] shall be upgraded to meet the materials and methods requirements of Chapter 5.

608.3 Residential occupancies. In Group R-2, R-3, and R-4 occupancies and buildings regulated by the Dallas One- and Two-Family Dwelling [~~International Residential~~] Code, the requirements of Sections 608.3.1 through 608.3.7 shall be applicable only to work areas located within a dwelling unit.

608.3.1 Enclosed areas. All enclosed areas, other than closets, kitchens, basements, garages, hallways, laundry areas, utility areas, storage areas, and bathrooms shall have a minimum of two duplex receptacle outlets or one duplex receptacle outlet and one ceiling or wall-type lighting outlet.

608.3.2 Kitchens. Kitchen areas shall have a minimum of two duplex receptacle outlets.

608.3.3 Laundry areas. Laundry areas shall have a minimum of one duplex receptacle outlet located near the laundry equipment and installed on an independent circuit.

608.3.4 Ground fault circuit interruption. Newly installed receptacle outlets shall be provided with ground fault circuit interruption as required by the Dallas [~~ICC~~] Electrical Code.

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608.3.5 Minimum lighting outlets. At least one lighting outlet shall be provided in every bathroom, hallway, stairway, attached garage, and detached garage with electric power, and to illuminate outdoor entrances and exits.

608.3.6 Utility rooms and basements. At least one lighting outlet shall be provided in utility rooms and basements where these [~~such~~] spaces are used for storage or contain equipment requiring service.

608.3.7 Clearance for equipment. Clearance for electrical service equipment shall be provided in accordance with the Dallas [ICC] *Electrical Code*."

55. Section 609, "Mechanical," of Chapter 6, "Alterations," of the 2003 International Existing Building Code is amended to read as follows:

**"SECTION 609
MECHANICAL**

609.1 Rearranged [Reconfigured] or converted spaces. All rearranged [reconfigured] spaces intended for occupancy and all spaces converted to habitable or occupiable space in any work area shall be provided with either natural or mechanical ventilation in accordance with the Dallas [International] *Mechanical Code*.

Exception: Existing mechanical ventilation systems shall comply with the requirements of Section 609.2.

609.2 Altered existing systems. In mechanically ventilated spaces, existing mechanical ventilation systems that are altered, reconfigured, or extended shall provide not less than 5 cubic feet per minute (cfm) (0.0024 m³/s) per person of outdoor air and not less than 15 cfm (0.0071 m³/s) of ventilation air per person; or not less than the amount of ventilation air determined by the Indoor Air Quality Procedure of ASHRAE 62-01.

609.3 Local exhaust. All newly introduced devices, equipment, or operations that produce airborne particulate matter, odors, fumes, vapor, combustion products, gaseous contaminants, pathogenic and allergenic organisms, and microbial contaminants in such quantities as to [~~affect~~] adversely affect or impair health or cause discomfort to occupants shall be provided with local exhaust."

56. Subsection 610.1, "Minimum Fixtures," of Section 610, "Plumbing," of Chapter 6, "Alterations," of the 2003 International Existing Building Code is amended to read as follows:

"610.1 Minimum fixtures. Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the Dallas [International] *Plumbing Code* based on the increased occupant load."

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57. Chapter 7, "Alterations—Level 3," of the 2003 International Existing Building Code is retitled as Chapter 7, "Reconstruction."

58. Section 701, "General," of Chapter 7, "Reconstruction," of the 2003 International Existing Building Code is amended to read as follows:

**"SECTION 701
GENERAL**

701.1 Scope. Reconstruction [~~Level 3 alterations~~] as described in Section 305 shall comply with the requirements of this chapter.

Exception: As modified in Chapter 10 for historic buildings.

701.2 Work compliance. [~~Compliance.~~] In addition to the requirements [~~provisions~~] of this chapter, all work shall comply with all of the requirements of Chapters 4, 5, and 6. [~~The requirements of Sections 603, 604, and 605 shall apply within all work areas whether or not they include exits and corridors shared by more than one tenant and regardless of the occupant load.~~]

Exception: ~~Buildings in which the reconfiguration of space affecting exits or shared egress access is exclusively the result of compliance with the accessibility requirements of Section 506.2 shall not be required to comply with this chapter.~~

701.3 New construction compliance. All new construction elements, components, systems, and spaces shall comply with the requirements of the *Dallas Building Code*.

Exceptions:

1. Buildings in which the reconfiguration of space affecting exits and/or shared egress access is exclusively the result of compliance with accessibility requirements shall not be required to comply with this chapter.
2. Existing dead end corridors may be extended and new dead end corridors may be added in accordance with Section 705.6.
3. Asbestos hazard abatement projects and lead hazard abatement projects shall not be categorized as reconstruction projects in and of themselves despite the fact that occupancy of the work area is not permitted. However, all related construction work undertaken in connection with such projects and all replacement materials used shall comply with the applicable provisions of this code.

701.4 Relation to construction codes. Where the building currently exceeds the requirements of this code, the extent to which it exceeds shall not be reduced unless the building also exceeds the requirements of the corresponding construction code of the Dallas City Code. In this case, the extent of compliance with the basic requirements may be reduced, but not below the requirements of the corresponding construction code of the Dallas City Code.

701.4.1 Conformance. The work shall not make the building less conforming with the building, plumbing, mechanical, electrical or fire codes of the jurisdiction, or with alternative materials, design and methods of construction or any previously approved plans, modifications, alternate methods or compliance alternatives, than it was before the repair was undertaken."

59. Section 702, "Special Use and Occupancy," of Chapter 7, "Reconstruction," of the 2003 International Existing Building Code is amended to read as follows:

**"SECTION 702
SPECIAL USE AND OCCUPANCY**

702.1 High-rise buildings. Any building having occupied floors more than 75 feet (22,860 mm) above the lowest level of fire department vehicle access shall comply with the requirements of Sections 702.1.1 through 702.1.2.

702.1.1 Re-circulating air or exhaust systems. When a floor is served by a re-circulating air or exhaust system with a capacity greater than 15,000 cfm [cubic feet per minute] (701 m^3/s), that system shall be equipped with approved smoke and heat detection devices installed in accordance with the Dallas [~~International~~] Mechanical Code.

702.1.2 Elevators. When the work area is one entire floor or when the work area is substantively equal to at least 20 percent of more of the occupied floor area of the building, the elevators in the building shall be equipped with the following emergency control devices: [Where there is an elevator or elevators for public use, at least one elevator serving the work area shall comply with Section 607.1 of the International Fire Code.]

1. All automatic (non-designated attendant) elevators having a travel of 25 feet or more above or below the designated level shall be equipped with Phase I emergency recall operation as required by ASME A17.1-1987, Rules 211.3a and 211.3b;
2. At least one elevator shall be equipped with Phase II emergency in-car operation, as required by ASME A17.1-1987, Rule 211.3c;
3. In buildings with multiple elevators, at least one elevator to each floor served by an elevator shall be equipped with Phase II emergency in-car operation; and

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4. All designated attendant elevators having a travel of 25 feet or more above or below the designated level shall be equipped with emergency controls, as required by ASME A17.1-1987, Rule 211.4.

702.2 Boiler and furnace equipment rooms. Boiler and furnace equipment rooms adjacent to or within the following facilities shall be enclosed by 1-hour fire[-resistance-] rated construction: day nurseries, children's shelter facilities, residential child care facilities, and similar facilities with children below the age of 2-1/2 years, or that are classified as Group I-2 occupancies, shelter facilities, residences for the developmentally disabled, group homes, teaching family homes, transitional living homes, rooming and boarding houses, hotels, and multiple dwellings.

Exceptions:

1. Furnace and boiler equipment of low-pressure type, operating at pressures of 15 [~~pounds per square inch gauge (psig)~~] (103.4 KPa) or less for steam equipment or 170 psig (1171 KPa) or less for hot water equipment, when installed in accordance with manufacturer recommendations.
2. Furnace and boiler equipment of residential R-3 type with 200,000 BTU [~~British thermal units (Btu)~~] (211,000 KJ) [~~(2.11 X 10⁸ J)~~] per hour input rating or less is not required to be enclosed.
3. Furnace rooms protected with automatic sprinkler protection.

702.2.1 Emergency controls. Emergency controls for boilers and furnace equipment shall be provided in accordance with the *Dallas* [~~International~~] *Mechanical Code* in all buildings classified as day nurseries, children's shelter facilities, residential childcare facilities, and similar facilities with children below the age of 2-1/2 years or that are classified as Group I-2 occupancies, and in group homes, teaching family homes, and supervised transitional living homes in accordance with the following:

1. Emergency shutoff switches for furnaces and boilers in basements shall be located at the top of the stairs leading to the basement; and
2. Emergency shutoff switches for furnaces and boilers in other enclosed rooms shall be located outside of such room."

60. Section 703, "Building Elements and Materials," of Chapter 7, "Reconstruction," of the 2003 International Existing Building Code is deleted and replaced with a new Section 703, "Building Elements and Materials," to read as follows:

"SECTION 703
BUILDING ELEMENTS AND MATERIALS

703.1 Scope. The requirements of this section are limited to work areas in which reconstruction is being performed, and shall apply beyond the work area where specified.

703.2 Vertical openings. Existing vertical openings shall comply with the provisions of Sections 703.2.1, 703.2.2, and 703.2.3.

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

Exceptions:

1. Where vertical opening enclosure is not required by the *Dallas Building Code* or the *Dallas Fire Code*.
2. Interior vertical openings other than stairways may be blocked at the floor and ceiling of the work area by installation of not less than two inches (50.08 mm) of solid wood or equivalent construction.
3. The enclosure shall not be required where all the following conditions are met:
 - 3.1 The communicating area has a low hazard occupancy, or has a moderate hazard occupancy which is protected throughout by an automatic sprinkler system;
 - 3.2 The lowest or next to the lowest level is a street floor;
 - 3.3 The entire area is open and unobstructed in a manner such that it may be assumed that a fire in any part of the interconnected spaces will be readily obvious to all of the occupants;
 - 3.4 Exit capacity is sufficient to provide egress simultaneously for all the occupants of all levels by considering all areas to be a single floor area for the determination of required exit capacity; and
 - 3.5 Each floor level, considered separately, has at least one-half of its individual required exit capacity provided by an exit or exits leading directly out of that level without having to traverse another communicating floor level or be exposed to the smoke or fire spreading from another communicating floor level.
4. In Group A occupancies, a minimum 30 minute enclosure shall be provided to protect all vertical openings not exceeding three stories.

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5. In Group B occupancies, a minimum 30 minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 703.2.1 shall not be required:
 - 5.1 In a building not exceeding 3,000 square feet (279 m²) floor; or
 - 5.2 When the building is protected throughout by an approved automatic fire sprinkler system.
6. In Group E occupancies, the enclosure shall not be required for vertical openings not exceeding three stories when the building is protected throughout by an approved automatic fire sprinkler system.
7. In Group F occupancies, the enclosure shall not be required under the following conditions:
 - 7.1 For vertical openings not exceeding three stories; or
 - 7.2 In special purpose occupancies when necessary for manufacturing operations and direct access is provided to at least one protected stairway; or
 - 7.3 In buildings which are protected throughout by an approved automatic sprinkler system.
8. In Group H occupancies, the enclosure shall not be required for vertical openings not exceeding three stories where necessary for manufacturing operations and every floor level has direct access to at least two remote enclosed stairways or other approved exits.
9. In Group M occupancies, a minimum 30 minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 703.2.1, shall not be required under the following conditions:
 - 9.1 Openings connect only two floor levels; or
 - 9.2 Occupancies are protected throughout by an approved automatic sprinkler system.
10. In Group R-1 occupancies, the enclosure shall not be required for vertical openings not exceeding three stories:
 - 10.1 In buildings which are protected throughout by an approved automatic sprinkler system; or

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- 10.2. In buildings with less than 25 guest rooms where every sleeping room above the second floor is provided with direct access to a fire escape or other approved second exit by means of an approved exterior door or window having a sill height of not greater than 44 inches (1118 mm) and where:
- 10.2.1 Any exit access corridor exceeding eight feet (2438 mm) in length which serves two means of egress, one of which is an unprotected vertical opening, shall have at least one of the means of egress separated from the vertical opening by a one-hour fire barrier; and
- 10.2.2 The building is protected throughout by an automatic fire alarm system, installed and supervised in accordance with the *Dallas Building Code*.
11. In Group R-2 occupancies, a minimum 30 minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 703.2.1, shall not be required in the following locations:
- 11.1 Vertical openings not exceeding two stories with not more than four dwelling units per floor;
- 11.2. In buildings which are protected throughout by an approved automatic sprinkler system; or
- 11.3. In buildings with not more than four dwelling units per floor where every sleeping room above the second floor is provided with direct access to a fire escape or other approved second exit by means of an approved exterior door or window having a sill height of not greater than 44 inches (1118 mm) and the building is protected throughout by an automatic fire alarm system, complying with Section 704.4.
12. One- and two-family dwellings.
13. Group S occupancies, where connecting more than two floor levels, or where connecting not more than three floor levels and the structure is equipped throughout with an approved automatic sprinkler system.
14. Group S occupancies, where vertical opening protection is not required for open parking garages and ramps.

703.2.2 Supplemental shaft and floor opening enclosure requirements. Where the work area on any floor is substantively equal to at least 51 percent of that floor area, the enclosure requirements of Section 703.2 shall apply to vertical openings other than stairways throughout the floor.

Exception: Vertical openings located in tenant spaces that are entirely outside the work area.

703.2.3 Supplemental stairway enclosure requirements. Where the work area on any floor is substantively equal to at least 51 percent of that floor area, stairways that are part of the means of egress serving the work area shall at a minimum be enclosed with smoke tight construction on the highest work area floor and all floors below.

Exception: Where stairway enclosure is not required by the *Dallas Building Code* or the *Dallas Fire Code*.

703.3 Smoke barriers. Smoke barriers in Group I-2 shall be installed where required by Sections 703.3.1 and 703.3.2.

703.3.1 Compartmentation. Where the work area is on a story used for sleeping rooms for more than 30 patients, the story shall be divided into not less than two compartments by smoke barrier walls complying with Section 703.3.2 such that each compartment does not exceed 22,500 square feet (2093 m²) and the travel distance from any point to reach a door in the required smoke barrier shall not exceed 200 feet (60,960 mm).

