

April 2014

MESSAGE FROM THE BUILDING OFFICIAL



I am pleased to announce the first edition of the Dallas

Building Inspection News, a publication for our partners and stake-

holders.

We will be offering timely articles about the services we provide as well as code updates, procedural changes and we'll include editorials from our Chief Code Inspectors.

Our goal is to make do-

ing business in Dallas as quick and efficient as possible. That's why we currently have a team of managers brainstorming and implementing ideas to improve our procedures, streamline our processes and "WOW" you with our service!

Thank you for partnering with us to make Dallas a safe and enjoyable place to live and work.



Larry V. Holmes
Chief Building Official

NORTHWEST DISTRICT OFFICE RE-OPENED

The Northwest District Office is up and running again. The office closed over 3 years ago due to budget constraints but was re-opened on August 21, 2013. The new NW office is conveniently located at **7610 N Stemmons, Suite 190**, on the first floor of the Brookhollow Place office building.

This may be the best kept secret in town since, on most days, the line for service is practically non-existent.

This district office offers the same services found at the NE, SW and SE offices (except lawn sprinkler review) and is currently staffed by Manager Joel Cruce, Office Assistant Demetrica McKenzie, and Inspector Paul Williams. We will soon be able to house the other inspectors (building, plumb-

ing/mechanical and electrical) that are already working the Northwest area. "We're eager to once again be able to serve the local contractors and citizens of Northwest Dallas" says NW Manager Joel Cruce.

You may contact the NW Office at 214-671-0720 and fax 214-243-2623.



Services at NW Office

- Issue trade-only permits
- Validations
- Registrations
- Record changes
- Set up same day or after hours inspections
- Pay re-inspection fees
- Request inspections
- Answer permit questions

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MANY OPTIONS TO OBTAIN INSPECTION RESULTS

Dallas Building Inspection knows contractors need an efficient way to obtain their inspection results, or the results for their subcontractors. But the method used by one contractor may not be effective for another.

Thus, Dallas BI has many options for obtaining inspection results, no matter what technology a contractor may or may not have available.

Visit the Site

The old fashioned way, but the most conclusive way. Pick up the inspection tag from the construction site.

Interactive Voice Response (IVR)

The IVR system allows inspection outcomes to be obtained via telephone 24/7 by calling 214-670-5315. It provides the option to receive the information in English or

Spanish and you can choose to receive outcomes for only one trade or all trades by entering the Contractor Validation number or the Permit number.

Dallas Online

You may receive inspection results and schedule inspections online at



developdallas.dallascityhall.com. Click on "Sign up" and complete the Application to Use the Contractor Webpage. You must first be a registered contractor as you will need your contractor registration number, and PIN. Once you've registered as an online user, you may

add other members from your company as well.

MyInspection App

When requesting an inspection online (above) you have the option to receive a text or email message stating your inspection has "passed" or "failed".

Telephone

The Building Inspection Call Center is available weekdays from 8 am—4:30 pm at 214-948-4480 for obtaining inspection results from a "live" BI representative.

You may also call the district inspector whose name and phone number appear on the permit.

By providing many options, Dallas BI is endeavoring to provide the information you need, in the methods most convenient for you and the way you do business.

DALLAS ATTENDS RHCA AWARDS PRESENTATION

On April 11th, a team from the City of Dallas attended the Regional Hispanic Contractor Association (RHCA) 7th Annual Pillar Awards Breakfast where one of our own received a prestigious award.

Zaida Basora, Assistant Director of Public Works and former Building Official, received The President's Pillar Award for 2014. This award is given to a green project, company, agency or individual who has made a significant impact on the construction industry in the area of sustainability and green building.

Other Dallas representatives attending the event were Deputy Mayor Pro Tem Monica Alonzo, Dallas County Commissioner Dr. Elba Garcia, Interim Assistant City Manager Theresa O'Donnell, Public Works Director Rick Galceran and Chief Building Official Larry Holmes.



Pictured from left to right: John H. Martinez, RHCA President; Ben Muro, RHCA Board Chairman, Acme Brick; Christian Osorio, RHCA Treasurer, Phillips/May Corp; Zaida Basora, Pillar Award Recipient, City of Dallas; Juan Rodriguez, RHCA Vice Chair, Balfour Beatty; and Chris Escobedo, Pillar Awards Chair, Phillips/May Corp.

WHEN IS AN ATTIC MOST LIKE A ROOM?

**By: Chief Building Inspector
David Session**

One of the most common questions asked of building inspection staff is, "When does an attic space become occupiable space subject to the same requirements as the traditional rooms of the dwelling?"

The category of attic is divided into the following three types in the 2012 International Residential Code: 1) the uninhabitable attic without storage, 2) the uninhabitable attic with limited storage, and 3) the habitable attic. The key to recognizing the distinctions between these three types is that the type of attic may be determined strictly by the relationship between the framing members, i.e., without respect to whether the attic is finished or not and without respect to whether electrical, mechanical, or plumbing systems are included.

The "uninhabitable attic without storage" may fit the idea of the classic attic. It is framed so that there is physically not much area and height (less than 42 inches between the joists and rafters or top and bottom chords of trusses) which could be used as storage. Moreover, the maximum ceiling member live load of 10 pounds per square foot means that not much weight can be placed on top of the ceiling framing member.

On the other hand, the "uninhabitable attic with limited storage" are those attics where the maximum clear height between joists and rafters or top and bottom chords of trusses is 42 inches or

greater with the ceiling framing members accommodating a live load of no more than 20 pounds per square feet. In other words, more height in the attic as well as stronger ceiling framing members allow for more possibilities with respect to storage.

