



**Dallas Building Inspection Advisory Examining and Appeals Board
Building Inspection Division**

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<https://dallascityhall.com/departments/sustainabledevelopment/Pages/default.aspx>

To: Building Inspection Advisory Examining and Appeals Board

From: Shahla Layendecker, Building Inspection Staff

Date: November 6, 2022

Subject: Proposed Revisions to the 2021 International Building Code pursuant to the adoption of the latest edition of the Dallas Building Code.

MEMO

A proposed ordinance to become Chapter 53, "Dallas Building Code," of the Dallas City Code, was presented with our staff letter dated September 26, 2022. In response to our October 1, 2022, public posting of the subject ordinance, we received the following responses:

1. A letter dated October 24, 2022, from Kimberly J. Goss, RAS 51, President with Access by Design-Accessibility Consultants.
2. An email dated October 25, 2022, from Travis Reynolds, Public Policy and Programs Manager with The Real Estate Council (TREC).
3. An email dated October 25, 2022, from Alan Mathew, Chief Real Estate Specialist, with City of Dallas Department of Aviation.
4. An email dated October 28, 2022, from James Metzgar, Assistant Director/Deputy Chief Building Official, with City of Dallas Development Services Department.

The Public Comments and Rebuttal Comments are posted on the Dallas Building Inspection website at:

<https://dallascityhall.com/departments/sustainabledevelopment/buildinginspe>

[ction/Pages/code-amendment-process.aspx](#).

We appreciate the participation and input provided by the letters received. After review of the public comments and rebuttal letters, a revised version of the proposed ordinance, using text in a gray background to denote the revisions, has been prepared and is enclosed with this memo. The proposed revisions to be considered by the Dallas Building Inspection Advisory Examining and Appeals Board are as follows:

I. PUBLIC COMMENTS

A. BI Staff Response to Comments by Access by Design-Accessibility Consultants

In reference to Section 1009.1 Accessible Means of Egress Required, Exception 3.
BI Response: Staff agrees and will remove Exception 3.

BI Response: Regarding Chapter 2 Definition, Page 7, Line 241-242, we agree, although Dallas' use of the term Type C preceded the national usage, we will the suggested term, "FHA Unit."

B. BI Staff Response to questions by The Real Estate Council (TREC)

The question is about the EV parking requirements outlined in Table 430.1.1 (Line 855) in the IBC Amendments Draft.

BI Response: Proposed Table 430.1.1: Correct typo under column, "Total Number of Parking Spaces." The entry "16-19" should read, "16-20." The application of the provisions using the example of 20 parking spaces means the site should be provided with 2 EV Ready Spaces and, separately, 4 EV Capable Spaces.

Staff is adding the following language (footnote) for clarity:

a. Where EV-Ready Spaces installed exceed the required values in Table 430.1.1 the additional spaces shall be deducted from the EV-Capable Spaces requirement.

C. BI Staff Response to Comments by City of Dallas Department of Aviation

This comment from City of Dallas Aviation Department, based upon their understanding, is that it is advantageous for us to follow the aviation industry's change regarding the requirement for foam fire suppression systems, as adopted in the 2022 edition of NFPA 409. In accordance with the industry, their request is that the City also adopt this latest version of NFPA 409 in the Dallas Building Code.

BI Response: Staff agrees to adopt the latest version, 2022, of NFPA 409.

D. Additional Comments by City of Dallas Development Services Department

Submitted by James Metzgar, Assistant Director/Deputy Building Official. Staff has been given direction by the department heads to not delete the exception of Section 1004.5 Areas without fixed seating as is customarily done by Dallas.

BI Response: Staff has left the Exception as published.

II. REBUTTAL COMMENTS

BI Staff Response to Rebuttal Comments by Dallas Builders Association

Section 430.1 and Table 430.1.1 We acknowledge the Dallas Builders Association's concerns and request to eliminate the Electrical Vehicle (EV) Charging Provisions. Staff's approach to these provisions has been guided by the Comprehensive Environmental Climate & Action Plan (CECAP) as approved by the Dallas City Council. The Electrical Vehicle Charging provisions are one of the milestones of the CECAP and the charge to implement the provisions is one against which our department is measured.

III. Additional Comments by BI Staff

Additional changes necessary, if any, by BI Staff will be communicated during the Board Meeting.