Exception: Where neither the length nor width of the smoke compartment exceeds 150 feet (45,720 mm), the travel distance to reach the smoke barrier door shall not be limited.

703.3.2 Fire-resistance rating. The smoke barriers shall be fire resistance rated for 30 minutes and constructed in accordance with the *Dallas Building Code*.

703.4 Interior finish. The interior finish of walls and ceilings in exits and corridors in any work area shall comply with the requirements of the *Dallas Building Code*.

Exception: Existing interior finish materials which do not comply with the interior finish requirements of the *Dallas Building Code* shall be permitted to be treated with an approved fire retardant coating in accordance with the manufacturer's instructions to achieve the required rating.

703.4.1 Supplemental interior finish requirements. Where the work area on any floor is substantively equal to at least 51 percent of the floor area, Section 703.4 shall also apply to the interior finish in exits and corridors serving the work area throughout the floor.

Exception: Interior finish within tenant spaces that are entirely outside the work area.

703.5 Guards. The requirements of Sections 703.5.1 and 703.5.2 shall apply in all work areas.

703.5.1 Minimum requirement. Every portion of a floor, such as a balcony or a loading dock that is more than 30 inches (762 mm) above the floor or grade below and not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

703.5.2 Design. Where there are no guards or existing guards must be replaced, the guards shall be designed and installed in accordance with the *Dallas Building Code*.

703.6 Fire partitions in Group R-3. Fire separation in Group R-3 occupancies shall be in accordance with Section 703.6.1.

703.6.1 Separation required. Where the work area is in any attached dwelling unit in Group R-3, or any multiple single family dwelling (townhouse) constructed in accordance with the *Dallas One- and Two-Family Dwelling Code*, walls separating the dwelling units which are not continuous from the foundation to the underside of the roof sheathing shall be constructed to provide a continuous fire separation using construction materials consistent with the existing wall or complying with the requirements for new structures. All work shall be performed on the side of the wall of the dwelling unit that is part of the work area.

Exception: Where alterations or repairs do not result in the removal of wall or ceiling finishes exposing the structure, walls are not required to be continuous through concealed floor spaces."

61. Section 704, "Fire Protection," of Chapter 7, "Reconstruction," of the 2003 International Existing Building Code is deleted and replaced with a new Section 704, "Fire Protection," to read as follows:

**"SECTION 704
FIRE PROTECTION**

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

704.2 Automatic sprinkler systems. Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 704.2.1 through 704.2.5. Installation requirements shall be in accordance with the *Dallas Building Code*.

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

704.2.1.1 Supplemental automatic sprinkler system requirements. Where the work area on any floor is substantively equal to at least 51 percent of that floor area, Section 704.2.2 shall apply to the entire floor on which the work area is located.

Exception: Tenant spaces that are entirely outside the work area.

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

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

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

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

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

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

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

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

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

1. Approved central station system in accordance with NFPA 72;
2. Approved proprietary system in accordance with NFPA 72;
3. Approved remote station system of the jurisdiction in accordance with NFPA 72; or
4. Approved local alarm service which will cause the sounding of an alarm in accordance with NFPA 72.

Exceptions: Supervision is not required for the following:

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

704.3 Standpipes. Where the work area includes exits or corridors shared by more than one tenant and is located more than 50 feet (15,240 mm) above or below the lowest level of fire department access, a standpipe system shall be provided. Standpipes shall have an approved fire department connection with hose connections at each floor level above or below the lowest level of fire department access. Standpipe systems shall be installed in accordance with the Dallas Building Code.

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Exceptions:

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

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

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

Exceptions:

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

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

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

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

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

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62. Section 705, "Means of Egress," of Chapter 7, "Reconstruction," of the 2003 International Existing Building Code is deleted and replaced with a new Section 705, "Means of Egress," to read as follows:

**"SECTION 705
MEANS OF EGRESS**

705.1 Scope. The requirements of this section shall be limited to work areas that include exits or corridors shared by more than one tenant within the work area in which reconstruction is being performed, and where specified they shall apply throughout the floor on which the work areas are located, or otherwise beyond the work area.

705.2 General. The means of egress shall comply with the requirements of this section.

Exceptions:

1. Where the work area and the means of egress serving it complies with NFPA 101.
2. Means of egress conforming to the requirements of the *Dallas Building Code* under which the building was constructed shall be considered as complying means of egress if, in the opinion of the code official, they do not constitute a distinct hazard to life.

705.3 Number of exits. The number of exits shall be in accordance with Sections 705.3.1 through 705.3.3.

705.3.1 Minimum number. Every story utilized for human occupancy on which there is a work area that includes exits or corridors shared by more than one tenant within the work area shall be provided with the minimum number of exits based on the occupancy and the occupant load in accordance with the *Dallas Building Code*. In addition, the exits shall comply with Sections 705.3.1.1 and 705.3.1.2.

705.3.1.1 Single exit buildings. Only one exit is required from buildings and spaces with the following occupancies:

1. In Group A, B, E, F, M, U, and S occupancies, a single exit is permitted in the story at the level of exit discharge when the occupant load of the story does not exceed 50 and the exit access travel distance does not exceed 75 feet (22,860 mm).
2. Group B, F-2, or S-2 occupancies not more than two stories in height, which are not greater than 3,000 square feet per floor (279 m²), when the exit access travel distance does not exceed 75 feet (22,860 mm). The minimum fire resistance rating of the exit enclosure and of the opening protection shall be one hour.
3. Open parking structures where vehicles are mechanically parked.

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4. Groups R-1 and R-2, except that in community residences for the developmentally disabled, the maximum occupant load, excluding staff, is 12.
5. Groups R-1 and R-2, not more than two stories in height, when there are not more than four dwelling units per floor and the exit access travel distance does not exceed 50 feet (15,240 mm). The minimum fire resistance rating of the exit enclosure and of the opening protection shall be one hour.
6. In multilevel dwelling units in buildings of occupancy classification R-1 or R-2, an exit shall not be required from every level of the dwelling unit provided that one of the following conditions is met:
 - 6.1 The travel distance within the dwelling unit does not exceed 75 feet (22,860 mm); or
 - 6.2 The building is not more than three stories in height and all third floor space is part of one or more dwelling units located in part on the second floor and no habitable room within any such dwelling unit shall have a travel distance that exceeds 50 feet (15,240 mm) from the outside of the habitable room entrance door to the inside of the entrance door to the dwelling unit.
7. In Group R-2, H-4, H-5, and I occupancies and in rooming houses and child care centers, a single exit is permitted in a one story building with a maximum occupant load of 10 and the exit access travel distance does not exceed 75 feet (22,860 mm).
8. In buildings of Group R-2 occupancy that are equipped throughout with an automatic fire sprinkler system, a single exit shall be permitted from a basement or story below grade if every dwelling unit on that floor is equipped with an approved window providing a clear opening of at least five square feet (0.47 m²) in area, a minimum net clear opening of 24 inches (610 mm) in height and 20 inches (508 mm) in width, and a sill height of not more than 44 inches (1118 mm) above the finished floor.
9. In buildings of Group R-2 occupancy of any height with not more than four dwelling units per floor, with a smokeproof enclosure or outside stair as an exit, and with such exit within 20 feet (6096 mm) of travel to the entrance doors to all dwelling units served thereby.
10. In buildings of Group R-3 occupancy equipped throughout with an automatic fire sprinkler system, only one exit shall be required from basements or stories below grade.

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705.3.1.2 Fire escapes required. When more than one exit is required, an existing or newly constructed fire escape complying with Section 705.3.1.2.1 shall be accepted as providing one of the required means of egress.

705.3.1.2.1 Fire escape access and details. Fire escapes shall comply with all of the following requirements:

1. Occupants shall have unobstructed access to the fire escape without having to pass through a room subject to locking.
2. Access to a new fire escape shall be through a door, except that windows shall be permitted to provide access from single dwelling units or guest rooms in Group R-1, R-2, and I-I occupancies or when providing access from spaces having a maximum occupant load of 10 in other occupancy classifications.
3. Newly constructed fire escapes shall be permitted only where exterior stairs cannot be utilized due to lot lines limiting stair size or due to the sidewalks, alleys, or roads at grade level.
4. Openings within 10 feet (3048 mm) of fire escape stairs shall be protected by fire assemblies having a minimum of 3/4-hour fire-resistance ratings.

Exception: Opening protection shall not be required in buildings equipped throughout with an approved automatic sprinkler system.

5. In all buildings of Group E occupancy, up to and including the 12th grade, buildings of Group I occupancy, rooming houses, and child care centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

705.3.1.2.2 Construction. The new fire escape shall be designed to support a live load of 100 pounds per square foot (4788 Pa) and shall be constructed of steel or other approved noncombustible materials. Fire escapes constructed of wood not less than nominal 2 inches (51 mm) thick are permitted on buildings of Type V construction. Walkways and railings located over or supported by combustible roofs in buildings of Types III and IV construction are permitted to be of wood not less than nominal 2 inches (51 mm) thick.

705.3.1.2.3 Dimensions. Stairs shall be at least 22 inches (559 mm) wide with risers not more than, and treads not less than, 8 inches (203 mm). Landings at the foot of stairs shall not be less than 40 inches (1016 mm) wide by 36 inches (914 mm) long, and located not more than 8 inches (203 mm) below the door.

705.3.2 Mezzanines. Mezzanines in the work area and with an occupant load of more than 50 or in which the travel distance to an exit exceeds 75 feet (22,860 mm) shall have access to at least two independent means of egress.

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Exception: Two independent means of egress are not required where the travel distance to an exit does not exceed 100 feet (30,480 mm) and the building is protected throughout with an automatic sprinkler system.

705.3.3 Main entrance - Group A. All buildings of Group A with an occupant load of 100 or more shall be provided with a main entrance capable of serving as the main exit with an egress capacity for at least one-half the total occupant load. The remaining exits shall be capable of providing one-half of the total required exit capacity.

Exception: Where there is no well-defined main exit or where multiple main exits are provided, exits shall be permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100 percent of the required width.

705.4 Egress doorways. Egress doorways in any work area shall comply with Sections 705.4.1 through 705.4.5.

705.4.1 Two egress doorways required. Work areas shall be provided with two egress doorways in accordance with the requirements of Sections 705.4.1.1 and 705.4.1.2.

705.4.1.1 Occupant load and travel distance. In any work area, all rooms and spaces having an occupant load greater than 50 or in which the travel distance exceeds 75 feet (22,860 mm) shall have a minimum of two egress doorways.

Exceptions:

1. Storage rooms having a maximum occupant load of 10.
2. Where the work area is served by a single exit in accordance with Section 705.3.1.1.

705.4.1.2 Group I-2. In buildings of Group I-2 occupancy, any patient sleeping room or suite of patient rooms greater than 1,000 square feet (93 m²) within the work area shall have a minimum of two egress doorways.

705.4.2 Door swing. In the work area and in the egress path from any work area to the exit discharge, all egress doors serving an occupant load greater than 50 shall swing in the direction of exit travel.

Exception: Means of egress within or serving only a tenant space that is entirely outside the work area.

705.4.2.1 Supplemental requirements for door swing. Where the work area is substantively equal to at least 51 percent of the floor area, door swing shall comply with Section 705.4.2 throughout the floor.

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705.4.3 Door closing. In any work area, all doors opening onto an exit passageway at grade or an exit stair shall be self-closing or automatically closing by listed closing devices.

Exceptions:

1. Where exit enclosure is not required by the *Dallas Building Code*.
2. Means of egress within or serving only a tenant space that is entirely outside the work area.

705.4.3.1 Supplemental requirements for door closing. Where the work area is substantively equal to at least 51 percent of the floor area, doors shall comply with Section 705.4.3 throughout the exit stair from the work area to the level of exit discharge.

705.4.4 Panic hardware. In any work area, and in the egress path from any work area to the exit discharge, in buildings or portions thereof of Group A assembly occupancies with an occupant load greater than 100, all required exit doors equipped with latching devices shall be equipped with approved panic hardware.

Exception: Means of egress within a tenant space that is entirely outside the work area.

705.4.4.1 Supplemental requirements for panic hardware. Where the work area is substantively equal to at least 51 percent of the floor area, panic hardware shall comply with Section 705.4.4 throughout the floor.

705.4.5 Emergency power source in Group I-3. Work areas in buildings of Group I-3 occupancy having remote power unlocking capability for more than 10 locks shall be provided with an emergency power source for such locks. Power shall be arranged to automatically operate upon failure of normal power within 10 seconds and for a duration of not less than 1 hour.

705.5 Openings in corridor walls. Openings in corridor walls in any work area shall comply with Sections 705.5.1 through 705.5.4.

Exception: Openings in corridors where such corridors are not required to be rated in accordance with the *Dallas Building Code*.

705.5.1 Corridor doors. Corridor doors in the work area shall not be constructed of hollow core wood and shall not contain louvers. All dwelling units, guest rooms or rooming unit corridor doors in work areas in buildings of Groups R-1, R-2, and I-1 shall be at least 1 3/8-inch (35 mm) solid core wood or approved equivalent and shall not have any glass panels, other than approved wired glass or other approved glazing material in metal frames. All dwelling units, guest room or rooming unit corridor doors in work areas in buildings of Groups R-1, R-2, and I-1 shall be equipped with approved door closures. All replacement doors shall be 1 3/4-inch

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(45 mm) solid bonded wood core or approved equivalent, unless the existing frame will accommodate only a 1 3/8-inch (35 mm) door.

Exceptions:

1. Corridor doors within a dwelling unit or guestroom.
2. Existing doors meeting the requirements of *HUD Guideline on Fire Ratings of Archaic Materials and Assemblies* for a rating of 15 minutes or better shall be accepted as meeting the provisions of this requirement.
3. Existing doors in buildings protected throughout with an approved automatic sprinkler system shall be required only to resist smoke, be reasonably tight fitting, and shall not contain louvers.
4. In group homes with a maximum of 15 occupants, and which are protected with an approved automatic detection system, closing devices may be omitted.
5. Door assemblies having a fire-protection rating of at least 20 minutes.