The final and latest member of the category of attics is the habitable attic. A habitable attic is considered occupiable space between the floor/ceiling assembly and the roof assembly. The major significance of this change is that habitable attics are not considered a story. Previously, an attic converted to habitable space would no longer be an attic and would be considered a story.

"A habitable attic is considered occupiable space between the floor/ceiling assembly and the roof assembly."

The Habitable attic is defined as, "A finished or unfinished area, not considered a story, complying with all of the following requirements:

1. The occupiable floor area is at least 70 square feet (17 m²), in accordance with Section R304 (includes all area with a sloped ceiling measuring 5 feet or more in height),
2. The occupiable floor area has a ceiling height in accordance with Section R305 (7 feet), and
3. The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below.

A fourth criterion not mentioned in the definition is that the Habitable attic must provide ceiling framing members which could be the bottom chords of trusses with the ability to carry 30 pounds per square foot live loads. An attic meeting these four criteria is a Habitable at-

tic and must meet the minimum room size and ceiling height requirements for habitable spaces, must provide a smoke detector, an emergency escape and rescue opening, and must comply with means of egress, the Energy code and the Green construction code. The area of the Habitable attic is included in the floor area calculation in determining whether sprinklers will be required in the dwelling.

Coming Soon....

- The 2014 National Electrical Code goes to the Dallas City Council for approval and adoption in the Fall of 2014.
- Southwest Inspection will be relocating from the Oak Cliff Municipal Center to the Wynne-wood Village Shopping Center. The move is expected to take place this summer.
- Target date for Electronic Plan Review, Phase I (Express Plan Review service only) is this July. This includes enabling "on-line" applications through the Building Inspection Website.

CHIEF'S CORNER

Water Shutoff's in Garages

By Chief Plumbing/ Mechanical Inspector, Dianne Villarreal

It is essential to have the ability to control the flow of water into your property in the event of an emergency, such as a water leak. Historically, plumbing codes have required a main water shut valve at the junction of the water service and the house water distribution system.

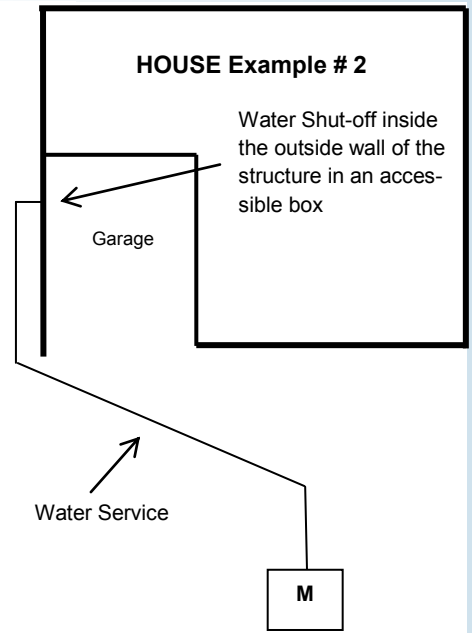
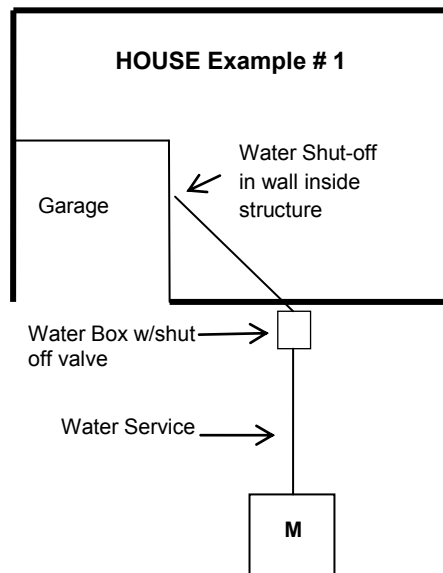
Dallas has adopted the 2012 International Plumbing Code and the 2012 International Residential Code as per the direction of the Texas Plumbing License Law. The requirements for the installation and location of the main water shutoff valve for a one or two family dwelling can be found in Subsection 2903.9.1 Service valves of Chapter 12 Water Supply And Distribution in the 2012 Dallas One and Two Family Code. The subsection reads as follows:

P2903.9.1 Service valve.

"Each dwelling unit shall be provided with an accessible main shutoff valve near the entrance of the water service. The valve shall be of a full-open type having nominal restriction to flow, with provision for drainage such as a bleed orifice or installation of a separate drain valve. Additionally, the water service shall be valved at the curb or lot line in accordance with local requirements."

The following methods of installation shall meet the code requirement of "near the entrance of the water service"

1. An accessible installation of the main water shutoff valve underground prior to the foundation of the structure. (House Example #1)
2. An accessible installation of the main water shutoff valve inside the exterior wall of the structure at the entrance of the water service. (House Example #2)



To address the other requirements of Subsection 2903.9.1, a hose bib shall be considered the provision for drainage since Subsection 2903.9.5 prohibits the installation of water outlets below grade, and Dallas Water Utilities provides the required valve at the curb.

We sincerely intend for this publication to assist you in your business by keeping you informed of changes, improvements, code adoptions and other useful information. This publication will be issued quarterly, or as needed. For more information or suggestions, contact the editor, Annette Wallace, at mary.wallace@dallascityhall.com.

Contact Building Inspection:

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 320 E. Jefferson Blvd., Room 118
 Oak Cliff Municipal Center
 214-948-4480 (BI Customer Service)

Northeast Inspection Office
 11910 Greenville Ave., Suite 100
 214-670-7278

Northwest Inspection Office
 7610 N. Stemmons Frwy, Suite 190
 214-671-0720

Southeast Inspection Office
 725 N. Jim Miller Rd
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