705.5.2 Transoms. In all buildings of Group I-1, R-1, and R-2 occupancy, all transoms in corridor walls in work areas shall be either glazed with 1/4-inch (6.4 mm) wired glass set in metal frames or other glazing assemblies having a fire-protection rating as required for the door and permanently secured in the closed position or sealed with materials consistent with the corridor construction.

705.5.3 Other corridor openings. In any work area, any other sash, grill, or opening in a corridor, and any window in a corridor not opening to the outside air shall be sealed with materials consistent with the corridor construction.

Exception: Means of egress within or serving only a tenant space that is entirely outside the work area.

705.5.3.1 Supplemental requirements for other corridor openings. Where the work is substantively equal to at least 51 percent of the floor area, this section shall be applicable to all corridor windows, grills, sashes, and other openings on the floor.

705.5.4 Supplemental requirements for corridor openings. Where the work area on any floor is substantively equal to at least 51 percent of the floor area, the requirements of Sections 705.5.1 through 705.5.3 shall apply throughout the floor.

705.6 Dead-end corridors. Dead-end corridors in any work area shall not exceed 35 feet (10,670 mm).

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Exceptions:

1. Where dead-end corridors of greater length are permitted by the Dallas Building Code.
2. In other than Group A and H occupancies, the maximum length of an existing dead-end corridor shall be 50 feet (15,240 mm) in buildings equipped throughout with an automatic fire alarm system installed in accordance with the Dallas Building Code.
3. In other than Group A and H occupancies, the maximum length of an existing dead-end corridor shall be 70 feet (21,356 mm) in buildings equipped throughout with an automatic sprinkler system installed in accordance with the Dallas Building Code.
4. In other than Group A and H occupancies, the maximum length of an existing, newly constructed, or extended dead-end corridor shall not exceed 50 feet (15,240 mm) on floors equipped with an automatic sprinkler system installed in accordance with the Dallas Building Code.

705.7 Means-of-egress lighting. Means-of-egress lighting shall be in accordance with this section, as applicable.

705.7.1 Artificial lighting required. Means of egress in all work areas shall be provided with artificial lighting in accordance with the requirements of the Dallas Building Code.

705.7.2 Supplemental requirements for means-of-egress lighting. Where the work area on any floor is substantively equal to at least 51 percent of that floor area, means of egress throughout the floor shall comply with Section 705.7.1.

Exception: Means of egress within or serving only a tenant space that is entirely outside the work area.

705.8 Exit signs. Exit signs shall be in accordance with this section, as applicable.

705.8.1 Work areas. Means of egress in all work areas shall be provided with exit signs in accordance with the requirements of the Dallas Building Code.

705.8.2 Supplemental requirements for exit signs. Where the work area on any floor is substantively equal to at least 51 percent of that floor area, means of egress throughout the floor shall comply with Section 705.8.1.

Exception: Means of egress within a tenant space that is entirely outside the work area.

705.9 Handrails. The requirements of Sections 705.9.1 and 705.9.2 shall apply to handrails from the work area floor to the level of exit discharge.

705.9.1 Minimum requirement. Every required exit stairway that is part of the means of egress for any work area and that has three or more risers and is not provided with at least one handrail, or in which the existing handrails are judged to be in danger of collapsing, shall be provided with handrails for the full length of the run of steps on at least one side. All exit stairways with a required egress width of more than 66 inches (1676 mm) shall have handrails on both sides.

705.9.2 Design. Handrails required in accordance with Section 705.9.1, shall be designed and installed in accordance with the provisions of the *Dallas Building Code*.

705.10 Guards. The requirements of Sections 705.10.1 and 705.10.2 shall apply to guards from the work area floor to the level of exit discharge but shall be confined to the egress path of any work area.

705.10.1 Minimum requirement. Every open portion of a stair, landing, or balcony that is more than 30 inches (762 mm) above the floor or grade below and not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

705.10.2 Design. Guards required in accordance with Section 705.10.1 shall be designed and installed in accordance with the *Dallas Building Code*."

63. Subsection 707.1, "General," of Section 707, "Structural," of Chapter 7, "Reconstruction," of the 2003 International Existing Building Code is amended to read as follows:

"707.1 General. Where buildings are undergoing reconstruction [~~Level 3 alterations~~] including structural changes, [~~alterations,~~] the provisions of this section shall apply."

64. Subsection 707.2, "Reduction of Strength," of Section 707, "Structural," of Chapter 7, "Reconstruction," of the 2003 International Existing Building Code is amended to read as follows:

"707.2 Reduction of strength. Reconstruction [~~Alterations~~] shall not reduce the structural strength or stability of the building, structure, or any individual member thereof.

Exception: Such reduction shall be allowed provided that the structural strength and the stability of the building are not reduced to below the *Dallas* [~~International~~] *Building Code* levels."

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65. Subsection 707.3, "New Structural Members," of Section 707, "Structural," of Chapter 7, "Reconstruction," of the 2003 International Existing Building Code is amended to read as follows:

"707.3 New structural members. New structural members in alterations, including connections and anchorage, shall comply with the Dallas [International] Building Code."

66. Paragraph 707.5.1, "Evaluation and Analysis," Subsection 707.5, "Structural Alterations," of Section 707, "Structural," of Chapter 7, "Reconstruction," of the 2003 International Existing Building Code is amended to read as follows:

"707.5.1 Evaluation and analysis. An engineering evaluation and analysis that establishes the structural adequacy of the altered structure shall be prepared by a registered design professional and submitted to the code official. Where more than 30 percent of the total floor and roof areas of the building or structure has been or is proposed to be involved in structural alteration within a 12-month period, the evaluation and analysis shall demonstrate that the altered building or structure complies with the Dallas [International] Building Code for wind loading and with reduced Dallas [International] Building Code level seismic forces as specified in Section 508.1.1.3 [407.1.1.3] for seismic loading. For seismic considerations, the analysis shall be based on one of the procedures specified in Section 508.1.1.1 [407.1.1.1]. The areas to be counted toward the 30 percent shall be those areas tributary to the vertical load-carrying components such as joists, beams, columns, walls, and other structural components that have been or will be removed, added, or altered, as well as areas such as mezzanines, penthouses, roof structures, and in-filled courts and shafts.

Exceptions:

1. Buildings of Group R occupancy with no more than five dwelling units or guest rooms [sleeping units] used solely for residential purposes that are altered based on the conventional light-frame construction methods of the Dallas [International] Building Code or in compliance with the provisions of the Dallas One- and Two-Family Dwelling [International Residential] Code.
2. Where such alterations involve only the lowest story of a building and the change of occupancy provisions of Chapter 8 do not apply, only the lateral-force-resisting components in and below that story need comply with this section."

67. Subsection 707.6, "Additional Vertical Loads," of Section 707, "Structural," of Chapter 7, "Reconstruction," of the 2003 International Existing Building Code is amended to read as follows:

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"707.6 Additional vertical loads. Where gravity loading is increased on the roof or floor of a building or structure, all structural members affected by such increase shall meet the gravity load requirements of the Dallas [International] Building Code.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.
2. Buildings of Group R occupancy with no more than five dwelling units or guest rooms [sleeping units] used solely for residential purposes that are altered based on the conventional light-frame construction methods of the Dallas [International] Building Code or in compliance with the provisions of the Dallas One- and Two-Family Dwelling [International Residential] Code."

68. Subsection 707.7, "Voluntary Lateral-force-resisting System Alterations," of Section 707, "Structural," of Chapter 7, "Reconstruction," of the 2003 International Existing Building Code is amended to read as follows:

"707.7 Voluntary lateral-force-resisting system alterations. Alterations of existing structural elements that are initiated for the purpose of increasing the lateral-force-resisting strength or stiffness of an existing structure and that are not required by other sections of this code shall not be required to be designed for forces conforming to the Dallas [International] Building Code provided that an engineering analysis is submitted to show that:

1. The capacity of existing structural elements required to resist forces is not reduced;
2. The lateral loading to existing structural elements is not increased beyond their capacity;
3. New structural elements are detailed and connected to the existing structural elements as required by the Dallas [International] Building Code;
4. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by the Dallas [International] Building Code; and
5. A dangerous condition as defined in this code is not created.

Voluntary alterations to lateral-force-resisting systems conducted in accordance with Appendix A and the referenced standards of this code shall be permitted."

69. Section 801, "General," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

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**“SECTION 801
GENERAL**

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

Exceptions:

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

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

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

801.4 Special uses or occupancies. Special uses or occupancies as listed in Section 802.1 shall comply with the building code regardless of whether a change of occupancy group is involved.

70. Section 802, “Special Use and Occupancy,” of Chapter 8, “Change of Occupancy,” of the 2003 International Existing Building Code is amended to read as follows:

**“SECTION 802
SPECIAL USE AND OCCUPANCY**

802.1 Compliance with the Building Code. Where the character or use of an existing building or part of an existing building is changed to one of the following special use or occupancy categories as defined in Chapter 4 of the *Dallas [International] Building Code*, the building shall comply with the applicable requirements of the *Dallas [International] Building Code*.

1. Covered mall buildings.
2. Atriums.

3. Motor vehicle related occupancies.
4. Aircraft related occupancies.
5. Motion picture projection rooms.
6. Stages and platforms.
7. Special amusement buildings.
8. [~~Incidental use areas.~~
- 9.] Hazardous materials.

802.2 Underground buildings. An underground building in which there is a change of use shall comply with the requirements of Section 405 of the Dallas [International] Building Code [~~applicable to underground structures~~]."

71. Subsection 803.1, "General," of Section 803, "Building Elements and Materials," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"803.1 General. Building elements and materials in portions of buildings undergoing a change of occupancy classification shall comply with Section 812 and Section 503.3."

72. Section 807, "Structural," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

**"SECTION 807
STRUCTURAL**

807.1 Gravity loads. Buildings or portions thereof subject to a change of occupancy where such change in the nature of occupancy results in higher uniform or concentrated loads based on Tables 1607.1 and 1607.6 of the Dallas [International] Building Code shall comply with the gravity load provisions of the Dallas [International] Building Code.

Exception: Structural elements whose stress is not increased by more than 5 percent.

807.2 Snow and wind loads. Buildings and structures subject to a change of occupancy where such change in the nature of occupancy results in higher wind or snow importance factors based on Table 1604.5 of the Dallas [International] Building Code shall be analyzed and shall comply with the applicable wind or snow load provisions of the Dallas [International] Building Code.

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Exception: Where the new occupancy with a higher importance factor is less than or equal to 10 percent of the total building floor area. The cumulative effect of the area of occupancy changes shall be considered for the purposes of this exception.

807.3 Seismic loads. Existing buildings with a change of occupancy shall comply with the seismic provisions of Sections 807.3.1 and 807.3.2.

807.3.1 Compliance with the Dallas ~~[International]~~ Building Code. When a building or portion thereof is subject to a change of occupancy such that a change in the nature of the occupancy results in a higher seismic factor based on Table 1604.5 of the Dallas ~~[International]~~ Building Code or when a ~~[where such]~~ change of occupancy results in a ~~[reclassification of a]~~ building being reclassified to a higher hazard category as shown in Table 812.4.1 and a change of a Group M occupancy to a Group A, E, I-1, R-1, R-2, or R-4 occupancy with two-thirds or more of the floors involved in reconstruction ~~[Level 3 alteration]~~ work, the building shall conform to the seismic requirements of the Dallas ~~[International]~~ Building Code for the new seismic use group.

Exceptions:

1. Group M occupancies being changed to Group A, E, I-1, R-1, R-2, or R-4 occupancies for buildings less than six stories in height and in Seismic Design Category A, B, or C.
2. Specific detailing provisions required for a new structure are not required to be met where it can be shown that an acceptable level of performance and seismic safety is obtained for the applicable seismic use group using reduced Dallas ~~[International]~~ Building Code level seismic forces as specified in Section 508.1.1.3 ~~[407.1.1.3]~~. The rehabilitation procedures shall be approved by the code official and shall consider the regularity, over-strength, redundancy, and ductility of the lateral-load-resisting system within the context of the existing detailing of the system.
3. Where the area of the new occupancy with a higher hazard category is less than or equal to 10 percent of the total building floor area and the new occupancy is not classified as Seismic Use Group III ~~[IV]~~. For the purposes of this exception, where a structure is occupied for two or more occupancies not included in the same seismic use group, the structure shall be assigned the classification of the highest seismic use group corresponding to the various occupancies. Where structures have two or more portions that are structurally separated in accordance with Section 1620 of the Dallas ~~[International]~~ Building Code, each portion shall be separately classified. Where a structurally separated portion of a structure provides required access to, required egress from, or shares life safety components with another portion having a higher seismic use group, both portions shall be assigned the higher seismic use group. The cumulative effect of the area of occupancy changes shall be considered for the purposes of this exception.

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4. When the new occupancy with a higher hazard category is within only one story of a building or structure, only the lateral-force-resisting elements in that story and all lateral-force-resisting elements below that story shall be required to comply with Section 807.3.1 and Exception 2. The lateral forces generated by masses of such upper floors shall be included in the analysis and design of the lateral-force-resisting systems for the strengthened floor. Such forces may be applied to the floor level immediately above the topmost strengthened floor and be distributed in that floor in a manner consistent with the construction and layout of the exempted floor.
5. Unreinforced masonry bearing wall buildings in Seismic Use Group I [II] and in Seismic Use Group I [III] and II [III] when in Seismic Design Categories A, B, and C shall be allowed to be strengthened to meet the requirements of FEMA 302, '1997 NEHRP Recommended Provisions for Seismic Regulations for New Buildings and Other Structures.' [Appendix A of the code (GSREB).]

807.3.2 Access of ~~to~~ Seismic Use Group III [IV]. Where the change of occupancy is such that compliance with Section 807.3.1 is required and the seismic use group is a Category III [IV], the operational access to such Seismic Use Group III [IV] existing structures shall not be through an adjacent structure.

Exception: Where the adjacent structure conforms to the requirements for Seismic Use Group III [IV] structures.

Where operational access is less than 10 feet (3048 mm) from an interior lot line or less than 10 feet (3048 mm) from another structure, access protection from potential falling debris shall be provided by the owner of the Seismic Use Group III [IV] structure."

73. Section 808, "Electrical," of Chapter 8, "Change of Occupancy," of the 2003

International Existing Building Code is amended to read as follows:

"SECTION 808 ELECTRICAL

808.1 Special occupancies. Where the character of use [~~occupancy~~] of an existing building or part of an existing building is changed to one of the following special occupancies as described in the Dallas [ICC] Electrical Code, the electrical wiring and equipment of the building or portion thereof that contains the proposed occupancy shall comply with the applicable requirements of the Dallas [ICC] Electrical Code regardless of whether [~~or not~~] a change of occupancy group is involved:

1. Hazardous locations.
2. Commercial garages, repair, and storage.

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3. Aircraft hangers.
4. Gasoline dispensing and service stations.
5. Bulk storage plants.
6. Spray application, dipping, and coating processes.
7. Health care facilities.
8. Places of assembly.
9. Theatres, audience areas of motion picture and television studios, and similar locations.
10. Motion picture and television studios and similar locations.
11. Motion picture projectors.
12. Agricultural buildings.

808.2 Unsafe conditions. Where the occupancy of an existing building or part of an existing building is changed, all unsafe conditions shall be corrected without requiring that all parts of the electrical system be brought up to the current edition of the *Dallas [ICC] Electrical Code*.

808.3 Service upgrade. Where the occupancy of an existing building or part of an existing building is changed, electrical service shall be upgraded to meet the requirements of the *Dallas [ICC] Electrical Code* for the new occupancy.

808.4 Number of electrical outlets. Where the occupancy of an existing building or part of an existing building is changed, the number of electrical outlets shall comply with the *Dallas [ICC] Electrical Code* for the new occupancy."

74. Section 809, "Mechanical," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

**"SECTION 809
MECHANICAL**

809.1 General [Mechanical] requirements. Where the use [occupancy] of an existing building or part of an existing building is changed such that the new use [occupancy] is subject to different kitchen exhaust requirements or to increased mechanical ventilation requirements in accordance with this section and Table 809.3 of this code, the materials and installation methods shall comply with Section 503.3 of this code. [~~the *International Mechanical Code*, the new occupancy shall comply with the intent of the respective *International Mechanical Code* provisions].~~]

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809.1.1 Ventilation requirements. All spaces intended for human occupancy shall be provided with natural or mechanical ventilation. A building intended to be used as a public school shall be mechanically ventilated.

809.2 Natural ventilation - general. Spaces intended to be naturally ventilated shall be provided with openable doors, windows, louvers, or other openings to the outdoors. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated. Where rooms without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet. The ventilation openings to the outdoors shall be based on the total floor area being ventilated.

809.3 Mechanical ventilation - general. Spaces intended to be mechanically ventilated shall comply with the following:

1. If the occupancy of a building is changed and the new occupancy would require the same or a lesser amount of outdoor air based on the equations below, no change to the mechanical ventilation system is required.
2. If the occupancy of a building is changed and the new occupancy would require a greater amount of outdoor air based on the equations below, the HVAC system shall be upgraded to satisfy the requirements of Table 809.3 for the new occupancy. As an alternative to providing the amount of outdoor air required by Table 809.3, the indoor air quality procedure of ASHRAE 62-2001 can be used.
3. Residential buildings that are intended to be mechanically ventilated shall be provided with the ventilation specified in the *Dallas Mechanical Code*.
4. When the use of a building is changed to a health care facility, mechanical ventilation shall be provided as required by the *Dallas Mechanical Code*.

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TABLE 809.3					
Outdoor Air Rates Based on Occupancy Type					
<u>Occupancy</u>	<u>P/1000</u> <u>sq.ft.</u>	<u>CFM/person</u>	<u>Occupancy</u>	<u>P/1000</u> <u>sq.ft.</u>	<u>CFM/person</u>
<u>Storage</u> <u>Warehouses</u>	5	10			
<u>Correction</u> <u>Facilities</u> <u>Dining Halls</u> <u>Guard Stations</u>	100 40	15 15	<u>Specialty Shops</u> <u>Barber</u> <u>Florists</u> <u>Hardware, drug,</u> <u>fabric</u> <u>Reducing Salons</u> <u>Supermarkets</u>	25 8 8 20 8	15 15 15 15 15
<u>Dry Cleaner,</u> <u>laundries</u> <u>Coin operated dry</u> <u>cleaner</u> <u>Coin operated</u> <u>laundries</u>	20 20	15 15	<u>Theaters</u> <u>Auditorium</u> <u>Stages and Studios</u>	150 70	15 15
<u>Education</u> <u>Auditorium</u> <u>Classrooms</u> <u>Libraries</u> <u>Music Rooms</u>	150 50 20 50	15 15 15 15	<u>Transportation</u> <u>Platform</u> <u>Vehicles</u> <u>Waiting Rooms</u>	100 150 100	15 15 15
<u>Food & Beverage</u> <u>Service</u> <u>Dining Rooms</u> <u>Kitchens (cooking)</u>	70 20	15 15	<u>Workrooms</u> <u>Bank Vaults</u> <u>Meat Processing^a</u> <u>Pharmacy</u> <u>Photo Studios</u>	5 10 20 10	15 15 15 15

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TABLE 809.3 (cont.)					
Outdoor Air Rates Based on Occupancy Type					
<u>Occupancy</u>	<u>P/1000</u> <u>sq.ft.</u>	<u>CFM/person</u>	<u>Occupancy</u>	<u>P/1000</u> <u>sq.ft.</u>	<u>CFM/person</u>
<u>Hospitals-Nursing</u> <u>& Convalescent</u> <u>Homes</u> <u>Med Procedure</u> <u>Rooms</u> <u>Physical Therapy</u> <u>Recovery and ICU</u>	 <u>20</u> <u>20</u> <u>20</u>	 <u>15</u> <u>15</u> <u>15</u>	<u>Sports & Amusement</u> <u>Spectator Areas</u>	 <u>150</u>	 <u>15</u>
<u>Hotels, Motels,</u> <u>Resorts,</u> <u>Dormitories</u> <u>Assembly Rooms</u> <u>Dormitory Sleep</u> <u>Areas</u> <u>Lobbies</u>	 <u>120</u> <u>20</u> <u>30</u>	 <u>15</u> <u>15</u> <u>15</u>			
<u>Correctional</u> <u>Facilities</u> <u>Cells</u>	 <u>20</u>	 <u>20</u>	<u>Offices</u> <u>Conference Rooms</u> <u>Office Spaces</u> <u>Reception Areas</u> <u>Telecommunication</u> <u>Centers/Data Entry</u>	 <u>50</u> <u>7</u> <u>60</u> <u>60</u>	 <u>20</u> <u>20</u> <u>20</u> <u>20</u>
<u>Education</u> <u>Laboratories</u> <u>Training Shops</u>	 <u>50</u> <u>30</u>	 <u>20</u> <u>20</u>	<u>Theaters</u> <u>Lobbies</u> <u>Ticket Booths</u>	 <u>150</u> <u>60</u>	 <u>20</u> <u>20</u>
<u>Food & Beverage</u> <u>Service</u> <u>Cafeteria, fast</u> <u>food</u>	 <u>100</u>	 <u>20</u>	<u>Sports & Amusement</u> <u>Playing Floors (gym)</u>	 <u>30</u>	 <u>20</u>
<u>Hotels, Motels,</u> <u>Resorts,</u> <u>Dormitories</u> <u>Conference Rooms</u>	 <u>50</u>	 <u>20</u>			

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TABLE 809.3 (cont.)					
Outdoor Air Rates Based on Occupancy Type					
<u>Occupancy</u>	<u>P/1000</u> <u>sq.ft.</u>	<u>CFM/person</u>	<u>Occupancy</u>	<u>P/1000</u> <u>sq.ft.</u>	<u>CFM/person</u>
<u>Dry Cleaners</u> <u>Commercial</u> <u>Laundry</u>	<u>10</u>	<u>25</u>	<u>Sports & Amusement</u> <u>Ballrooms and</u> <u>Discos</u> <u>Bowling Alleys</u> <u>(Seating Areas)</u> <u>Game Rooms</u>	<u>100</u> <u>70</u> <u>70</u>	<u>25</u> <u>25</u> <u>25</u>
<u>Hospitals-Nursing</u> <u>& Convalescent</u> <u>Homes</u> <u>Patient Rooms</u>	<u>10</u>	<u>25</u>			
<u>Specialty Shops</u> <u>Beauty</u>	<u>25</u>	<u>25</u>			
<u>Dry Cleaners,</u> <u>Laundries</u> <u>Commercial Dry</u> <u>Cleaner</u>	<u>30</u>	<u>30</u>	<u>Hospitals-Nursing</u> <u>& Convalescent</u> <u>Homes</u> <u>Operating Rooms</u>	<u>20</u>	<u>30</u>
<u>Food & Beverage</u> <u>Service</u> <u>Bars and Cocktail</u> <u>Lounges</u>	<u>100</u>	<u>30</u>	<u>Hotels, Motels,</u> <u>Resorts, Dormitories</u> <u>Gambling Casinos</u>	<u>120</u>	<u>30</u>
<u>Dry Cleaners,</u> <u>Laundries</u> <u>Storage, Pick-up</u>	<u>30</u>	<u>35</u>			
<u>Smoking Lounges</u>	<u>70</u>	<u>60</u>			

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TABLE 809.3 (cont.)			
Outdoor Air Rates Based on Occupancy Type			
<u>Occupancy</u>	<u>CFM/person</u>	<u>Occupancy</u>	<u>CFM/person</u>
Education		Specialty Shops	
Corridors	0.1	Automotive Service	1.5
Locker Rooms	0.5	Clothes and Furniture	0.3
		Pet Shops	1.0
Hospitals-Nursing & Convalescent Homes		Sports & Amusement	
Autopsy Rooms	0.5	Ice Arenas	0.5
		Swimming Pools (Pool & Deck Area)	0.5
Public Spaces		Storage	
Corridors and Utilities	0.05	Repair Garages/Public Garages	1.5
Elevators	1.0		
Locker & Dressing Rooms	0.5		
Public Restrooms	75 cfm per water closet or urinal		
Retail Stores, Sales Floors & Showroom Floors		Workrooms	
Basement and Street	0.3	Darkrooms	0.5
Dressing Rooms	0.2	Duplicating	0.5
Malls and Arcades	0.2		
Shipping and Receiving	0.15		
Storage Rooms	0.15		
Upper Floors	0.2		
Warehouses	0.05		
Note: P/1000 sq.ft. = persons per 1000 square feet of building area.			
Note "a:" Spaces unheated or maintained below 50 degrees F are not covered by these requirements unless the occupancy is continuous.			

Where the ventilation rates in Table 809.3 are based on CFM/person	
(1) $OL_n \times V_n$ is less than or equal to $OL_e \times V_e$	No upgrade
(2) $OL_n \times V_n$ is greater than $OL_e \times V_e$	Upgrade
Where the ventilation rates in Table 809.3 are based on CFM/square footage	
(3) $SF_n \times V_n$ is less than or equal to $SF_e \times V_e$	No upgrade
(4) $SF_n \times V_n$ is greater than $SF_e \times V_e$	Upgrade
Where the ventilation rates in Table 809.3 are based on CFM/square footage and CFM/person	
(5) $OL_n \times V_n$ is less than or equal to $SF_e \times V_e$	No upgrade
(6) $OL_n \times V_n$ is greater than $SF_e \times V_e$	Upgrade
(7) $SF_n \times V_n$ is less than or equal to $OL_e \times V_e$	No upgrade
(8) $SF_n \times V_n$ is greater than $OL_e \times V_e$	Upgrade

Where:

OL_n = the occupant load of the proposed occupancy based on Table 809.3. When accepted by the administrative authority this occupant load can be reduced.

OL_e = the occupant load of the existing occupancy based on Table 809.3.

SF_n = the square footage of the proposed occupancy.

SF_e = the square footage of the existing occupancy.

V_n = the ventilation rate for the proposed occupancy based on Table 809.3.

V_e = the ventilation rate for the existing occupancy based on Table 809.3.

809.4 Cooking equipment ventilation. A commercial hood and an automatic fire suppression system that comply with the Dallas Mechanical Code shall be required for commercial cooking equipment producing grease laden vapors, except in Use Groups R-2, R-3, and R-4. No suppression system shall be required for completely enclosed ovens, steam tables, or similar equipment.

Exception: Bed and breakfast homestay facilities, which are designed to accommodate five or fewer guests, shall not be required to comply with this provision.

809.5 Special ventilation. All newly introduced devices, equipment, or operations that produce airborne particulates, odors, fumes, sprays, vapors, smoke, or gases in such quantities as to be irritating or injurious to health shall be provided with local exhaust in accordance with the Dallas Mechanical Code."

75. Section 810, "Plumbing," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"SECTION 810 PLUMBING

810.1 Increased demand. Where the use [occupancy] of an existing building or part of an existing building is changed such that the new use [occupancy] is subject to increased or different plumbing fixture requirements according to Table 810.6 of this code or to increased water supply requirements, materials and installation methods shall comply with Section 503.3 of this code. [~~in accordance with the International Plumbing Code, the new occupancy shall comply with the intent of the respective International Plumbing Code provisions.~~]

810.2 Food handling occupancies. If the new occupancy is a food handling establishment, all existing sanitary waste lines above the food or drink preparation or storage areas shall be panned or otherwise protected to prevent leaking pipes or condensation on pipes from contaminating food or drink. New drainage lines shall not be installed above such areas and shall be protected in accordance with the Dallas [International] Plumbing Code.

810.3 Interceptor required. If the new occupancy will produce grease or oil-laden wastes, interceptors shall be provided as required in the Dallas [International] Plumbing Code.

810.4 Chemical wastes. If the new occupancy will produce chemical wastes, the following shall apply:

1. If the existing piping is not compatible with the chemical waste, the waste shall be neutralized prior to entering the drainage system, or the piping shall be changed to a compatible material.

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2. No chemical waste shall discharge to a public sewer system without the approval of the sewage authority.

810.5 Group I-2. If the occupancy group is changed to Group I-2, the plumbing system shall comply with the applicable requirements of the *Dallas [International] Plumbing Code*.

810.6 Plumbing fixtures. Plumbing fixtures shall be provided as follows: Where the *Dallas Plumbing Code* allows for the substitution or omission of fixtures, such substitutions or omissions shall also be permitted under this section.

810.6.1 Plumbing fixture minimums. Where the building currently exceeds the basic requirements of Table 810.6, the extent to which it exceeds shall not be reduced unless the building also exceeds the requirements of the *Dallas Plumbing Code*. In this case, the extent of compliance with the basic requirements may be reduced, but not below the requirements of the *Dallas Plumbing Code*.

TABLE 810.6 Number of Plumbing Fixtures Based on Occupancy Type ^a					
A-1, A-4					
Total Occupancy	Water Closets Male	Water Closets Female	Lavatories	Drinking Water Facilities	Service Sinks
1-50	1 Unisex		1	1	1
51-100	1	1	1 per sex	1	1
101 and over	Fixtures to be provided as per Table 403.1 of the <i>Dallas Plumbing Code</i> .				
A-2					
Total Occupancy	Water Closets Male	Water Closets Female	Lavatories	Drinking Water Facilities	Service Sinks
1-25	1 Unisex		1	0	0
26 and over	Fixtures to be provided as per Table 403.1 of the <i>Dallas Plumbing Code</i> .				
A-3					
a. For auditoriums, museums, libraries, and similar facilities, plumbing fixtures shall be provided as follows.					
Total Occupancy^b	Water Closets Male	Water Closets Female	Lavatories	Drinking Water Facilities	Service Sinks
1-50	1 Unisex		1	1	1
51-100	1	1	1 per sex	1	1
101 and over	Fixtures to be provided as per Table 403.1 of the <i>Dallas Plumbing Code</i> .				
A-3					
b. For restaurants, plumbing fixtures shall be provided as follows.					
Total Occupancy^b	Water Closets Male	Water Closets Female	Lavatories	Drinking Water Facilities	Service Sinks
1-25	1 Unisex		1	0	0

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<u>26 and over</u>	<u>Fixtures to be provided as per Table 403.1 of the Dallas Plumbing Code.</u>				
A-3	<u>c. For recreational facilities, passenger terminals and other buildings of Use Group A-3, plumbing fixtures shall be provided as required by Table 403.1 of the Dallas Plumbing Code.</u>				
A-5, E, I, R	<u>Plumbing fixtures shall be provided as required by Table 403.1 of the Dallas Plumbing Code.</u>				
B, M					
	Total Occupancy^{b,c}	Water Closets	Lavatories	Drinking Water Facilities	Service Sinks
Employees	<u>1-15</u>	<u>1 Unisex</u>	<u>1</u>	<u>1</u>	<u>1</u>
	<u>16 and over</u>	<u>Fixtures to be provided as per Table 403.1 of the Dallas Plumbing Code.</u>			
Customers	<u>1-25</u>	<u>1 Unisex</u>	<u>1</u>	<u>1</u>	<u>1</u>
	<u>26 and over</u>	<u>Fixtures to be provided as per Table 403.1 of the Dallas Plumbing Code.</u>			
F, H					
	Total Occupancy	Water Closets	Lavatories	Drinking Water Facilities	Service Sinks
Light Industrial	<u>1-15</u>	<u>1 Unisex</u>	<u>1</u>	<u>1</u>	<u>1</u>
	<u>16 and over</u>	<u>Fixtures to be provided as per Table 403.1 of the Dallas Plumbing Code.</u>			
Heavy Industrial		<u>Fixtures to be provided as per Table 403.1 of the Dallas Plumbing Code.</u>			
S					
	Total Occupancy	Water Closets	Lavatories	Drinking Water Facilities	Service Sinks
<u>1-15</u>		<u>1 Unisex</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>16 and over</u>	<u>Fixtures to be provided as per Table 403.1 of the Dallas Plumbing Code.</u>				

a. For purposes of determining the number of plumbing fixtures required, total occupancy shall be the anticipated occupancy of the building under normal use conditions. It is not necessarily the same as the total permitted occupant load based on egress capacity.

b. Requirements for employees and customers may be met with a single set of restrooms. The required number of fixtures shall be the greater of the required number for employees or customers.

c. Customer and employee facilities may be satisfied with a single unisex toilet facility where the number of employees does not exceed 15 and where the total occupancy does not exceed 25 or where the occupied floor area does not exceed 1500 square feet."

76. Section 811, "Other Requirements," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

**"SECTION 811
OTHER REQUIREMENTS**

811.1 Lighting [and ventilation]. Lighting [and ventilation] shall comply with the requirements of the *Dallas [International] Building Code* for the new occupancy.

811.2 Ventilation. Ventilation shall comply with the requirements of Section 809 of this code for the new occupancy."

77. Paragraph 812.1.1, "Change of Occupancy Group Without Separation," of Subsection 812.1, "Compliance With Chapter 7," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

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

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

78. Paragraph 812.1.2, "Change of Occupancy Group With Separation," of Subsection 812.1, "Compliance with Chapter 7," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

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

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

79. Subsection 812.2, "Hazard Category Classifications," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.2 Hazard category classifications. The relative degree of hazard between different occupancy groups shall be as set forth in the hazard category classifications specified in Tables 812.2.2, 812.4.1, 812.4.2, and 812.4.3 of Sections 812.2.2, 812.4.1, 812.4.2, and 812.4.3."

80. Paragraph 812.2.1, "Change of Occupancy Classification to an Equal or Lesser Hazard," of Subsection 812.2, "Hazard Category Classifications," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is deleted and replaced with a new Paragraph 812.2.1, "Change of Occupancy Classification to an Equal or Lesser Hazard," to read as follows:

"812.2.1 Change of occupancy classification to an equal or lesser hazard. When a change of use is made to an equal or lesser relative use group hazard as shown in Table 812.2.2, the existing building shall comply with the applicable provisions of this code for the work as classified in Chapter 3 and the requirements of Sections 802 through 811, Section 812.2.2.1, and Section 812.3."

81. Paragraph 812.2.2, "Change of Occupancy Classification to a Higher Hazard," of Subsection 812.2, "Hazard Category Classifications," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is deleted and replaced with a new Paragraph 812.2.2, "General Requirements in Change of Occupancy Classification to a Higher Hazard," to read as follows:

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812.2.2 General requirements in change of occupancy classification to a higher hazard. An existing building or portion thereof may have its use changed to a higher relative group hazard as shown in Table 812.2.2 provided it complies with the provisions of Chapter 7 for the new occupancy group, applied throughout the building, or an applicable portion thereof.

812.2.2.1 Specific requirements in change of occupancy classifications. When Tables 812.4.1, 812.4.2, and 812.4.3 of Sections 812.4.1, 812.4.2, and 812.4.3 establish requirements that differ from Table 812.2.2, the most restrictive requirements shall govern.

<u>1 (highest)</u>	<u>H-1, H-2, H-3</u>
<u>2</u>	<u>A-1, A-2, H-4, F-1, I-3, M, S-1</u>
<u>3</u>	<u>A-3, A-5, B, F-2, I-2, R-1, S-2</u>
<u>4</u>	<u>A-4, E, I-1, R-2 more than two stories in height or more than four dwelling units</u>
<u>5 (lowest)</u>	<u>R-2 two stories or fewer in height and four dwelling units or less, R-3, R-4, U</u>

"

82. Subsection 812.2, "Hazard Category Classifications," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended by adding Paragraph 812.2.4, "Change Within Group H," to read as follows:

812.2.4 Change within Group H. An existing building shall comply with all the applicable requirements of this chapter when the occupancy group is changed within Group H."

83. Paragraph 812.3.1, "Minimum Requirements," of Subsection 812.3, "Change of Occupancy Classification to an Equal or Lesser Hazard in All Three Hazard Classifications," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

812.3.1 Minimum requirements. Regardless of the occupancy group involved, the following requirements shall be met:

1. The capacity of the means of egress shall comply with the Dallas [*International*] *Building Code*.
2. The interior finish of walls and ceilings shall comply with the requirements of the Dallas [*International*] *Building Code* for the new occupancy group."

84. Paragraph 812.3.2, "Groups I-1, R-1, R-2, or R-4," of Subsection 812.3, "Change of Occupancy Classification to an Equal or Lesser Hazard in All Three Hazard Classifications," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.3.2 Groups I-1, R-1, R-2 or R-4. Where the new use is classified as a Group I-1, R-1, R-2 or R-4 occupancy the following requirements shall be met.

1. Corridor doors and transoms shall comply with the requirements of Sections 7[6]05.5.1 and 7[6]05.5.2.
2. Automatic sprinkler systems shall comply with the requirements of Section 7[6]04.2.
3. Fire alarm and detection systems shall comply with the requirements of Section 7[6]04.4."

85. Paragraph 812.3.3, "Group I-2," of Subsection 812.3, "Change of Occupancy Classification to an Equal or Lesser Hazard in all Three Hazard Classifications," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.3.3 Group I-2. Where the new use is classified as a Group I-2 occupancy, the following requirements shall be met:

1. Egress doorways from patient sleeping rooms and from suites of rooms shall comply with the requirements of Section 7[6]05.4.1.2.
2. Shaft enclosures shall comply with the requirements of Section 703.2.1.
3. Smoke barriers shall comply with the requirements of Section 7[6]03.3.

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4. Automatic sprinkler systems shall comply with the requirements of Section 7[6]04.2.
5. Fire alarm and detection systems shall comply with the requirements of Section 7[6]04.4."

86. Paragraph 812.3.4, "Group I-3," of Subsection 812.3, "Change of Occupancy Classification to an Equal or Lesser Hazard in All Three Hazard Classifications," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.3.4 Group I-3. Where the new use is classified as a Group I-3 occupancy, the following requirements shall be met:

1. Locking of egress doors shall comply with the requirements of Section 7[6]05.4.5.
2. Shaft enclosures shall comply with the requirements of Section 703.2.1.
3. Automatic sprinkler systems shall comply with the requirements of Section 7[6]04.2.
4. Fire alarm and detection systems shall comply with the requirements of Section 7[6]04.4."

87. Paragraph 812.3.5, "Group R-3," of Subsection 812.3, "Change of Occupancy Classification to an Equal or Lesser Hazard in All Three Hazard Classifications," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.3.5 Group R-3. Where the new use is classified as Group R-3 occupancy, the following requirements shall be met:

1. Dwelling unit separation shall comply with the requirements of Section 703.6[2-1].
2. The smoke alarm requirements of Section 604.4.3 shall be met."

88. Subparagraph 812.4.1.1, "Means of Egress for Change to Higher Hazard Category," of Paragraph 812.4.1, "Means of Egress, General," of Subsection 812.4, "Fire and Life Safety," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.4.1.1 Means of egress for change to higher hazard category. When a change of occupancy group is made to a higher hazard category (lower number) as shown in Table 812.4.1, the means of egress shall comply with the requirements of Chapter 10 of the *Dallas [International] Building Code*.

Exceptions:

1. Stairways shall be enclosed in compliance with the applicable provisions of Section 703.1.
2. Existing stairways including handrails and guards complying with the requirements of Chapter 7 shall be permitted for continued use subject to approval of the code official.
3. Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with the maximum riser height and minimum tread depth requirements.
4. Existing corridor walls constructed of wood lath and plaster in good condition or 1/2-inch-thick (12.7 mm) gypsum wallboard shall be permitted.
5. Existing corridor doorways, transoms and other corridor openings shall comply with the requirements in Sections ~~7~~05.5.1 , ~~7~~05.5.2 and ~~7~~05.5.3.
6. Existing dead-end corridors shall comply with the requirements in Section ~~7~~05.6.
7. An existing operable window with clear opening area no less than 4 square feet (0.38 m²) and with minimum opening height and width of 22 inches (559 mm) and 20 inches (508 mm), respectively, shall be accepted as an emergency escape and rescue opening."

89. Subparagraph 812.4.1.2, "Means of Egress for Change of Use to Equal or Lower Hazard Category," of Paragraph 812.4.1, "Means of Egress, General," of Subsection 812.4, "Fire and Life Safety," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.4.1.2 Means of egress for change of use to equal or lower hazard category. When a change of occupancy group is made to an equal or lesser hazard category (higher number) as shown in Table 812.4.1, existing elements of the means of egress shall comply with the requirements of Section 6[7]05 for the new occupancy group. Newly constructed or configured means of egress shall comply with the requirements of Chapter 10 of the *Dallas [International] Building Code*.

Exceptions:

1. Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with the maximum riser height and minimum tread depth requirements.
2. Compliance with Section 6[7]05 is not required where the change of occupancy group complies with the requirements of Section 812.3."

90. Subparagraph 812.4.1.3, "Egress Capacity," of Paragraph 812.4.1, "Means of Egress, General," of Subsection 812.4, "Fire and Life Safety," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.4.1.3 Egress capacity. Egress capacity shall meet or exceed the occupant load as specified in the *Dallas [International] Building Code* if the change of occupancy classification is to an equal or lesser hazard category when evaluated in accordance with Table 812.4.1."

91. Subparagraph 812.4.1.4, "Handrails," of Paragraph 812.4.1, "Means of Egress, General," of Subsection 812.4, "Fire and Life Safety," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

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"812.4.1.4 Handrails. Existing stairways shall comply with the handrail requirements of Section Z[6]05.9 in the area of the change of occupancy classification."

92. Subparagraph 812.4.1.5, "Guards," of Paragraph 812.4.1, "Means of Egress, General," of Subsection 812.4, "Fire and Life Safety," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.4.1.5 Guards. Existing guards shall comply with the guardrail requirements in Section Z[6]05.10 in the area of the change of occupancy classification."

93. Subparagraph 812.4.2.1, "Height and Area for Change to Higher Hazard Category," of Paragraph 812.4.2, "Heights and Areas," of Subsection 812.4, "Fire and Life Safety," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.4.2.1 Height and area for change to higher hazard category. When a change of occupancy group is made to a higher hazard category as shown in Table 812.4.2, heights and areas of buildings and structures shall comply with the requirements of Chapter 5 of the *Dallas [International] Building Code* for the new occupancy group.

Exception: A one-story building changed to Group E shall not be required to meet the area limitations of the *Dallas [International] Building Code*."

94. Subparagraph 812.4.2.2, "Height and Area for Change to Equal or Lesser Hazard Category," of Paragraph 812.4.2, "Heights and Areas," of Subsection 812.4, "Fire and Life Safety," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.4.2.2 Height and area for change to equal or lesser hazard category. When a change of use [occupancy group] is made to an equal or lesser hazard category as shown in Table 812.4.2, the height and area of the existing building shall be deemed acceptable."

95. Subparagraph 812.4.2.3, "Fire Barriers," of Paragraph 812.4.2, "Heights and Areas," of Subsection 812.4, "Fire and Life Safety," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.4.2.3 Fire barriers. When a change of occupancy group is made to a higher hazard category as shown in Table 812.4.2, fire barriers in separated mixed-use buildings shall comply with the fire resistance requirements of the *Dallas [International] Building Code*.

Exception: Where the fire barriers are required to have a 1-hour fire-resistance rating, existing wood lath and plaster in good condition or existing 1/2-inch-thick (12.7 mm) gypsum wallboard shall be permitted."

96. Paragraph 812.4.2, "Heights and Areas," of Subsection 812.4, "Fire and Life Safety," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended by adding Subparagraph 812.4.2.4, "Construction Type," to read as follows:

"812.4.2.4 Construction type. For the purpose of determining the construction type, the fire resistance rating of the following structural elements shall be considered: exterior load-bearing walls; interior load-bearing walls; columns; girders; trusses and framing; floor construction, including beams; and roof construction, including beams, trusses and framing, arches, and roof decks."

97. Subparagraph 812.4.3.1, "Exterior Wall Rating for Change of Occupancy Classification to a Higher Hazard Category," of Paragraph 812.4.3, "Exterior Wall Fire-resistance Ratings," of Subsection 812.4, "Fire and Life Safety," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.4.3.1 Exterior wall rating for change of occupancy classification to a higher hazard category. Where [When] a change of occupancy group is made to a higher hazard category as shown in Table 812.4.3, exterior walls shall have fire resistance and exterior opening protectives as required by the *Dallas [International] Building Code*. This provision shall not apply to walls at right angles to the property line.

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Exception: A 2-hour fire-resistance rating shall be allowed where the building does not exceed three stories in height and is classified as one of the following groups: A-2 and A-3 with an occupant load of less than 300, B, F, M, or S."

98. Subparagraph 812.4.3.3, "Opening Protectives," of Paragraph 812.4.3, "Exterior Wall Fire-resistance Ratings," of Subsection 812.4, "Fire and Life Safety," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.4.3.3 Opening protectives. Openings in exterior walls shall be protected as required by the *Dallas [International] Building Code*. When [Where} openings in the exterior walls are required to be protected due to [~~because of~~] their distance from the property line, the sum of the area of such openings shall not exceed 50 percent of the total area of the wall in each story.

Exceptions:

1. Where the *Dallas [International] Building Code* permits openings in excess of 50 percent.
2. Protected openings shall not be required in buildings of Group R occupancy that do not exceed three stories in height and that are located not less than 3 feet (914 mm) from the property line.
3. Where exterior opening protectives are required, an automatic sprinkler system throughout may be substituted for opening protection.
4. Exterior opening protectives are not required when the change of occupancy group is to an equal or lower hazard classification in accordance with Table 812.4.3."

99. Subparagraph 812.4.4.1, "Minimum Requirements," of Paragraph 812.4.4, "Enclosure of Vertical Shafts," of Subsection 812.4, "Fire and Life Safety," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.4.4.1 Minimum requirements. Vertical shafts shall be designed to meet the *Dallas [International] Building Code* requirements for atriums or the requirements of this section."

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100. Subparagraph 812.4.4.2, "Stairways," of Paragraph 812.4.4, "Enclosure of Vertical Shafts," of Subsection 812.4, "Fire and Life Safety," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.4.4.2 Stairways. When a change of occupancy group is made to a higher hazard category as shown in Table 812.4.1, interior stairways shall be enclosed as required by the Dallas [~~International~~] *Building Code*.

Exceptions:

1. In other than Group I occupancies, an enclosure shall not be required for openings serving only one adjacent floor and that are not connected with corridors or stairways serving other floors.
2. Unenclosed existing stairways need not be enclosed in a continuous vertical shaft if each story is separated from other stories by 1-hour fire-resistance-rated construction or approved wired glass set in steel frames and all exit corridors are sprinklered. The openings between the corridor and the occupant space shall have at least one sprinkler head above the openings on the tenant side. The sprinkler system shall be permitted to be supplied from the domestic water-supply systems, provided the system is of adequate pressure, capacity, and sizing for the combined domestic and sprinkler requirements.
3. Existing penetrations of stairway enclosures shall be accepted if they are protected in accordance with the Dallas [~~International~~] *Building Code*."

101. Subparagraph 812.4.4.3, "Other Vertical Shafts," of Paragraph 812.4.4, "Enclosure of Vertical Shafts," of Subsection 812.4, "Fire and Life Safety," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.4.4.3 Other vertical shafts. Interior vertical shafts other than stairways, including but not limited to elevator hoistways and service and utility shafts, shall be enclosed as required by the Dallas [~~International~~] *Building Code* when there is a change of use to a higher hazard category as specified in Table 812.4.1.

Exceptions:

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1. Existing 1-hour interior shaft enclosures shall be accepted where a higher rating is required.
2. Vertical openings, other than stairways, in buildings of other than Group I occupancy and connecting less than 6 stories in height shall not be required to be enclosed in the entire building is provided with an approved automatic sprinkler system."

102. Subsection 812.5, "Accessibility," of Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended to read as follows:

"812.5 Accessibility. Existing buildings or portions thereof that undergo a change of group or occupancy classification shall comply with Section 506. [~~have all of the following accessible features:~~

- ~~1. At least one accessible entrance.~~
- ~~2. At least one accessible route from an accessible building entrance to primary function areas.~~
- ~~3. Signage complying with Section 1110 of the *International Building Code*.~~
- ~~4. Accessible parking, where parking is provided.~~
- ~~5. At least one accessible passenger loading zone, where loading zones are provided.~~
- ~~6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.~~

~~Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible. Changes of group or occupancy that incorporate any alterations or additions shall comply with this section and Sections 506.1 and 905.1 as applicable.~~

Exception: ~~Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities.]"~~

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103. Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended by adding Subsection 812.7, "Fire Protection," to read as follows:

"812.7 Fire protection.

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

TABLE 812.7.1 Hazard Categories and Classifications Fire Suppression	
<u>Relative Hazard</u>	<u>Use Classification</u>
<u>1 (highest)</u>	<u>H, I</u>
<u>2</u>	<u>A-2, R-1, R-2</u>
<u>3</u>	<u>A-1, A-3</u>
<u>4</u>	<u>F-1, M, S-1</u>
<u>5</u>	<u>A-4, E</u>
<u>6 (lowest)</u>	<u>B, F-2, R-3, R-4, S-2, U</u>

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

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

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812.7.3 Change to portion of building with a separation. When a portion of a building is changed to a higher hazard category and the proposed use as a fire area is separated from the existing use(s) by assemblies in accordance with Table 302.3.3 of the *Dallas Building Code*, an automatic fire suppression system as required above shall be installed only in the portion changed.

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

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

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

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

104. Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended by adding Subsection 812.8, "Fire Alarm/Detection System," to read as follows:

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

105. Section 812, "Change of Occupancy Classification," of Chapter 8, "Change of Occupancy," of the 2003 International Existing Building Code is amended by adding Subsection 812.9, "Carbon Monoxide Alarms," to read as follows:

"812.9 Carbon monoxide alarms. When the use of a building is changed to Use Group I-1, R-1, or R-2, or to Use Group R-3 when the dwelling unit is located in any building regulated by the Dallas Building Code, Chapter 53 of the Dallas City Code, single station carbon monoxide detectors shall be installed and maintained in full operating condition in the immediate vicinity of each sleeping area in any room or dwelling unit in a building that contains a fuel burning appliance or has an attached garage.

Exception: Rooms or dwelling units which do not themselves contain a fuel burning appliance or have an attached garage, but which are located in a building with a fuel burning appliance or an attached garage, need not be provided with single station carbon monoxide alarms provided that:

1. The room or dwelling unit is located more than one story above or below any story which contains a fuel burning appliance or an attached garage; and
2. The room or dwelling unit is not connected by duct work or ventilation shafts to any room containing a fuel burning appliance or to an attached garage; and
3. The building is provided with a common area carbon monoxide alarm system. Individual alarms shall be located in the immediate vicinity of the room(s) containing a fuel burning appliance and in the immediate vicinity of any ventilated shaft, including, but not limited to stair shafts, elevator shafts, ventilation shafts on the story containing the fuel burning appliance, and any story within two stories above or below said story. All such common area alarm devices shall be connected to an alarm monitoring station or shall be interconnected.

812.9.1 Standards. Carbon monoxide alarms shall be manufactured, listed, and labeled in accordance with UL 2034 and shall be installed in accordance with the requirements of this section and NFPA 720. Carbon monoxide alarms shall be battery-operated, hard-wired, or of the plug-in type."

106. Subsection 901.2, "Creation or Extension of Nonconformance," of Section 901, "General," of Chapter 9, "Additions," of the 2003 International Existing Building Code is amended by adding Paragraph 901.2.1, "Conformance," to read as follows:

“901.2.1 Conformance. The work shall not make the building less conforming with the building, plumbing, mechanical, electrical, or fire codes of the jurisdiction, or with alternative materials, design, and methods of construction or any previously approved plans, modifications, alternate methods, or compliance alternatives, than it was before the repair was undertaken.”

107. Subsection 901.3, “Other Work,” of Section 901, “General,” of Chapter 9, “Additions,” of the 2003 International Existing Building Code is retitled as Section 901, “Other Work Compliance,” and amended to read as follows:

“901.3 Other work compliance. Any rehabilitation [~~repair or alteration~~] work within an existing building to which an addition is being made shall comply with the applicable requirements for the work as classified in Chapter 3.”

108. Section 902, “Heights and Areas,” of Chapter 9, “Additions,” of the 2003 International Existing Building Code is amended to read as follows:

**“SECTION 902
HEIGHTS AND AREAS**

902.1 Height limitations. No addition shall increase the height of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the Dallas [International] Building Code for new buildings.

902.2 Area limitations. No addition shall increase the area of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the Dallas [International] Building Code for new buildings unless fire separation as required by the Dallas [International] Building Code is provided.

Exceptions:

1. Existing one and two story buildings shall be permitted to be expanded beyond what is permitted by up to 25 percent of the existing floor area, not to exceed an area of 125 percent of that permitted by the Dallas Building Code without providing fire separation.
2. In-filling of floor openings and nonoccupiable appendages such as elevator and exit stair shafts, and the addition of mezzanines and equipment penthouses shall be permitted beyond that permitted by the Dallas [International] Building Code.

902.3 Fire protection systems. Existing fire areas increased by the addition shall comply with Chapter 9 of the Dallas [International] Building Code.”

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109. Section 903, "Structural," of Chapter 9, "Additions," of the 2003 International Existing Building Code is amended to read as follows:

**"SECTION 903
STRUCTURAL**

903.1 Compliance with the Dallas [~~International~~] *Building Code*. Additions to existing buildings or structures are new construction and shall comply with the Dallas [~~International~~] *Building Code*.

903.2 Additional gravity loads. Existing structural elements supporting any additional gravity loads as a result of additions shall comply with the Dallas [~~International~~] *Building Code*.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.
2. Buildings of Group R occupancy with no more than five dwelling units or guestrooms [~~sleeping units~~] used solely for residential purposes where the existing building and the addition comply with the conventional light-frame construction methods of the Dallas [~~International~~] *Building Code* or the provisions of the Dallas One- and Two-Family Dwelling [~~International Residential~~] *Code*.

903.3 Lateral-force-resisting system. The lateral-force-resisting system of existing buildings to which additions are made shall comply with Sections 903.3.1, 903.3.2, and 903.3.3.

Exceptions:

1. In Type V construction, Group R occupancies where the lateral-force story shear in any story is not increased by more than 10 percent.
2. Buildings of Group R occupancy with no more than five dwelling units or guestrooms [~~sleeping units~~] used solely for residential purposes where the existing building and the addition comply with the conventional light-frame construction methods of the Dallas [~~International~~] *Building Code* or the provisions of the Dallas One- and Two-Family Dwelling [~~International Residential~~] *Code*.
3. Additions where the lateral-force story shear in any story is not increased by more than 5 percent.

903.3.1 Vertical addition. Any element of the lateral-force-resisting system of an existing building subjected to an increase in vertical or lateral loads from the vertical addition shall comply with the lateral load provisions of the Dallas [~~International~~] *Building Code*.

903.3.2 Horizontal addition. Where horizontal additions are structurally connected to an existing structure, all lateral-force-resisting elements of the existing structure affected by such addition shall comply with the lateral load provisions of the Dallas [International] Building Code. Lateral loads imposed on the elements of the existing structure and the addition shall be determined by a relative stiffness analysis of the combined structure including torsional effects

903.3.3 Voluntary addition of structural elements to improve the lateral-force-resisting system. Voluntary addition of structural elements to improve the lateral-force-resisting system of a building shall comply with Section 707.7.

903.4 Snow drift loads. Any structural element of an existing building subjected to additional loads from the effects of snow drift as a result of an addition shall comply with the Dallas [International] Building Code.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.
2. Buildings of Group R occupancy with no more than five dwelling units or guest rooms [sleeping units] used solely for residential purposes where the existing building and the addition comply with the conventional light-frame construction methods of the Dallas [International] Building Code or the provisions of the Dallas One- and Two-Family Dwelling [International Residential] Code.

903.5 Flood hazard areas. ~~In [Additions and foundations in]~~ flood hazard areas [shall comply with the following requirements]:

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 [International] Building Code.
 - 1.2 If the addition constitutes substantial improvement, the existing building and the addition shall comply with Section 1612 of the Dallas [International] Building Code.
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 [International] Building Code.

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- 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 ~~[International]~~ *Building Code*.
- 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 ~~[International]~~ *Building Code*.
- 4. For a new, replacement, 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 ~~[International]~~ *Building Code*."

110. Section 904, "Smoke Alarms in Occupancy Groups R-3 and R-4," of Chapter 9, "Additions," of the 2003 International Existing Building Code is amended to read as follows:

**"SECTION 904
SMOKE ALARMS IN OCCUPANCY GROUPS R-3 AND R-4**

904.1 Smoke alarms in addition. Whenever an addition is made to a building or structure of a Group R-3 or R-4 occupancy, hardwired, interconnected smoke alarms meeting the requirements of the Dallas Fire ~~[International Building]~~ *Code* or Dallas One- and Two-Family Dwelling ~~[International Residential]~~ *Code* as applicable shall be installed and maintained in the addition.

904.2 Smoke alarms in existing portions of a building. Whenever an addition is made to a building or structure of a Group R-3 or R-4 occupancy, the existing building shall be provided with smoke alarms as required by the Dallas Fire ~~[International Building]~~ *Code* or Dallas One- and Two-Family Dwelling ~~[International Residential]~~ *Code* as applicable. The smoke alarms in the existing building are not required to be interconnected with smoke alarms in the addition or smoke alarms in other portions of the base building."

111. Subsection 905.1, "Minimum Requirements," of Section 905, "Accessibility," of Chapter 9, "Additions," of the 2003 International Existing Building Code is amended to read as follows:

"905.1 Minimum requirements. Accessibility provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of, primary function shall comply with the requirements of Section 506.1[2] for accessible routes."

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112. Subsection 906.1, "Minimum Requirements," of Section 906, "Energy Conservation," of Chapter 9, "Additions," of the 2003 International Existing Building Code is amended to read as follows:

"906.1 Minimum requirements. Additions to existing buildings or structures may be made to such buildings or structures without making the entire building or structure comply with the requirements of the *Dallas [International] Energy Conservation Code*. The addition shall conform to the requirements of the *Dallas [International] Energy Conservation Code* as they relate to new construction only."

113. Subsection 1001.1, "Scope," of Section 1001, "General," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code is amended to read as follows:

"1001.1 Scope. It is the intent of this chapter to provide means for the preservation of historic buildings. [~~Historical buildings shall comply with the provisions of this chapter relating to their repair, alteration, relocation and change of occupancy.~~]

1001.1.1 Compliance. Except as provided for in this chapter, historic buildings shall comply with the other provisions of this code relating to their rehabilitation, relocation and change of occupancy.

1001.1.2 Conformance. The work shall not make the building less conforming with the building, plumbing, mechanical, electrical or fire codes of the jurisdiction, or with alternative materials, design and methods of construction or any previously approved plans, modifications, alternate methods or compliance alternatives, than it was before the repair was undertaken."

114. Subsection 1001.2, "Report," of Section 1001, "General," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code is deleted and replaced with a new Subsection 1001.2, "Report," to read as follows:

"1001.2 Report. A historic building undergoing rehabilitation or change of occupancy shall be investigated and evaluated. A meeting shall be held with the code official at which time a decision will be made on the preparation of a written report. If a report is required, it shall be prepared according to Section 104 of Chapter 52, 'Administrative Procedures for the Construction Codes,' of the *Dallas City Code*, by a registered design professional and filed with the code official. The report shall describe each feature not in compliance with these provisions. When compliance with this code cannot be attained, the report shall indicate why and demonstrate equivalencies and alternate means of compliance. In high seismic zones, a structural evaluation, describing, as a minimum, a complete load path and other earthquake-resistant features shall be prepared."

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115. Subsection 1001.4, "Flood Hazard Areas," of Section 1001, "General," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code is amended to read as follows:

"1001.4 Flood hazard areas. In flood hazard areas, [if] all proposed work, including rehabilitation and [repairs,] work required because of a change of occupancy, and alterations, constitutes substantial improvement, then the existing building] shall comply with Article V, 'Flood Plain and Escarpment Zone Regulations' [Section 1612] of the Dallas Development [International Building] Code.

Exception: Proposed [If a historic building will continue to be a historic building after the proposed work is completed, then the proposed] work that is part a building which maintains a historic designation in accordance with Section 202 of this code and the Dallas Development Code. [is not considered a substantial improvement. For the purposes of this exception, a historic building is:

1. ~~Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places;~~
2. ~~Determined by the Secretary of the U.S. Department of the Interior to contribute to the historical significance of a registered historic district or a district preliminarily determined to qualify as a historic district; or~~
3. ~~Designated as historic under a state or local historic preservation program that is approved by the Department of the Interior.]"~~

116. Section 1002, "Repairs," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code is retitled as Section 1002, "Rehabilitation."

117. Subsection 1002.1, "General," of Section 1002, "Rehabilitation," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code is retitled as Subsection 1002.1, "Requirements," and amended to read as follows:

"1002.1 Requirements [General]. Repairs and replacements to any portion of a historic building or structure shall be permitted with original or like materials and original methods of construction, subject to the provisions of this chapter."

118. Subsection 1002.3, "Relocated Buildings," of Section 1002, "Rehabilitation," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code is amended to read as follows:

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“1002.3 Relocated buildings. Foundations of relocated buildings and structures shall comply with the *Dallas [International] Building Code*. Relocated historic buildings shall otherwise be considered a historic building for the purposes of this code. Relocated historic buildings and structures shall be sited so that exterior wall and opening requirements comply with the *Dallas [International] Building Code* or with the compliance alternatives of this code.”

119. Subsection 1002.4, “Chapter 4 Compliance,” of Section 1002, “Rehabilitation,” of Chapter 10, “Historic Buildings,” of the 2003 International Existing Building Code is renamed “Repairs, General.”

120. Subsection 1002.5, “Replacement,” of Section 1002, “Rehabilitation,” of Chapter 10, “Historic Buildings,” of the 2003 International Existing Building Code is amended to read as follows:

“1002.5 Replacement. Replacement of existing or missing features using original materials shall be permitted. Partial replacement for repairs that match the original in configuration, height, and size shall be permitted. Such replacements shall not be required to meet the materials and methods requirements of Section 401.2.

Exceptions:

1. Replacement glazing in hazardous locations shall comply with the safety glazing requirements of Chapter 24 of the *Dallas [International] Building Code*.
2. Replacement glazing used with approved safety films or approved Plexiglas.”

121. Subsection 1003.1, “Scope,” of Section 1003, “Fire Safety,” of Chapter 10, “Historic Buildings,” of the 2003 International Existing Building Code is amended to read as follows:

“1003.1 Scope. Historic buildings undergoing rehabilitation [~~alterations~~], changes of occupancy, or that are moved shall comply with Section 1003.”

122. Subsection 1003.2, “General,” of Section 1003, “Fire Safety,” of Chapter 10, “Historic Buildings,” of the 2003 International Existing Building Code is amended to read as follows:

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“1003.2 General. Every historic building that does not conform to the construction requirements specified in this code for the occupancy or use and that constitutes a distinct fire hazard [as defined herein] shall be provided with an approved automatic fire-extinguishing system as determined appropriate by the code official. However, an automatic fire-extinguishing system shall not be used to substitute for, or act as an alternative to, the required number of exits from any facility.

Exception: Exits are allowable as provided for in Section 1003.3.1.”

123. Subsection 1003.3, “Means of Egress,” of Section 1003, “Fire Safety,” of Chapter 10, “Historic Buildings,” of the 2003 International Existing Building Code is amended by adding Paragraph 1003.3.1, “Single Exit Stories,” to read as follows:

“1003.3.1 Single exit stories.

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

Exceptions: A single exit is acceptable when:

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

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

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Table 1003.3.1.1.1
SINGLE EXIT ALTERED OR REPAIRED STORIES^a

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

a. When the exit serving a story or portion thereof located below grade, opens directly into a court or yard leading to a public way, that story or portion thereof shall be treated as a story at grade for the purpose of applying this table.

b. 1 square foot = 0.093 square meter.

c. 1 foot = 305 mm.

d. Gross floor areas.

e. If altered or repaired portion of building is separated from other uses in accordance with Table 302.3.3 of the *Dallas Building Code*, area limitation under this column shall apply to such portion only.

f. Maximum 4 dwelling units per floor or 6 rooming units above the first floor.

g. For work affecting areas of less than 500 square feet, these additional requirements shall not be mandatory for repairs or alterations provided:

1. There is no change of occupancy for repairs or alterations as defined in the *Dallas Building Code*;

2. There is no increase in hazard; and

3. The repairs or alterations do not adversely affect the existing means of egress or any required fire resistance rating.

RESTRICTION CODES

1B – One story below grade.

BG – Below grade.

ES – Exit serves only the story.

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

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

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

NA – Not relevant to apply this table.

R – Car ramp available for egress besides single exit.

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

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

**Table 1003.3.1.1.2
SINGLE EXIT CONVERTED STORIES^a**

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

a. When the exit serving a story or portion thereof located below grade, opens directly into a court or yard leading to a public way, that story or portion thereof shall be treated as a story at grade for the purpose of applying this table.

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- b. 1 square foot = 0.093 square meter.
- c. 1 foot = 305 mm.
- d. Gross floor areas.
- e. If altered or repaired portion of building is separated from other uses in accordance with Section 812.1.2, area limitation under this column shall apply to such portion only.
- f. Maximum 4 dwelling units per floor or 6 rooming units above the floor.
- g. Types of Construction 1, 2, or 3 only.

RESTRICTION CODES

1B – One story below grade.

BG – Below grade.

ES – Exit serves only the story.

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

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

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

NA – Not relevant to apply this table.

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

124. Subsection 1003.11, “Exit Signs,” of Section 1003, “Fire Safety,” of Chapter 10, “Historic Buildings,” of the 2003 International Existing Building Code is amended to read as follows:

“1003.11 Exit signs. Where exit sign or egress path marking location would damage the historic character of the building, alternative exit signs are permitted with approval of the code official. Alternative illuminated signs shall identify the exits and egress path.”

125. Paragraph 1003.12.1, “General,” of Subsection 1003.12, “Automatic Fire-extinguishing Systems,” of Section 1003, “Fire Safety,” of Chapter 10, “Historic Buildings,” of the 2003 International Existing Building Code is amended to read as follows:

“1003.12.1 General. Except as provided in Section 1003.2, every historic [Every historical] building that cannot be made to conform to the construction requirements specified in the *Dallas [International] Building Code* for occupancy or use and that constitutes a distinct fire hazard shall be deemed to be in compliance if provided with an approved automatic fire-extinguishing system.

Exception: When the code official approves an alternative life-safety system.”

126. Section 1004, “Alterations,” of Chapter 10, “Historic Buildings,” of the 2003 International Existing Building Code is retitled as Chapter 10, “Accessibility.”

127. Subsection 1004.1, "Accessibility Requirements," of Section 1004, "Accessibility," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code is amended to read as follows:

"1004.1 Accessibility requirements. The provisions of Section 506 shall apply to buildings and facilities designated as historic structures [~~that undergo alterations, unless technically infeasible. Where compliance with the requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the code official, the alternative requirements of Sections 1004.1.1 through 1004.1.5 for that element shall be permitted.~~]"

128. Paragraph 1004.1.1, "Site Arrival Points," Paragraph 1004.1.2, "Multilevel Buildings and Facilities," Paragraph 1004.1.3, "Entrances," Paragraph 1004.1.4, "Toilet and Bathing Facilities," and Paragraph 1004.1.5, "Ramps," of Subsection 1004.1, "Accessibility Requirements," of Section 1004, "Accessibility," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code are deleted.

129. Subsection 1005.2, "Building Area," of Section 1005, "Change of Occupancy," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code is amended to read as follows:

"1005.2 Building area. The allowable floor area for historic buildings undergoing a change of occupancy shall be permitted to exceed [~~by 20 percent~~] the allowable areas specified in Chapter 5 of the *Dallas [International] Building Code* by 20 percent."

130. Subsection 1005.9, "Finishes," of Section 1005, "Change of Occupancy," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code is amended to read as follows:

"1005.9 Finishes. Where finish materials are required to have a flame-spread classification of Class III or better, existing nonconforming materials shall be surfaced with an approved fire-retardant paint or finish.

Exception: Existing nonconforming materials need not be surfaced with an approved fire-retardant paint or finish where the building is equipped throughout with an automatic fire-suppression system installed in accordance with the *Dallas [International] Building Code* and the nonconforming materials can be substantiated as being a [~~historic in~~] character-defining feature(s)."

131. Subsection 1005.10, "One-hour Fire-resistant Assemblies," of Section 1005, "Change of Occupancy," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code is amended to read as follows:

"1005.10 One-hour fire-resistant assemblies. Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is wood or metal lath and plaster."

132. Subsection 1005.11, "Stairs and Railings," of Section 1005, "Change of Occupancy," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code is amended to read as follows:

"1005.11 Stairs and railings. Existing stairways shall comply with the requirements of ~~[these provisions. The code official shall grant alternatives for stairways and railings if alternative stairways are found to be acceptable or are judged to meet the intent of these provisions. Existing stairways shall comply with]~~ Section 1003.

Exception: For buildings less than 3000 square feet (279 m²), existing conditions are permitted to remain at all stairs and rails."

133. Subsection 1005.12, "Exit Signs," of Section 1005, "Change of Occupancy," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code is amended to read as follows:

"1005.12 Exit signs. The code official may accept alternative exit sign locations where such signs would have an adverse impact on the character-defining feature(s) ~~[damage the historic character]~~ of the building or structure. Such signs shall identify the exits and exit path."

134. Subsection 1005.14, "Natural Light," of Section 1005, "Change of Occupancy," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code is amended to read as follows:

"1005.14 Natural light. When it is determined by the code official that compliance with the natural light requirements of Section 811.1.1 will lead to loss of ~~[historic]~~ character-defining feature(s) or historic materials in the building, the existing level of natural lighting shall be considered acceptable."

135. Subsection 1005.15, "Accessibility Requirements," of Section 1005, "Change of Occupancy," of Chapter 10, "Historic Buildings," of the 2003 International Existing Building Code is amended to read as follows:

"1005.15 Accessibility requirements. The provisions of Section 812.5 shall apply to buildings and facilities designated as historic structures that undergo a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the authority having jurisdiction, the alternative requirements of Section[s] 1103.3 of the *Dallas Building Code* [1004.1.1 through 1004.1.5] for those elements shall be permitted."

136. Chapter 11, "Relocated or Moved Buildings," of the 2003 International Existing Building Code is retitled as Chapter 11, "Relocated or Moved Buildings Without Historic Designation," and amended to read as follows:

**"CHAPTER 11
REPLACED OR MOVED BUILDINGS WITHOUT HISTORIC DESIGNATION**

**SECTION 1101
GENERAL**

1101.1 Scope. This chapter provides requirements for relocated or moved structures.

1101.2 Conformance. The building shall be safe for human occupancy as determined by the *Dallas [International] Fire Code* and Chapter 27, 'Minimum Urban Rehabilitation Standards,' of the *Dallas City [International Property Maintenance] Code*. Any work of rehabilitation [~~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 [International] Building Code* [~~or the International Residential Code as applicable~~].

1101.3 Buildings moved from sites outside the city. All buildings moved into the corporate limits of the city of Dallas from sites outside the city shall comply with the requirements for new buildings.

Exception: Industrialized buildings in compliance with the Texas Industrialized Housing and Building Act (Article 5221f-1, Vernon's Texas Civil Statutes), as amended, and the rules promulgated by the Texas Department of Licensing and Regulation under the act and contained in Chapter 70, Texas Administrative Code, as amended, and this chapter as applicable.

1101.4 Buildings moved between sites within the city. All legally existing buildings moved between sites within the corporate limits of the city of Dallas and building relocations occurring on the same site shall comply with the requirements of this section.

1101.4.1 Moved building with change to equal or lesser relative hazard(s). Moved buildings in which a change of use is made to an equal or lesser relative use group hazard as shown in Table 812.2.2 shall comply with the applicable provisions of this code for the work as classified in Chapter 3 and the requirements of Sections 802 through 811, Section 812.2.2.1, and Section 812.3.

1101.4.2 Moved building with change to a greater relative hazard(s). A moved building or portion thereof may have its use changed to a higher relative group hazard as shown in Table 812.2.2 provided it complies with the provisions of this chapter for the new occupancy group, applied throughout the building, or an applicable portion thereof.

SECTION 1102 REQUIREMENTS

1102.1 Location on the lot. The building shall be located on the lot in accordance with the requirements of the Dallas [International] Building Code, [or] the Dallas One- and Two-Family Dwelling [International Residential] Code, the Dallas Development Code, and in accordance with Dallas Fire Code access requirements as applicable.

1102.2 Foundation. The foundation system of relocated buildings shall comply with the Dallas [International] Building Code [or the International Residential Code as applicable].

1102.2.1 Connection to the foundation. The connection of the relocated building to the foundation shall comply with the Dallas [International] Building Code [or the International Residential Code as applicable].

1102.3 Wind loads. Buildings shall comply with Dallas [International] Building Code [or International Residential Code] wind provisions [as applicable].

Exceptions:

1. Detached one- and two-family dwellings and Group U occupancies where wind loads at the new location are not higher than those at the previous location.
2. Structural elements whose stress is not increased by more than 5 percent.

1102.4 Seismic loads. Buildings shall comply with Dallas [International] Building Code [or International Residential Code] seismic provisions at the new location [as applicable].

Exceptions:

1. Structures in Seismic Design Categories A and B and detached one- and two-family dwellings in Seismic Design Categories A, B, and C where the seismic loads at the new location are not higher than those at the previous location.
2. Structural elements whose stress is not increased by more than 5 percent.

1102.5 Snow loads. Structures shall comply with *Dallas* [~~*International*~~] *Building Code* [~~or *International Residential Code*~~] snow loads [~~as applicable~~] where snow loads at the new location are higher than those at the previous location.

Exception: Structural elements whose stress is not increased by more than 5 percent.

1102.6 Flood hazard areas. If relocated or moved into a flood hazard area, structures shall comply with Section 1612 of the *Dallas* [~~*International*~~] *Building Code*.

1102.7 Required inspection and repairs. The code official shall be authorized to inspect, or to require approved professionals to inspect at the expense of the owner, the various structural parts of a relocated building to verify that structural components and connections have not sustained structural damage. Any repairs required by the code official as a result of such inspection shall be made prior to the final approval."

137. Subsection 1201.2, "Applicability," of Section 1201, "General," of Chapter 12, "Compliance Alternatives," of the 2003 International Existing Building Code is amended to read as follows:

"1201.2 Applicability. Structures considered existing [~~prior to [DATE TO BE INSERTED BY THE JURISDICTION. Note: it is recommended that this date coincide with the effective date of building codes within the jurisdiction],~~] in accordance with Subsection (a), of Section 104, 'Application of the Codes to Existing Structures and Building Service Equipment,' of Subchapter I, 'Title and Scope,' of CHAPTER 52, 'ADMINISTRATIVE PROCEDURES FOR THE CONSTRUCTION CODES,' of the *Dallas City Code*; and Section 202 of the *Dallas Existing Building Code*, in which there is work involving additions, rehabilitations [~~alterations~~], or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 4 through 10. The provisions of Sections 1201.2.1 through 1201.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, and S. These provisions shall not apply to buildings with occupancies in Group H or Group I."

138. Chapter 13, "Construction Safeguards," of the 2003 International Existing Building Code is deleted.

139. Chapter 14, "Referenced Standards," of the 2003 International Existing Building Code is amended to read as follows:

**"CHAPTER 14
REFERENCED STANDARDS**

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

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

Standard Referenced Number	Title	Referenced in code section number
31-02	Seismic Evaluation of Existing Buildings	<u>508.1.1, Table 508.1.1.2, 508.1.1.3</u> [407.1.1, Table 407.1.1.2, 407.1.1.3]

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

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

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

Standard Referenced Number	Title	Referenced in code section number
[A17.1-2000]	Safety Code for Elevators and Escalators	506.1.2]

[A18.1-1999]	Safety Standard for Platform Lifts and Stairway Chair Lifts with A 18.1a 2001 Addenda	506.1.3]
A112.19.2M-1998	Vitreous China Plumbing Fixtures	410.1

[DOJ] [Department of Justice
950 Pennsylvania Avenue NW
Washington, DC 20530-0001]

[Standard Referenced Number]	[Title]	[Referenced in code section number]
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[28 CFR Part 36.403]	Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities—New Construction and Alterations—Alterations: Path of Travel	506.2]
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[DOTn] [Department of Transportation
400 7th Street SW
Room 8102
Washington, DC 20590-0001]

[Standard Referenced Number]	[Title]	[Referenced in code section number]
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[49 CFR Part 37.43 (e)]	Alteration of Transportation Facilities by Public Entities	506.2]
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FEMA

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

Standard Referenced Number	Title	Referenced in code section number
PUB 356	Pre-standard and Commentary for the Seismic Rehabilitation of Buildings	<u>508.1.1, Table 508.1.1.2, 508.1.1.3</u> [407.1.1.1, Table 407.1.1.2, 407.1.1.3]

ICC

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

Standard Referenced Number	Title	Referenced in code section number
IBC—00	International Building Code®	[102.4.2
IBC—03	International Building Code®	101.2, 102.4.2, 106.1.1.1, 109.3.3, 109.3.8, 110.2,] 202, 301.4, [401.4,] 402.1, 403.2, [407.1.1.1, 407.1.1.3, Table 407.1.1.2, 407.1.2, 407.2, 407.3.1, 407.3.2.1.1, 407.3.5, 501.3,] 502.1, [503.1, 503.2, 503.3,] <u>503.3.2</u>, 506.1, [506.1.1, 506.1.7, 506.1.9,] 507.2.1, 507.2.2, <u>508.1.1.1, 508.1.1.3, Table 508.1.1.2, 508.1.2, 508.2, 508.3.1, 508.3.2.1.1, 601.3, 602.1, [603.2.1, 603.2.3, 603.3.2, 603.4, 603.5.2, 604.2, 604.2.2, 604.2.3, 604.2.4, 604.3, 605.2, 605.3.1, 605.4.3, 605.5, 605.6,] 605.7, [605.7.1,] <u>605.8</u>, [605.8.1, 605.9.2, 605.10.2, 606.2, 606.3,] 607.1, 607.2, 607.3, 607.4, 607.4.1, 607.4.3, 703.2, 703.2.1, 703.2.3, 703.4, 703.5.2, [704.1.2,] 704.2, [704.2.1,] <u>704.2.2, 704.2.3, 704.2.4, 704.3, 704.4, 704.4.1, 705.2, [705.3,] <u>705.3.1, 705.4.3, 705.5, 705.6, 705.7.1, 705.8.1, 705.9.2, 705.10.2, 707.2, 707.3, 707.5.1, 707.6, 707.7, 801.1, 801.3, 802.1, 802.2, 807.1, 807.2, 807.3.1, 811.1.1[±], 812.1.1, 812.1.2, 812.3.1, 812.4.1.1, 812.4.1.2, 812.4.1.3, 812.4.2.1, 812.4.2.3, 812.4.3.1, 812.4.3.3, 812.4.4.1, 812.4.4.3, [812.5,] 902.1, 902.2, 903.1, 903.2, 903.3, 903.3.1, 903.3.2, 903.4, [903.5, 904.1, 904.2, 1001.4,] 1002.3, 1002.5,</u></u></u>

1005.2, 1005.9, 1101.2, 1102.1, 1102.2, 1102.2.1, 1102.3, 1102.4, 1102.5, 1102.6, 1201.2.2, 1201.2.3, 1201.2.4, 1201.2.5, 1201.3.3, 1201.4.1, 1201.6.1, 1201.6.1.1, 1201.6.2, 1201.6.2.1, 1201.6.3.1, 1201.6.3.2, 1201.6.13, 1201.6.4.1, 1201.6.5, 1201.6.5.1, 1201.6.6, 1201.6.7.1, 1201.6.8, 1201.6.9.1, 1201.6.10.1, 1201.6.11, 1201.6.11.1, 1201.6.12.1, 1201.6.15.1, Table 1201.6.15, 1201.6.16.1, 1201.6.17, 1201.6.17.1, 1201.6.18, 1201.6.18.1, 1201.6.19[, 1301.6.1, 1301.6.4.1, 1301.6.7, 1306.3]

[ICC/ANSI A117.1-98] ~~Guidelines for Accessible Buildings and Facilities~~ Table 407.1.1.2, 506.1.2, 506.1.3]

[IECC-03] Dallas [IEC] Electrical Code™ 503.3.6 [407.3, 503.3,] 608.1, 808.1, 808.2, 808.3, 808.4

IECC—2000[3] International Energy Conservation Code® [503.3,] 906.1

IFC—2000[3] International Fire Code® [101.4, 603.2.1, 603.2.3, 604.4.1.1,] 604.4.1.2, 604.4.1.3, 604.4.1.4, 604.4.1.5, 604.4.1.6, 604.4.1.7, 604.4.1.8, 604.4.1.9, 604.4.3, [702.1.2,] 703.2.1, 703.2.3, 1101.2, 1201.3.2, 1201.6.8.1, 1201.6.14, 1201.6.14.1[, 1304.1, 1304.2]

IFGC—2000[3] International Fuel Gas Code® 503.3.1

IMC—2000[3] International Mechanical Code® 503.3.4 [401.2, 503.3,] 609.1, 702.1.1, 702.2.1, 809.1, 1201.6.7.1, 1201.6.8, 1201.6.8.1

IPC—2000[3] International Plumbing Code® [401.2,] 410.2, [503.3,] 503.3.5, 610.1, [810.1,] 810.2, 810.3, 810.5[, 1301.5]

[IPMC-03] ~~International Property Maintenance Code®~~ 101.4, 101.5, 1101.2, 1201.3.2]

IRC—2000[3] International Residential Code® . . . [401.2,] 403.2, 507.1.2, [407.1.2,] 507.2.1, 607.4.1, 607.4.3, 608.3, 703.6.1, [703.2.1,] 707.5.1, 707.6, 903.2, 903.3, 903.4, 904.1, 904.2, 1102.1, 1201.2.2, 1201.2.3

[NBC-99] ~~BOCA National Building Code®~~ 102.4.2]

[SBC-99] ~~Standard Building Code®~~ 102.4.2]

[UBC-97] ~~Uniform Building Code™~~ 102.4.2]

25606

NFPA

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

Standard Referenced Number	Title	Referenced in code section number
NFPA 13R—99	Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height	<u>704.2.5</u> [604.2.5]
NFPA 70—99	National Electrical Code	408.1
NFPA 72—96[9]	National Fire Alarm Code	<u>604.4, 704.2.5</u> [604.2.5, 604.4]
NFPA 99—99	Health Care Facilities	408.1
NFPA 101—01[0]	Life Safety Code	<u>705.2</u> [605.2]

140. Appendices A and B, and Resource A of the 2003 International Existing Building Code are deleted.

141. All chapters of the 2003 International Existing Building Code adopted by this ordinance are subchapters of CHAPTER 58 of the Dallas City Code, as amended.

142. All references in the 2003 International Existing Building Code to the fire code, building code, plumbing code, mechanical code, electrical code, residential code, energy conservation code, and fuel gas code, refer, respectively, to CHAPTERS 16, 53, 54, 55, 56, 57, 59, and 60 of the Dallas City Code.

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

25606

SECTION 3. That if any provision contained in CHAPTERS 52, 53, 54, 55, 56, 57, 59, and 60 relating to the construction, enlargement, alteration, repair, demolition, use, and maintenance of construction, plumbing, mechanical, and electrical work in the city on existing buildings is in conflict with any provision of CHAPTER 58, as adopted by this ordinance, the provisions of CHAPTER 58 will prevail unless the building owner chooses to use CHAPTERS 52, 53, 54, 55, 56, 57, 59, and/or 60, except that any existing structure or system that is not required to come into compliance with a requirement of CHAPTER 58, as enacted by this ordinance, will be governed by the requirement as it existed in the former law last applicable to the structure or system, and all former laws will continue in effect for this purpose. Further, no offense committed and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the effective date of this ordinance will be discharged or affected by this ordinance. Prosecutions and suits for such offenses, liabilities, penalties, and forfeitures may be instituted, and causes of action pending on the effective date of this ordinance may proceed, as if the former laws applicable at the time the offense, liability, penalty, or forfeiture was committed or incurred had not been amended, repealed, reenacted, or superseded, and all former laws will continue in effect for these purposes.

SECTION 4. 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 5. That this ordinance will take effect on July 1, 2004, and it is accordingly so ordained.

APPROVED AS TO FORM

MADELEINE B. JOHNSON, City Attorney

BY Casey Benzott
Assistant City Attorney

Passed MAY 26 2004

CB/DCC/002